



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** February 4, 2022  
**File:** RZ 16-731275

**Re:** Application by 0853803 BC Ltd. and 1121648 BC Ltd. for Rezoning at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" Zone to the "Low Density Townhouses (RTL4)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, for the rezoning of 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

Wayne Craig  
Director, Development  
(604) 247-4625

WC/RP:blg  
Att. 9

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

## Staff Report

### Origin

0853803 B.C. Ltd. and 1121648 B.C. Ltd. have applied to the City of Richmond for permission to rezone the properties at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone in order to develop an eight-unit townhouse project, with access from No. 1 Road. A Location Map for the subject site is provided on Attachment 1. The Directors of 0853803 B.C. Ltd. are Simerjit and Gurjit Malhi. The Director of 1121648 B.C. Ltd. is Ajit Thaliwal.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

The subject site currently contains one single-family dwelling (on the lot at 6591 No 1 Road), which does not contain a secondary suite. The existing dwelling is currently being rented for residential use, and would be demolished.

### Surrounding Development

Existing development immediately surrounding the subject site includes the following:

- To the North: A single detached residential property, containing an existing single detached dwelling, designated for arterial road townhouse development in the Official Community Plan (OCP) and zoned "Single Detached (RS1/F)".
- To the South: An existing 3-storey townhouse complex zoned "Town Housing (ZT27) – Robson Drive/Court (Terra Nova)".
- To the East: No. 1 Road, which is an Arterial Road with a public sidewalk on the east and west side, and across which are existing single detached residential properties that contain relatively new dwellings. Those lots are designated for arterial road single detached development in the OCP and zoned "Single Detached (RS2/C)".
- To the West: An existing 3-storey townhouse complex zoned "Town Housing (ZT27) – Robson Drive/Court (Terra Nova)".

### Related Policies & Studies

#### Official Community Plan/Thompson Area Terra Nova Sub-Area Plan

The subject site is located in the Thompson planning area and has an Official Community Plan (OCP) designation of "Neighbourhood Residential" (Attachment 3). The "Neighbourhood Residential" designation accommodates single-family, two-family, and multiple family housing as principal uses, to which the proposed development is consistent.

The subject site is located in the Terra Nova Sub-Area, within which it is designated “Residential (Townhouse)”, which permits the establishment of townhouses and small-lot single-family residences.

The proposed zoning is consistent with the OCP, including the Terra Nova Sub-Area Plan.

#### Arterial Road Policy

The subject site is located in an area governed by the Arterial Road Land Use Policy, and is designated “Arterial Road Townhouse”. The subject site has a 40.2 m (132 ft.) frontage along No. 1 Road, which is less than the 50 m (164 ft.) minimum development site frontage on major arterial roads, such as No. 1 Road. The applicant has been successful in meeting the remaining guidelines for townhouse development on the site without the need for any variances.

In keeping with the Arterial Road Policy, staff requested that the applicant acquire the remnant lot at 6551 No. 1 Road. The applicant submitted a letter outlining his efforts to acquire the lot, which have been unsuccessful as of the date of this report (Attachment 4).

The applicant has provided a concept plan for 6551 No. 1 Road that demonstrates the ability to develop the lot in accordance with the OCP. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) to secure driveway access to a future development at 6551 No. 1 Road via the subject site will be secured as a rezoning consideration.

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain covenant, identifying a minimum habitable elevation of 2.9 m GSC would be required to be registered on title prior to bylaw adoption.

#### Affordable Housing Strategy

Residential rezoning applications that include 60 units or less are required to provide a cash-in-lieu contribution towards the City’s Affordable Housing Reserve Fund. As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with the strategy, an \$88,867.50 contribution is required prior to final adoption of the rezoning bylaw.

A restrictive covenant prohibiting strata bylaw that would either prohibit any dwelling unit from being rented, or restrict occupants of any dwelling unit based on their age, would be registered on title prior to bylaw adoption.

## Public Consultation

A rezoning sign has been installed on the subject property. Staff have received correspondence from the owner of the property at 6551 No. 1 Road, which is the remnant lot immediately north of the subject site. The author objects to the proposed development and outlines his concerns in a letter on Attachment 5.

The concerns noted in the letter relate to the potential impact of the proposed development on the value of his property, the potential difficulty in selling his property in the future, and the potential loss of enjoyment of his home as a result of being surrounded by higher-density development. Although the letter is dated from 2016, the author has confirmed recently that his comments remain unchanged since the letter was written. Staff note that the applicant has advised staff that they approached the author with an offer to purchase his lot multiple times since the letter was written, and most recently in November of 2021 (Attachment 4).

No other correspondence from the public has been received regarding this application.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## Analysis

### Built Form and Architectural Character

The applicant proposes to consolidate the two properties into one development parcel with a total area of 1,619 m<sup>2</sup> (17,427 ft<sup>2</sup>), and construct eight townhouse units in three buildings. The townhouse buildings would be arranged on either side of a central north-south drive aisle, with two duplex buildings fronting No. 1 Road and one building along the rear (west side) of the site. The site plan and massing are generally consistent with the guidelines for the Terra Nova Sub-Area and for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 6.

All of the units are proposed to have three storeys, with living space located only on the second and third storeys. The adjacent property to the west contains three-storey townhouses currently, eliminating the need to step the buildings down. The transition to the existing single detached lot to the north (at 6511 No. 1 Road) is provided as a 7.4 m setback within which the driveway, a visitor parking space and landscaping are proposed.

The four units that front directly onto No. 1 Road are located in two duplex buildings with direct pedestrian access to the sidewalk though landscaped front yards and pedestrian access between the front buildings from the sidewalk to the interior driveway. Private outdoor space for the front units are provided in the front yard of the site.

The four units at the rear of the site are located in a single building. Private outdoor space for the rear units are provided in the rear yard of the site, which would be raised by approximately 1.22 m, to match the proposed grades of the abutting property to the west (at 3711 Robson Court). Additional details are discussed in the 'Site Grading on the Subject Site' section below.

The buildings' architectural features are similar to the neighbouring townhouses to the south at 3711 Robson Court. Pitched roofs, projecting entry features, prominent bay windows and secondary eaves contribute to the look and feel of a traditional residential character, consistent with the design objectives for the neighbourhood contained in the Thompson Area Terra Nova Sub-Area Plan.

Further refinement of the site plan and architectural character of the proposed development will occur through the Development Permit process.

#### Site Grading on the Subject Site

The rear yards of Units 1 to 4 are proposed to be raised by approximately 1.22 m, to an elevation of 2.22 m GSC (to meet the proposed grade to the west at 6888 Robson Court along the shared property line at the west of the site), whereas on-site driveway areas and visitor parking spaces would remain at approximately 1.0 m GSC.

Therefore, two retaining walls, both 1.22 m in height, are proposed internally within the site. One is located between the raised rear yard of Unit 1 and the northerly visitor parking space, and the other is located between the raised rear yard of Unit 4 and the southerly visitor parking space.

Both of these retaining walls are proposed to be topped with a picket fence and screened with landscaping. The retaining wall and fencing details will be further explored via the Development Permit process.

The proposed backfill areas and retaining walls are demonstrated on Attachment 7.

#### Site Grading on the Adjacent Townhouse Site

Due to the existing sanitary sewer line along the west side of the rear property line, there is a retaining wall on the adjacent townhouse site to the west at 6888 Robson Court. This retaining wall results in a tiered yard with its lower portion abutting the shared lot line. As the majority of this sanitary sewer line will be removed as part of the site development, the applicant proposes to raise the grade of this depressed area by approximately 1.22 m. A new retaining wall at the north end of the proposed backfill area, west of the north lot line of the subject site, would be required. The proposed off-site backfill area and the existing and proposed retaining walls are likewise demonstrated on Attachment 7.

The applicant has submitted preliminary written approval from Strata LMS3191 (governing 3711 and 6888 Robson Court) reflected in their strata minutes. Final approval from Strata LMS3191 for the works on the adjacent townhouse site at 6888 Robson Court, including the replacement of a fence along the shared lot lines, will be provided as part of the Development Permit.

### Existing Legal Encumbrances

There is an existing 3.0 m wide SRW along the rear (west) property line for a sanitary sewer (Plan LMP35491). The existing underground sanitary infrastructure is located on the abutting townhouse site at 6888 Robson Court, terminating at the south end of the site. Because that portion of the utility serves only the properties composing the subject site, and because the proposed development would tie into sanitary services via the proposed terminus and manhole at the northwest corner of the subject site, the sanitary infrastructure south of the proposed manhole would be removed prior to backfilling that area (as discussed in the 'Site Grading on the Adjacent Townhouse Site' section above).

### Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to No. 1 Road. The vehicle access will be shared and provide access to the future development to the north. A PROP SRW will be registered on title prior to adoption of the rezoning bylaw, along with an agreement to secure accommodation for wayfinding signage for the future development and an easement agreement to secure access to garbage and recycling facilities that would be shared by residents of both developments. On-site vehicle maneuvering is accommodated by an L-shaped drive aisle, with a maneuvering area at the interior 'elbow' of the driveway that leads to one of the two visitor parking spaces.

The sidewalk on the west side of No. 1 Road, fronting the subject site, would be retained, except where the existing southerly driveway is to be closed and the letdown replaced with sidewalk and curb; the existing northerly driveway letdown would be replaced, if necessary, to the satisfaction of the Director of Engineering and the Director of Transportation. A 0.41 m wide PROP SRW is required across the entire No. 1 Road frontage in order to accommodate future improvements to the fronting boulevard. This SRW is required to be registered prior to final adoption of the rezoning bylaw.

Vehicle and bicycle parking for residents are provided, consistent with Richmond Zoning Bylaw 8500. Each unit includes a two-car garage in a side-by-side arrangement, with an energized outlet capable of providing Level 2 EV charging outlet, consistent with Richmond Zoning Bylaw 8500, and space for Class 1 bicycle parking.

Visitor parking is provided, consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces, one at each of the north and south ends of the site. The northerly visitor parking space can be used as an accessible parking space but is not a dedicated accessible parking space. Class 2 bicycle parking is provided at the intersection of the interior driveway and the pedestrian access between units 6 and 7.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The Report assesses one bylaw-sized tree on the subject property, 12 trees on neighbouring properties (one of which is dead), and two street trees on City property. The applicant has submitted a Tree Protection Plan, which is provided on Attachment 8.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One tree (tag#835) located on the development site has been topped and exhibits historic limb failure. This tree is not a good candidate for retention and should be removed and replaced.
- One tree (tag #834) located on the neighbouring property is visibly dead. This tree should be removed and replaced under Permit with neighbouring property owner's written permission.
- Two street trees (tags #A & B) located on City property are in good condition and should be retained and protected as per the Arborist Report recommendations. A tree survival security of \$10,000.00 is required for these two street trees (\$5,000.00 each) prior to bylaw adoption, along with a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones is required.
- 11 trees (tree #836 - #846) located on the adjacent neighbouring property to the rear (west) and south are identified to be retained as per the Arborist Report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Staff note that there is a Cedar hedge row along a portion of the front lot line for which the applicant has indicated a willingness to relocate elsewhere on-site. The relocation of the hedge would be addressed through the Development Permit process.

#### *Tree Replacement*

The applicant wishes to remove one on-site tree (tree #835) and one off-site tree on an adjacent private property (tree #834 at 6888 Robson Drive). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant nine trees on the subject site, which exceeds the minimum number of replacement trees required via the OCP. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper/Height of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm (or 4 m in height)	4 m

#### *Tree Protection*

11 trees on the neighbouring property to the rear (west) and south are to be retained. Because the roots of these trees are protected by existing retaining walls and therefore additional protection is not required. The Tree Protection Plan (Attachment 8) demonstrates the trees to be retained and the measures taken to protect them during development stage.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees is to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

#### Variance Requested

The RTL4 zone requires a minimum 50m frontage along major arterial roads such as No. 1 Road. As the subject site frontage is 40.3m a variance is required. The applicant has been able to demonstrate compliance with all remaining zoning bylaw and design guidelines on the site and provided a development concept for the adjacent property at 6551 No. 1 Road, therefore, staff are supportive of the proposed variance to relax the minimum required site frontage.

#### Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that would be designed and built in accordance with Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4) in keeping with current City requirements. As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the City's required standards.

#### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed eight-unit townhouse development is \$14,440.00.

A 59.3 m<sup>2</sup> (638 ft<sup>2</sup>) outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space exceeds the OCP minimum requirement of 6 m<sup>2</sup> per unit (48 m<sup>2</sup>). Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space generally meets the Development Permit Guidelines contained in the OCP.



### Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the landscape design, fencing and the interface with abutting lots.
- Further assessment of the potential relocation of the front yard hedge
- Refinement of the shared outdoor amenity area design to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal and ensuring that the development meets or exceeds the City's required Energy Step Code for Part 9 construction (Climate Zone 4) applicable at time of construction.
- Review of retaining wall heights, and requirements for a guard rail via the BC Building Code. The Development Permit process should be used to explore options for reducing the retaining wall heights (such as terracing and landscaping the raised rear yard areas).

### Site Servicing and Frontage Improvements

Prior to final adoption the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 9.

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The purpose of this application is to rezone the site at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of eight townhouse units with vehicle access from No. 1 Road.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan (OCP) for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10288 be introduced and given first reading.



Robin Pallett, RPP, MCIP  
Planner 2  
(604-276-4200)

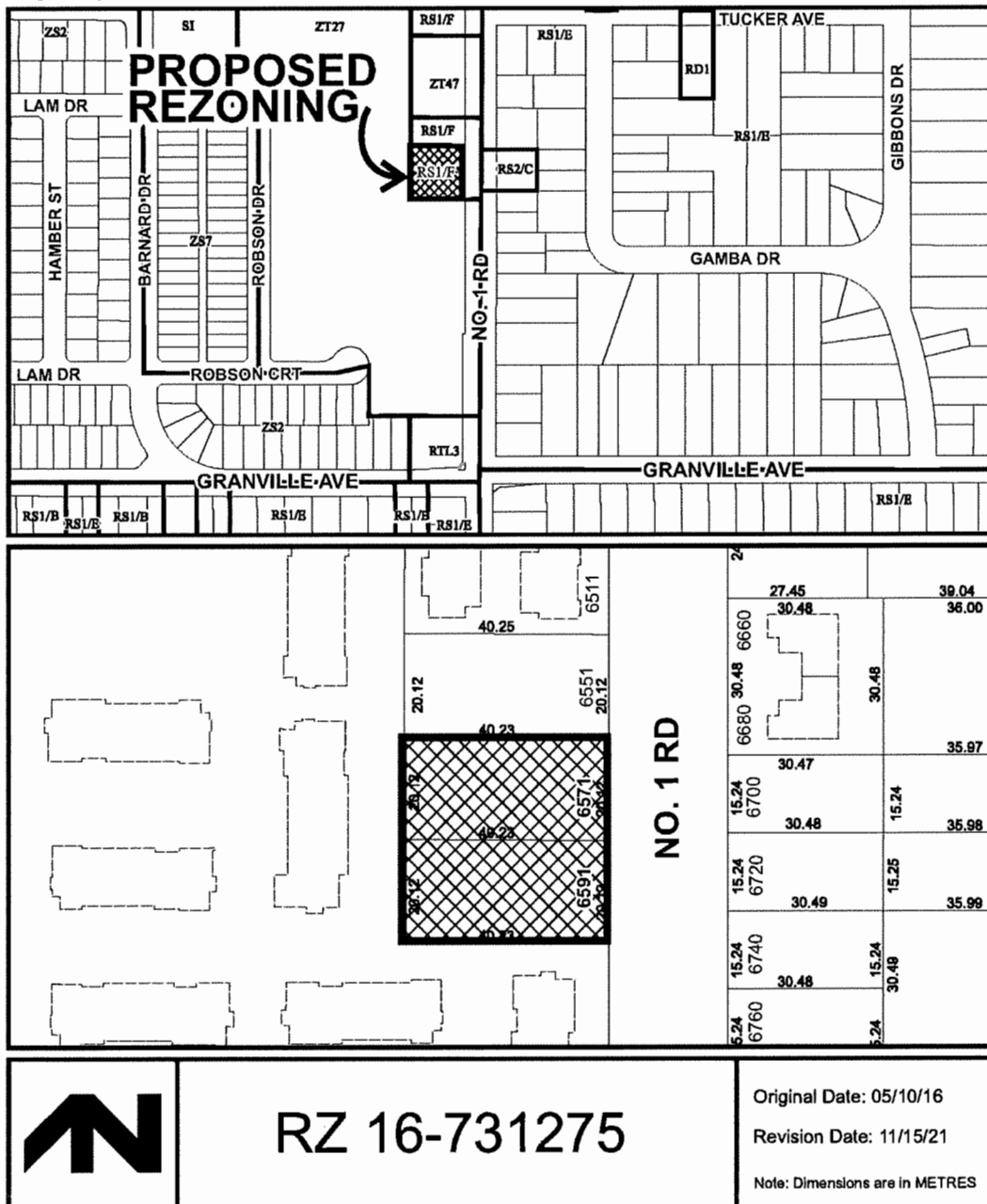
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Attachments:

- Attachment 1: Location Maps
- Attachment 2: Development Application Data Sheet
- Attachment 3: Thompson Planning Area Map
- Attachment 4: Letter from the Applicant
- Attachment 5: Letter from Owner of 6551 No. 1 Road
- Attachment 6: Conceptual Development Plans
- Attachment 7: Grade-Raising Plan & Cross-Section
- Attachment 8: Tree Protection Plan
- Attachment 9: Rezoning Considerations



City of  
Richmond



Aerial Photo



RZ 16-731275

Original Date: 05/10/16

Revision Date: 11/15/21

Note: Dimensions are in METRES



**RZ 16-731275**

**Attachment 2**

Address: 6571 and 6591 No 1 Road

Applicant: 0853803 BC Ltd. and 1121648 BC Ltd.

