



To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 2, 2018
File: RZ 17-775098

Re: **Application by Jagson Investments Ltd. for Rezoning at 11951 Woodhead Road from Single Detached (RS1/E) to Compact Single Detached (RC2)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9857, for the rezoning of 11951 Woodhead Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:jr
Att. 6

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

Staff Report

Origin

Jagson Investments Ltd. has applied to the City of Richmond for permission to rezone 11951 Woodhead Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from a new rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented, and that it does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from No. 5 Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E),” with vehicle access from Woodhead Road.

To the East: A church on a lot zoned “Assembly (ASY),” with vehicle access from Woodhead Road.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from Woodhead Road.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject site has an Official Community Plan (OCP) designation of “Neighbourhood Residential.” It is designated “Residential (Single-Family Only)” in the East Cambie Area Plan. The proposed rezoning and subdivision are consistent with these designations.

Arterial Road Land Use Policy

The subject site is located on No. 5 Road, which is a designated Major Arterial Road in the OCP. Although not included in the area governed by the Arterial Road Land Use Policy, this application is being considered under the guidelines for Arterial Road Compact Lot development. This approach is consistent with previous development applications in the area.

Arterial Road Compact Lot development is permitted where vehicle access is provided from a functional municipal lane. Vehicle access to No. 5 Road is not permitted. The proposed development involves dedication of a 6.0 m wide rear lane from Woodhead Road. The lane would be extended further north through future redevelopment of the neighbouring property.

Prior to subdivision, the applicant must enter into a Servicing Agreement for the design and construction of the proposed rear lane.

Aircraft Noise Sensitive Development

The subject site is located in an area affected by aircraft noise. All aircraft noise sensitive land uses may be considered in Area 3, provided noise mitigation is incorporated in construction. Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a legal agreement on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction as required.

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 indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st 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*.

Ministry of Transportation and Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one (1) year. Staff will seek formal approval from MOTI prior to final adoption of the rezoning bylaw.

Analysis

Built Form and Architectural Character

Conceptual building elevations have been provided for the single-family dwelling on the proposed corner lot (Attachment 4). The building is designed to front both streets, with pedestrian access to the principle dwelling provided from Woodhead Road and access to the secondary suite from No. 5 Road. The architectural character is traditional, with prominent peaked roofs and end gables to break up the strong horizontal expression.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title specifying that the ensuing development of the site will be generally consistent with the attached conceptual plans.

Existing Legal Encumbrances

There is an existing statutory right of way (SRW) for the municipal sewer across the entire rear property line (Charge # RD5442). Following dedication of the rear lane, this SRW will be entirely within the road right of way. This SRW should be discharged from Title prior to final adoption of the rezoning bylaw.

Transportation and Site Access

Vehicle access is proposed from a new rear lane off of Woodhead Road. Prior to final adoption of the rezoning bylaw, the applicant must enter into a legal agreement to ensure that vehicle access to the proposed new lots will be from the rear lane only, with no vehicle access to No. 5 Road or Woodhead Road permitted.

Prior to final adoption of the rezoning bylaw, a 2.0 m wide road dedication is required along the entire No. 5 Road frontage, in addition to a 4.0 x 4.0 m wide corner cut at the intersection.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies 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 street tree on City property.

Parks staff have reviewed the Arborist's Report and support the Arborist's findings, with the following comments:

- One tree in the City-owned boulevard is in good condition, and should be retained. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- The applicant is required to submit a \$2,940 Tree Survival Security.

Tree Replacement

There are no Bylaw-sized trees on the subject site. The applicant is required to plant a minimum of two trees on each of the subdivided properties, for a total of four trees, consistent with the

landscaping provisions contained in Richmond Zoning Bylaw 8500 and the Arterial Road Land Use Policy. The required trees are to be minimum 3.5 m tall coniferous or 6 cm caliper deciduous species.

Prior to final adoption of the rezoning bylaw, the applicant must provide a Landscape Plan, prepared by a Registered Landscape Architect, consistent with the requirements for Arterial Road Compact Lot development contained in the OCP. The Landscape Plan must include the four required trees.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Security, based on a cost estimate provided by the Landscape Architect plus a 10% contingency, to ensure that the agreed upon landscaping is installed.

Tree Protection

One tree (Tag # C1) in the City-owned boulevard is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 5). To ensure that the tree identified for retention is 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 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.
- Prior to final adoption of the rezoning bylaw, submission of a \$2,940 Tree Survival Security.

Affordable Housing Strategy

The applicant has proposed a secondary suite on each of the new lots, consistent with the City's Affordable Housing Strategy. To ensure the secondary suite is built, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At subdivision stage, the applicant must enter into a Servicing Agreement for the site servicing and off-site improvements listed in Attachment 6. These include, but may not be limited to:

- Removal of the existing sidewalk on No. 5 Road and backfill to provide a minimum 1.5 m wide landscaped boulevard and 3.0 m wide concrete sidewalk at the property line;
- Pavement widening on Woodhead Road to allow for a future 11.2 m road width, new concrete curb and gutter, 1.5 m wide landscaped boulevard, and 1.5 m wide concrete sidewalk at the property line;
- Signal modification at the No. 5 Road and Woodhead Road intersection to reflect the realigned sidewalk and crosswalk; and
- 6.0 m wide rear lane constructed to City Engineering Design Specifications, including lane drainage and lighting.

Financial Impact

This 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, and street trees.

Conclusion

The purpose of this application is to rezone the property at 11951 Woodhead Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and East Cambie Area Plan.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9857 be introduced and given first reading.