Planning Area(s): Thompson (Terra Nova Sub-Area)

	Existing	Proposed
<b>Site Area:</b>	1,619.0 m <sup>2</sup>	No change
<b>Land Uses:</b>	Single-family residential	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential (NRES)	No change
<b>Zoning:</b>	Single Detached (RS1/F)	Low Density Townhouse (RTL4)
<b>Arterial Road Land Use Policy Designation</b>	Townhouse	No change
<b>Number of Units:</b>	1 single-family dwelling	8 townhouse dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.60	none permitted
Buildable (net) Floor Area	Max. 971.4 m <sup>2</sup> (10,456 ft <sup>2</sup> )	971.3 m <sup>2</sup> (10,455 ft <sup>2</sup> )*	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live plant material: Min. 25%	Building: 31.3% Non-porous Surfaces: 65% Live plant material: 25.1%	none
Lot Size:	None	1,619.0 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 50 m Depth: Min. 35 m	Width: 40.3 m Depth: 40.2 m	Variance required to Lot Width
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m North Side: Min. 3 m South Side: Min. 3 m	Front: 6.1 m Rear: 4.4 m North Side: 7.4 m South Side: 3.4 m	none
Height (m):	12 m (13.7 m GSC)	10.4 m (12.1 m GSC)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) spaces per unit	16 (R) and 2 (V) spaces	none
Off-street Parking Spaces – Total:	18	18	none
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit (i.e. 48 m <sup>2</sup> )	59.3 m <sup>2</sup>	none

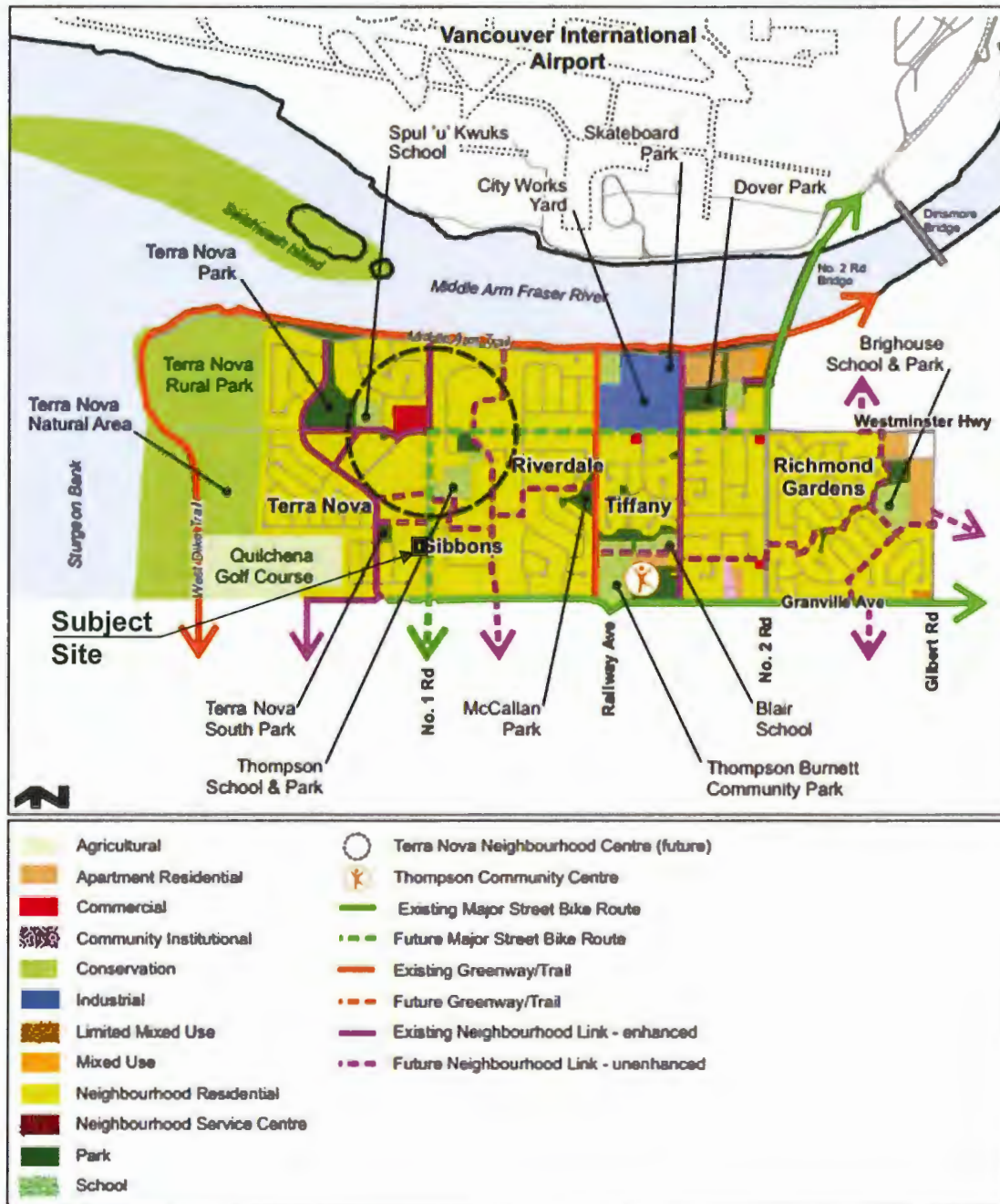
Other: Tree replacement compensation required for loss of significant trees.

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



## Thompson Area Land Use Map

## 2. Thompson





Attn: City of Richmond  
C/O Planning Dept  
RZ 16-731275: 6571 & 6591 No 1 Rd

January 20th, 2022

I, Ajit Thaliwal, the owner & applicant of this property, confirm the following:

We purchased our 2 properties at 6571 & 6591 No 1 Road in March 2020 for \$1.4m each.

We approached the property owner at 6551 No 1 Road in October 2021 and sent a CASH OFFER of \$1.6m to purchase the property, the owner declined our offer.

We approached the property owner of 6551 No 1 Road again on the 22nd November 2021, in consideration of a recent sale directly on the same road as the owner (6471 No 1 Road)

We corresponded our new revised price based on the recent sale, to the owner at 6551 No 1 Road, the owner never replied back to me.

We believe the revised offer sent to the owner at 6551 No 1 Road was a very fair and accurate offer based on the recent sale on the same road and with the same potential to re-develop.

It is believed that the previous owners of our property had also approached the owner at 6551 No 1 Road several times to acquire the property but were never successful.

We have exhausted every venue and efforts in trying to acquire the property at 6551 No 1 Road and have provided Planning Staff a detailed log of all correspondence to date.

Thanks



**Ajit Thaliwal PREC\***

Personal Real Estate Corp  
**RE/MAX** Westcoast  
604 727-5166  
ajitsthalawal@gmail.com

**RE/MAX** Westcoast

#110-6086 Russ Baker Way  
Richmond, BC V7B 1B4  
Bus: 604-273-2828 Fax: 604-279-8002  
Email: info@richmondbcrealty.com

## Attachment 5

**Shiraz & Almas Mohamed**

6551 No. 1 Road

Richmond, BC V7C 1T4

[shirazmohamed@hotmail.com](mailto:shirazmohamed@hotmail.com)

t: 604 275 5545

June 24, 2016

### **City of Richmond**

Attn: Mr. Lee

6911 No. 3 Road

Richmond BC V6Y 2C1

Canada

RE: Rezoning Application of 6571/6591 No 1 Road, Richmond under Folder #16 731275 000 00 RZ

Dear Mr. Lee,

We are long-time residents of the City of Richmond. We have watched Richmond flourish under the careful management of City Hall and its officials. It is for this reason we come to you today to formally object to the rezoning application under Folder #16 731275 000 00 RZ.

The rezoning application that has been submitted to the City of Richmond by 0845785 B.C. Ltd., is to convert two lots located at 6571 No. 1 Road and 6591 No. 1 Road from single detached homes to medium density to allow a 9-unit townhouse complex. My wife and I own the property adjacent to the properties included in the rezoning application. We own a single detached home located at 6551 No. 1 Road.

My wife and I are semi-retired. We have a large family of children and grand-children who enjoy the use of our home on a regular basis. Though our original plan, when purchasing our home back in 1994 was to make 6551 No.1 Road our forever home, we became aware of the change in use of properties in our neighbourhood to accommodate the population growth in Richmond. We have seen many single family homes parcelled and redeveloped into townhomes and after much consideration came to terms with the notion that we too will have to one day sell our property and move on. This is why we are objecting to the rezoning application. We are not against selling our home and making it available for redevelopment and so do not understand why the developer has moved forward with an application which excludes our property.

If the rezoning application were to be approved, this would have a very negative impact to both my wife and I:

- The rezoning would immediately devalue our property causing unnecessary financial duress and hardship.
- The rezoning would make it very difficult to sell our property, once approved.
- The rezoning would greatly limit the redevelopment opportunities of our property and go against the City's Community Plan.
- The rezoning would interrupt the enjoyment of our property as we would now be sandwiched between two different townhouse developments.

The developer associated with 0845785 B.C. Ltd was aware of our interest to sell our property but instead of offering to purchase our home at the current market value, have purchased the two neighbouring properties and are now using the rezoning process as a means to bully us into taking a below-market value amount for our home.

Based on the points above, I strongly urge the City to reconsider and deny this application for rezoning.

Thank you for your time.

Kind Regards,

Shiraz & Almas Mohamed





ERIC LAW ARCHITECT

6511 NO. 1 ROAD  
 RICHMOND BC  
 V6V 1K1  
 TEL: 604.273.2299  
 FAX: 604.273.2299  
 WWW.ERICLAWARCHITECT.COM

PROJECT NO. 16-731275  
 SHEET NO. 23 OF 23  
 DATE: 1/20/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILE NAME: 16-731275-REZONING

1	2018.04.28 FOR REZONING APPLICATION
2	2018.12.11 FOR CITY REZONING REVIEW
3	2020.11.18 FOR CITY REZONING REVIEW
4	2020.01.04 FOR CITY REZONING REVIEW
5	2020.01.14 FOR CITY REZONING COMMITTEE
6	2020.03.10 FOR CITY REZONING COMMITTEE
7	2020.03.10 FOR CITY REZONING COMMITTEE
8	2020.03.10 FOR CITY REZONING COMMITTEE
9	2020.03.10 FOR CITY REZONING COMMITTEE
10	2020.03.10 FOR CITY REZONING COMMITTEE
11	2020.03.10 FOR CITY REZONING COMMITTEE

NO. 1 ROAD

1	2018.04.28 FOR REZONING APPLICATION
2	2018.12.11 FOR CITY REZONING REVIEW
3	2020.11.18 FOR CITY REZONING REVIEW
4	2020.01.04 FOR CITY REZONING REVIEW
5	2020.01.14 FOR CITY REZONING COMMITTEE
6	2020.03.10 FOR CITY REZONING COMMITTEE
7	2020.03.10 FOR CITY REZONING COMMITTEE
8	2020.03.10 FOR CITY REZONING COMMITTEE
9	2020.03.10 FOR CITY REZONING COMMITTEE
10	2020.03.10 FOR CITY REZONING COMMITTEE
11	2020.03.10 FOR CITY REZONING COMMITTEE

PROPOSED TOWNHOUSE  
6511-6591 NO. 1 ROAD  
RICHMOND BC

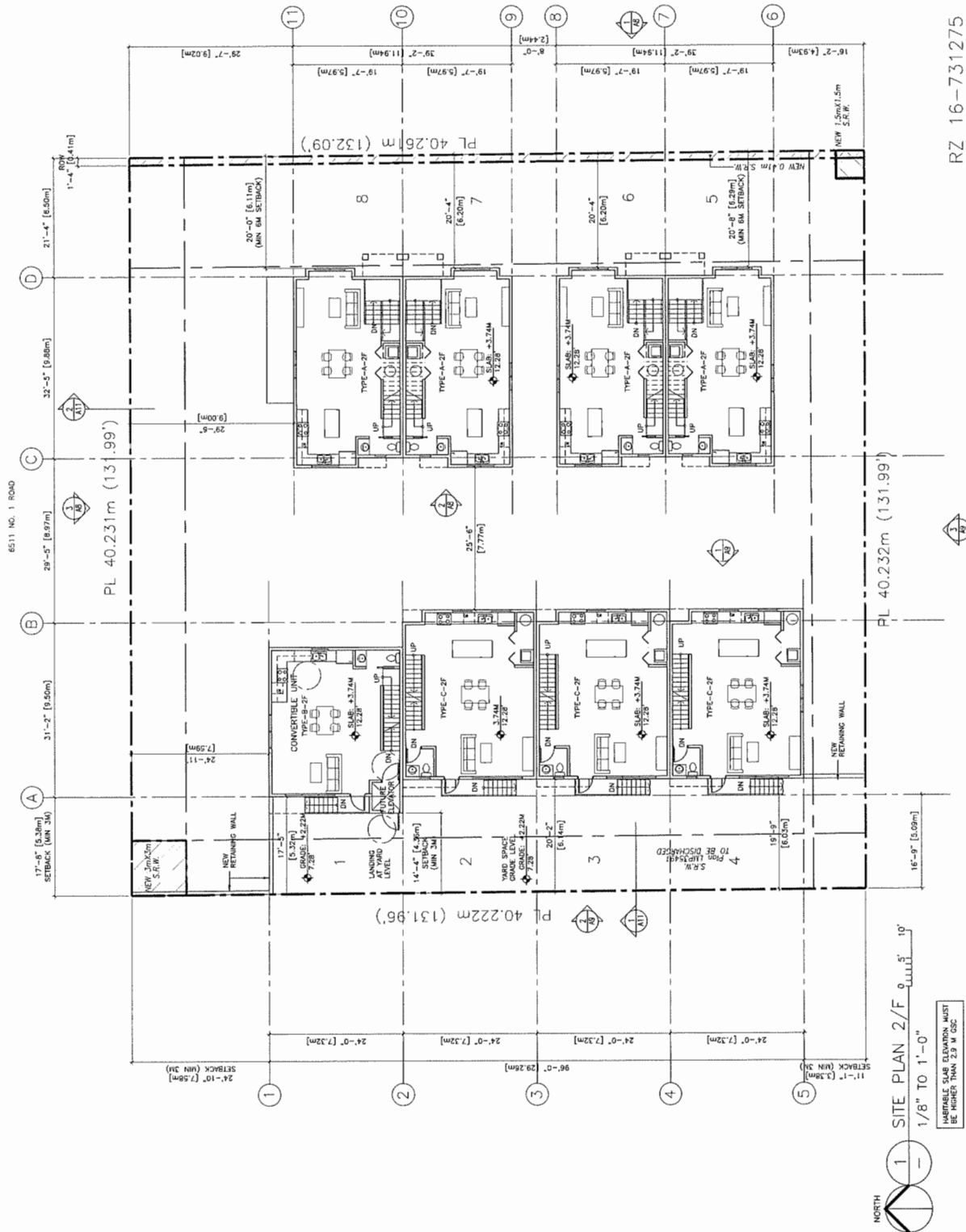
SITE PLAN (2F)

PROJECT NUMBER:	16-03
ISSUED:	1/20/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	16-731275-REZONING

A3

REZONE

RZ 16-731275



PLN - 23

ERIC LAW ARCHITECT

6511 NO. 1 ROAD  
 RICHMOND BC  
 V6X 2E6  
 TEL: (604) 586-2099  
 WWW.ERICLAWARCHITECT.COM

PROJECT: 16-03  
 ISSUED: 1/26/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNC\_200120-12.DWG

1	2001.12.11 FOR CITY REGIONAL REVIEW
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6	2001.12.11 FOR CITY REGIONAL REVIEW
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8	2001.12.11 FOR CITY REGIONAL REVIEW
9	2001.12.11 FOR CITY REGIONAL REVIEW
10	2001.12.11 FOR CITY REGIONAL REVIEW
11	2001.12.11 FOR CITY REGIONAL REVIEW

NO. 1 ROAD

1	2001.12.11 FOR CITY REGIONAL REVIEW
2	2001.12.11 FOR CITY REGIONAL REVIEW
3	2001.12.11 FOR CITY REGIONAL REVIEW
4	2001.12.11 FOR CITY REGIONAL REVIEW
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9	2001.12.11 FOR CITY REGIONAL REVIEW
10	2001.12.11 FOR CITY REGIONAL REVIEW
11	2001.12.11 FOR CITY REGIONAL REVIEW

PROPOSED TOWNHOUSE  
6571-6591 NO. 1 ROAD  
RICHMOND BC

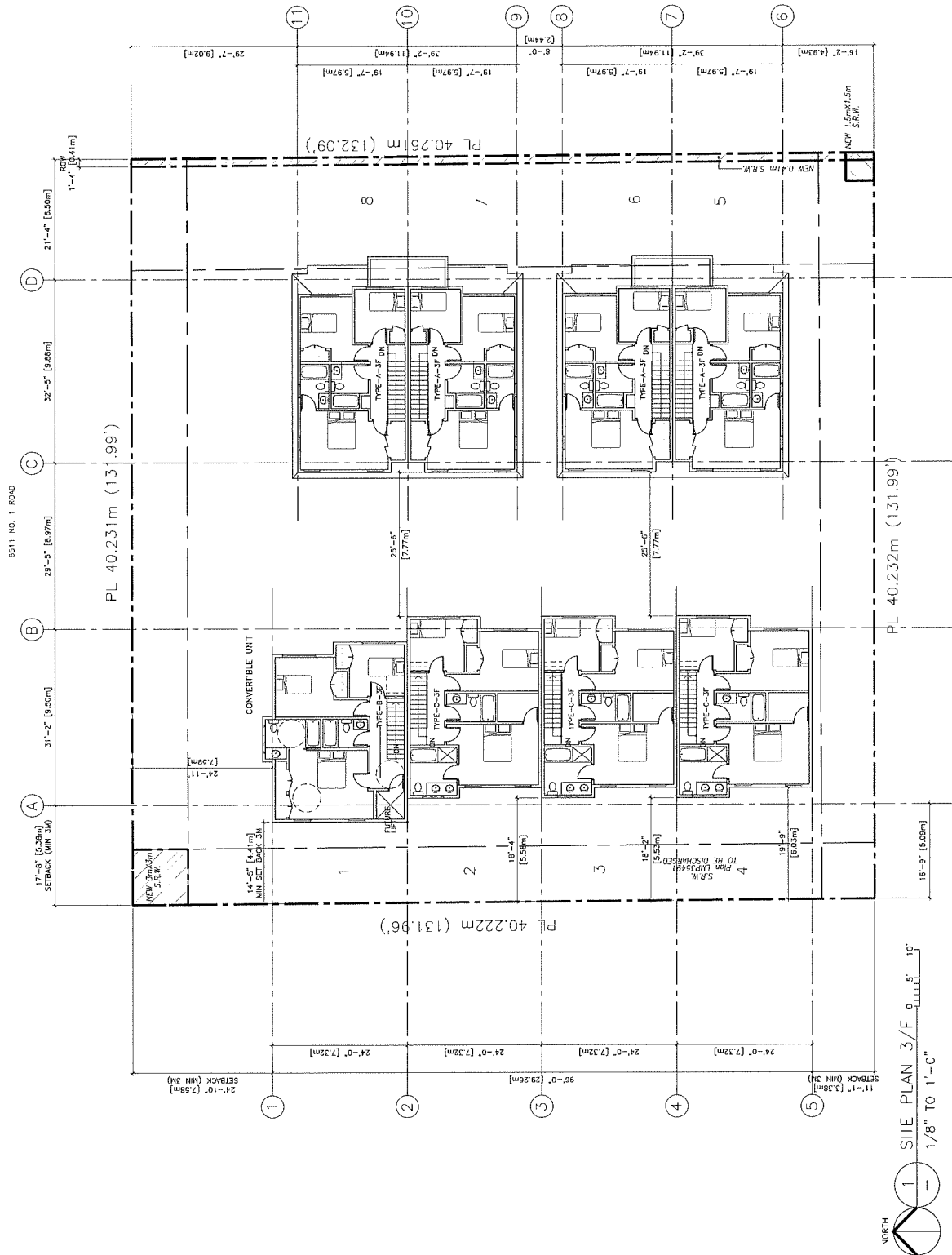
SITE PLAN (3F)

1	2001.12.11 FOR CITY REGIONAL REVIEW
2	2001.12.11 FOR CITY REGIONAL REVIEW
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4	2001.12.11 FOR CITY REGIONAL REVIEW
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9	2001.12.11 FOR CITY REGIONAL REVIEW
10	2001.12.11 FOR CITY REGIONAL REVIEW
11	2001.12.11 FOR CITY REGIONAL REVIEW

A4

REZONE

RZ 16-731275



**PROPOSED TOWNHOUSE  
6571-6591 NO, 1 ROAD  
RICHMOND BC**

**SITE PLAN (ROOF)**

PROJECT NUMBER: 16-03  
ISSUED: 1/20/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_3NO\_220120-RZ DWG

A5

REZONE

RZ 16-731275



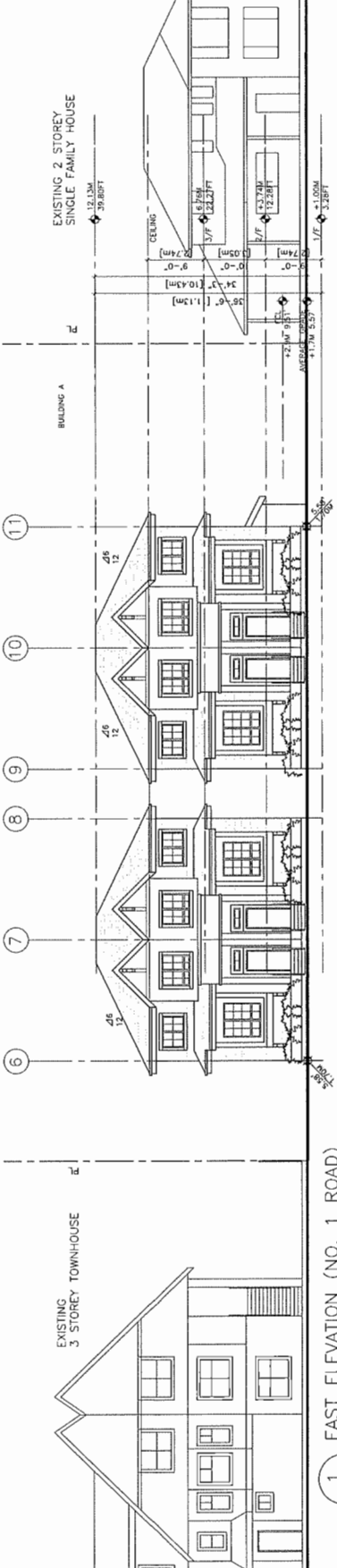
EXISTING 2 STOREY  
SINGLE FAMILY HOUSE

ERIC LAW  
ARCHITECT

www.ashley@ymail.com  
285 WEST AVENUE WASHINGTON DC  
20005  
(800) 565-2099  
(804) 809-2897

	STATUS
1	2018.04.29 FOR RECEIVING APPLICATION
2	2018.12.11 FOR CITY PLANNING REVIEW
3	2019.11.26 FOR CITY PLANNING REVIEW
4	2021.01.04 FOR CITY PLANNING REVIEW
5	2021.01.14 FOR CITY PLANNING COMMENT
6	2021.02.15 FOR CITY PLANNING COMMENT
7	2021.11.26 FOR CITY PLANNING COMMENT
8	2022.01.27 FOR CITY PLANNING COMMENT
9	2022.01.27 FOR CITY PLANNING COMMENT

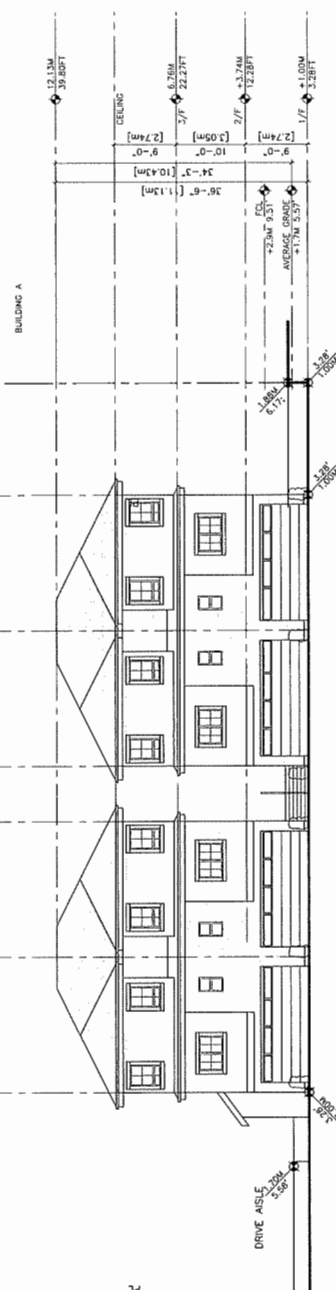
1 EAST ELEVATION (NO, 1 ROAD)  
A8 1/8" TO 1'-0"



BUILDING A

⑥  
⑦  
⑧  
⑨  
⑩  
⑪

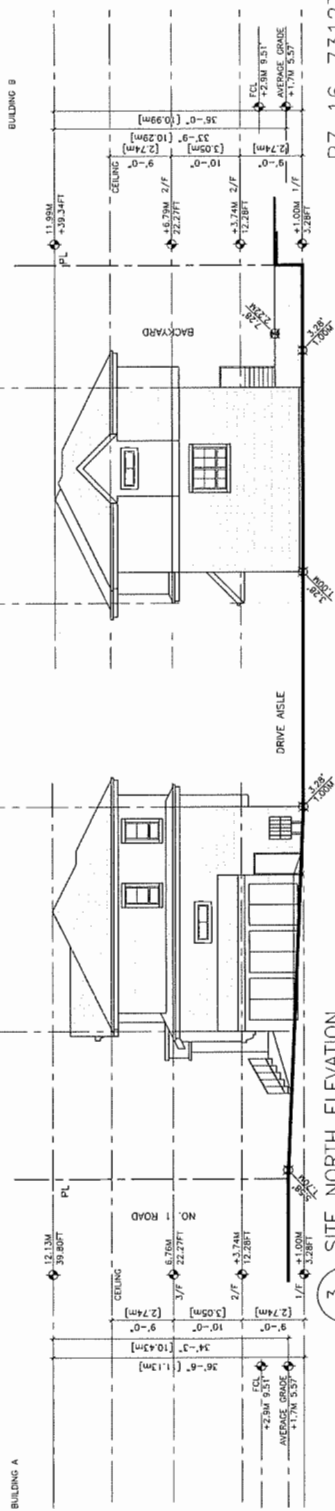
2 BLDG A WEST ELEVATION (INTERNAL) (C)  
A8 1/8" TO 1/4"



## BURNING A

BUILDING B

3 SITE NORTH ELEVATION  
A8 1/8" TO 1'-0"



RZ 16-731275

A8

EZONE

## ELEVATIONS

PROJECT NUMBER: 15-03  
ISSUED: 1/20/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 15-04\_SNO\_220120-RT.DWG

**PROPOSED TOWNHOUSE  
6571-6591 NO, 1 ROAD  
RICHMOND BC**

#	2022.01.30	REVISED FURNISH TO TELL CREDIT
7	2022.02.06	REVISED FURNISH TO TELL CREDIT
8	2022.02.17	REVISED FURNISH TO TELL CREDIT
9	2021.11.26	REVISED PER CLIENT'S COMMENT
10	2021.03.15	UNPAID FOR MARCH'S REPORT
4	2021.05.13	REVISED PER CITY'S COMMENT
3	2020.12.31	REVISED PER CITY'S COMMENT
2	2020.11.25	REVISED PER CLIENT'S CHANGES AND COMMENTS.
1	2018.12.11	REVISED PER CITY RE LETTER COMMENT REVISIONS

62465	1	2016.04.20 FOR REZONING APPLICATION
	2	2016.05.10 FOR CITY REZONING REVIEW
	3	2016.11.20 FOR CITY REZONING REVIEW
	4	2017.01.04 FOR CITY REZONING REVIEW
	5	2017.01.14 FOR CITY REZONING COMMENT
	6	2017.03.15 FOR CITY REZONING COMMENT
	7	2017.11.20 FOR CITY REZONING COMMENT
	8	2018.01.17 FOR CITY REZONING COMMENT
	9	2018.01.29 FOR CITY REZONING COMMENT

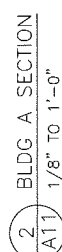
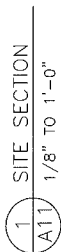
6	2022-01-30	RECEIVED PROCEDEZ TO RALPH LUCIANO
7	2022-01-17	RECEIVED PROCEDEZ TO RALPH LUCIANO AND RIVERO
8	2022-01-17	RECEIVED FOR CITY'S COMMENT
9	2021-11-26	RECEIVED FOR CITY'S COMMENT
10	2021-03-15	UPDATED FOR AMPOST REPORT
11	2021-01-13	RECEIVED FOR CITY'S COMMENT
12	2020-12-31	POCEDEZ FOR CITY'S COMMENT
13	2020-11-25	RECEIVED FOR CLIENT'S DOWNGRADES AND COMMENTS
14	2018-12-11	RECEIVED FOR CITY AND LETTER COMMENT

## ELEVATIONS

PROJECT NUMBER: 16-03  
ISSUED: 1/20/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNO\_220120-RZ.DWG

REZONE





ERIC LAW ARCHITECT

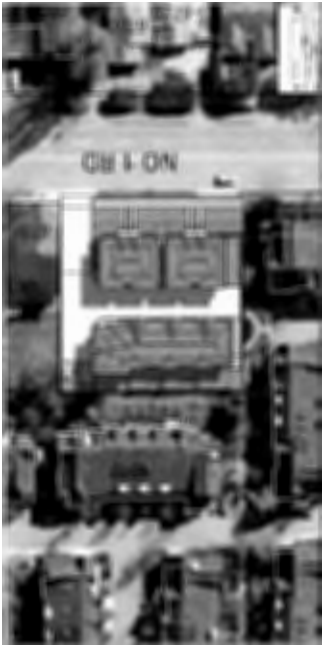
10000 100th Ave NE  
 Suite 100  
 Redmond, WA 98073  
 Tel: (206) 881-1000  
 Fax: (206) 881-1001  
 Email: info@ericlawarchitect.com

PROJECT: 16-03-0000-0000  
 DATE: 1/20/2022  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-03-0000-0000-0000.dwg

SHADOW STUDY  
MARCH 21-10:00AM



SHADOW STUDY  
JUNE 21-10:00AM



SHADOW STUDY  
MARCH 21-12:00 NOON



SHADOW STUDY  
JUNE 21-12:00 NOON



SHADOW STUDY  
MARCH 21-3:00PM



SHADOW STUDY  
JUNE 21-3:00PM



- 1. 2021.03.21 FOR CITY PLANNING REVIEW
- 2. 2021.03.21 FOR CITY PLANNING REVIEW
- 3. 2021.03.21 FOR CITY PLANNING REVIEW
- 4. 2021.03.21 FOR CITY PLANNING REVIEW
- 5. 2021.03.21 FOR CITY PLANNING REVIEW
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- 96. 2021.03.21 FOR CITY PLANNING REVIEW
- 97. 2021.03.21 FOR CITY PLANNING REVIEW
- 98. 2021.03.21 FOR CITY PLANNING REVIEW
- 99. 2021.03.21 FOR CITY PLANNING REVIEW
- 100. 2021.03.21 FOR CITY PLANNING REVIEW

PROPOSED TOWNHOUSE  
6571-5591 NO. 1 ROAD  
RICHMOND BC

ADJACENT DEVELOPMENT

PROJECT NUMBER: 16-03  
ISSUED: 1/20/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-03-0000-0000-0000.dwg

RZ 16-731275

SHADOW

REZONE



2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
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CLIENT: SUTTON GROUP - 5EAFAR REALTY  
WITH: ERIC LAW ARCHITECT

**PROJECT:**  
**8 UNIT TOWNHOUSE  
DEVELOPMENT**  
**6571 - 6591 NO. 1 ROAD  
RICHMOND**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: February 01, 2021

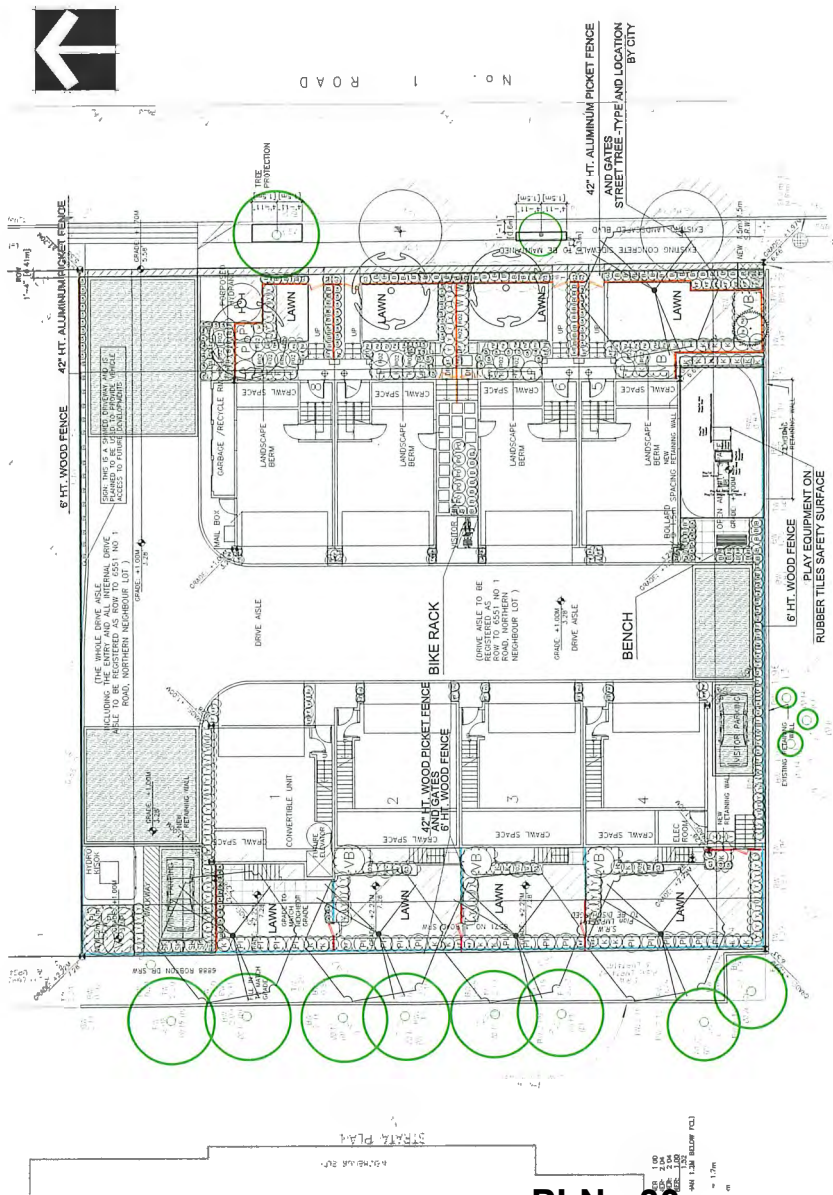
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DRAWN: DD  
DESIGN: DD

CHRD: PCM OF

PMG PROJECT NUMBER: 21-014

21014-4.ZIP



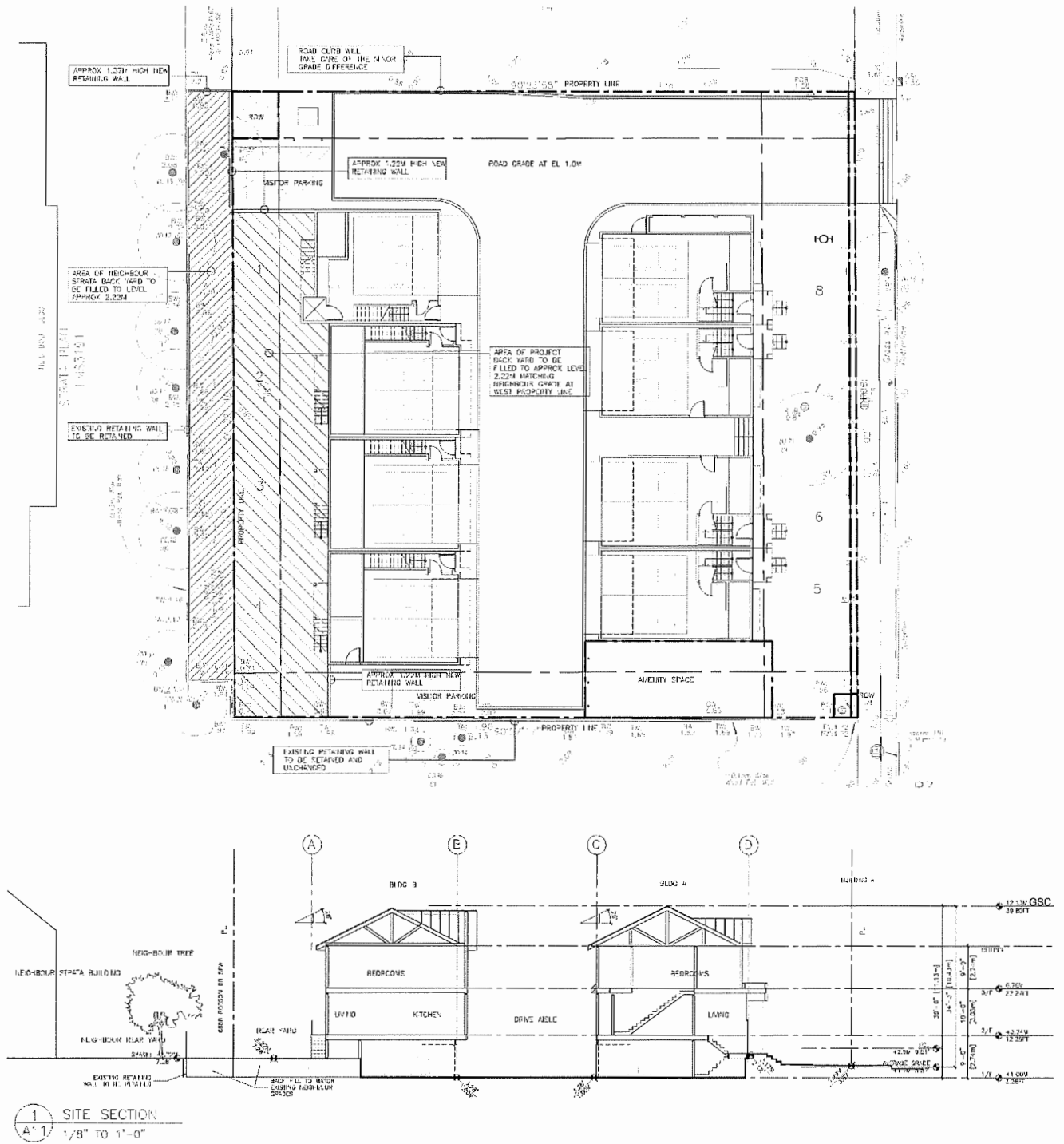
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2	1	UNIT 2	1.00	1.00	UNIT 2	UNIT 2	UNIT 2	UNIT 2
3	1	UNIT 3	1.00	1.00	UNIT 3	UNIT 3	UNIT 3	UNIT 3
4	1	UNIT 4	1.00	1.00	UNIT 4	UNIT 4	UNIT 4	UNIT 4
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99	1	UNIT 99	1.00	1.00	UNIT 99	UNIT 99	UNIT 99	UNIT 99
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**NOTE:**

\* All cell lines were included in subsequent analysis in L.A.C. Standard. Inset effect.

### Grade-Raising Plan & Cross-Section







**Address:** 6571 and 6591 No 1 Road

**File No.:** RZ 16-731275

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, 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 dwelling).
2. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two existing street trees to be retained.
5. 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.
6. Submission of signed letter from the owner confirming that construction of buildings will not commence prior to completion of sanitary works in the rear yard.
7. 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 future development to the north of the site, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Registration of a legal agreement on title ensuring that:
  - a) Signage indicating civic addresses for a future adjacent residential development that is accessed through the subject site can be located on the subject property in the front yard on the south side of the driveway accessed from No. 1 Road; and
  - b) Wayfinding signage for a future adjacent residential development that is accessed through the subject site can be located on the subject site at the internal driveway junction.In both instances, the subject signage would be considered directional signage as per Sign Regulation Bylaw No. 9700.
9. Registration of a legal easement agreement on title ensuring access by residents of a future residential development at 6551 No. 1 Road to the shared refuse storage area on the subject site.
10. Granting of an approximately 0.41 m wide Public Right of Passage (PROP) statutory right-of-way (SRW) along the site's east property line for the purposes of accommodating future upgrades to the City boulevard that would locate a new sidewalk partially on the subject site.
11. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
12. Registration of a restrictive covenant prohibiting:
  - a) The imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and
  - b) The imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. Contribution of \$1,805 per dwelling unit (e.g. \$14,440) in-lieu of on-site indoor amenity space.



14. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$88,867.50) to the City's affordable housing fund.
15. Enter into a Servicing Agreement\* for the design and construction of engineering and transportation infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

**Water Works**

- a) Using the OCP Model, there is 506 L/s of water available at a 20 psi residual at the No.1 Road frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- b) At the applicant's cost, the City is to:
  - i. Install 1 new water service connection, off of the existing 300 mm AC water main on No.1 Road. The meter must be located on-site (e.g. in a mechanical room).
  - ii. Cut and cap at main, the existing water service connections along the subject site's frontage.

**Storm Sewer Works**

- c) At the applicant's cost, the City is to:
  - i. Install a new storm service connection complete with inspection chamber off of the existing manhole STMH233 at the southeast corner of the development site. A new 1.5m x 1.5m Statutory Right-of-Way for the required storm inspection chamber is required.
  - ii. Cut, cap and remove all existing on-site storm service connections and inspection chambers STIC51980, STIC61350, STIC58276.

**Sanitary Sewer Works**

- d) The Applicant is required to not commence onsite building construction prior to completion of rear yard sanitary works.
- e) The Applicant is required to:
  - i. Install a new sanitary manhole onto the existing 200 mm sanitary sewer at the northwest corner of the development site.
  - ii. Install a new service connection to the new proposed manhole. This manhole will serve as the inspection chamber.
  - iii. Remove approximately 37m of existing 200mm PVC sanitary main, existing manhole SMH7218, service connection and inspection chamber SIC4250, located to the west of the development site. Prior to removal, the developer is to provide a signed and sealed letter from a professional engineer confirming that there are no connections to the sanitary sewer and that it can be safely removed.
  - iv. Provide an approximately 3 m x 3 m SRW at the northwest corner of the development site to provide access to the proposed manhole and service connection, at no cost to the City. A reminder that lot grading within SRWs must be supported by the City's Engineering Department and should not contain perimeter drainage if it can be avoided (suggesting that grades at this lot corner should be consistent that those of adjacent properties).

**Frontage Improvements**

- f) The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - i. To underground Hydro service lines.
  - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- g) At the applicant's cost, the City is to:
  - i. Permanently close the existing southerly driveway (at the development frontage for 6591 No. 1 Road).
- h) At the applicant's cost, the applicant is to:

- i. Remove the existing southerly driveway let-down at 6591 No. 1 Road and reinstate the barrier curb/gutter, boulevard and concrete sidewalk per the dimensions of the adjacent existing boulevard treatments.
- ii. Design, remove (as needed) and construct the existing northerly driveway let-down at 6571 No. 1 Road, which shall continue to be shared with the adjacent lot at 6551 No. 1 Road, to the satisfaction of the Director of Transportation and Director of Engineering.

**General Items**

i) The Applicant is required to:

- i. Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, preloading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- ii. Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- iii. Discharge the existing SRW along the west property line of the development site (LMP35491), once the existing sanitary sewer has been removed. Prior to discharging the right-of-way, a letter from a professional engineer will be required confirming that the sanitary sewer has been removed and legally disposed offsite.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, together with a cost estimate for the landscaping works. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the required replacement trees
2. Submission of written confirmation from the strata LMS3191, governing the townhouse development at 6888 and 3711 Robson Court, confirming approval of:
  - Removal of dead tree #834;
  - Works on the common property at 3711 Robson Court to backfill the lands between the west property line of the subject site and the existing retaining wall on 3711 Robson Court, increase grade in that location to approximately 2.22 m GSC (to meet adjacent existing grade west of the existing retaining wall on 3711 Robson Court), and to introduce a new retaining wall at the north end of the fill area;
  - Reinstatement of the fence along the west property line of the subject site; and
  - The proposed replacement fence type, materials and dimensions.

Written confirmation be provided in the form of strata minutes, but can also be provided as a letter from a representative of that strata.

3. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BCESC Step 3).

**Prior to a Development Permit\* being forwarded to Council for issuance, the developer is required to:**

1. Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned to the applicant after a City inspection, with the remainder held for up to one year to ensure that the planting survives.

**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 Department. 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. Submission of a Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
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 Department 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10288 (RZ 16-731275)  
6571 and 6591 No. 1 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 **"LOW DENSITY TOWNHOUSES (RTL4)"**

P.I.D. 006-845-452

Legal Lot 15, Section 10, Block 4N, Range 7, New Westminster Land District,  
Plan 33370

P.I.D. 006-845-487

Legal Lot 16, Section 10, Block 4N, Range 7, New Westminster Land District,  
Plan 33370

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10288"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

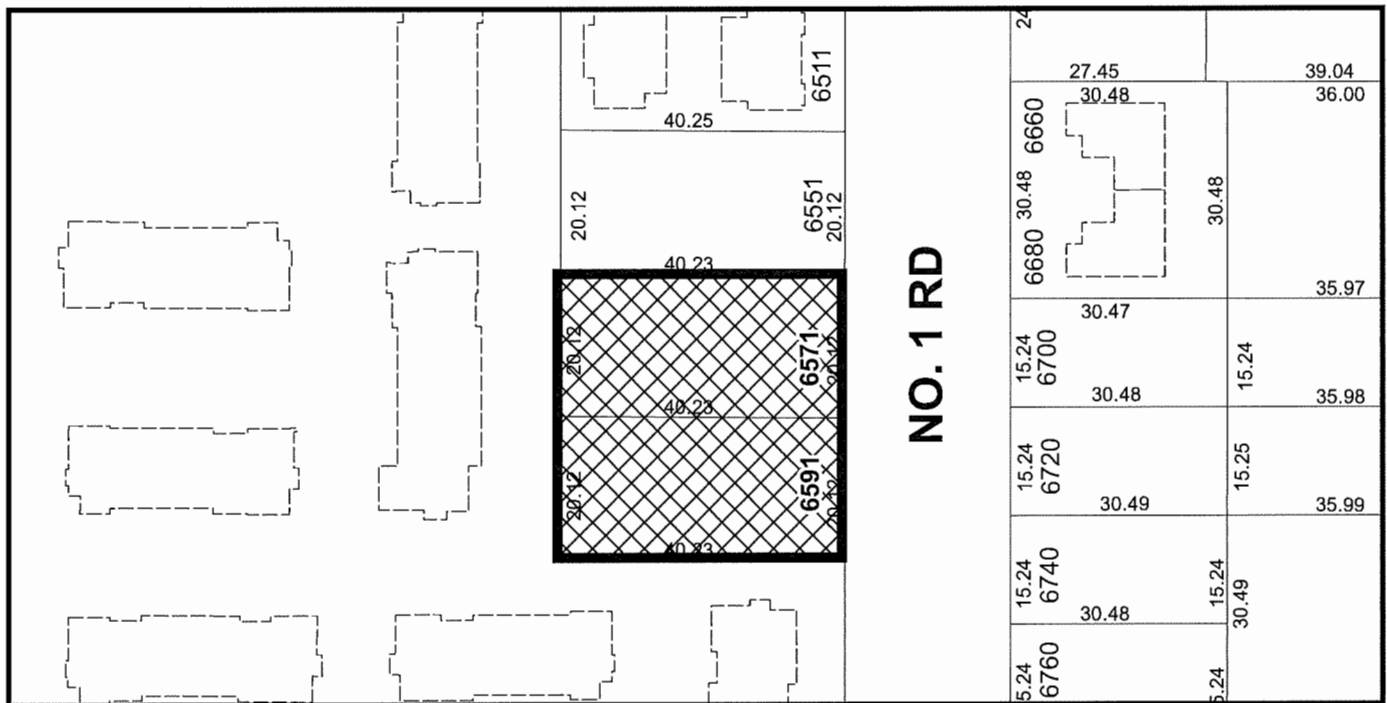
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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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





Note: Dimensions are in METRES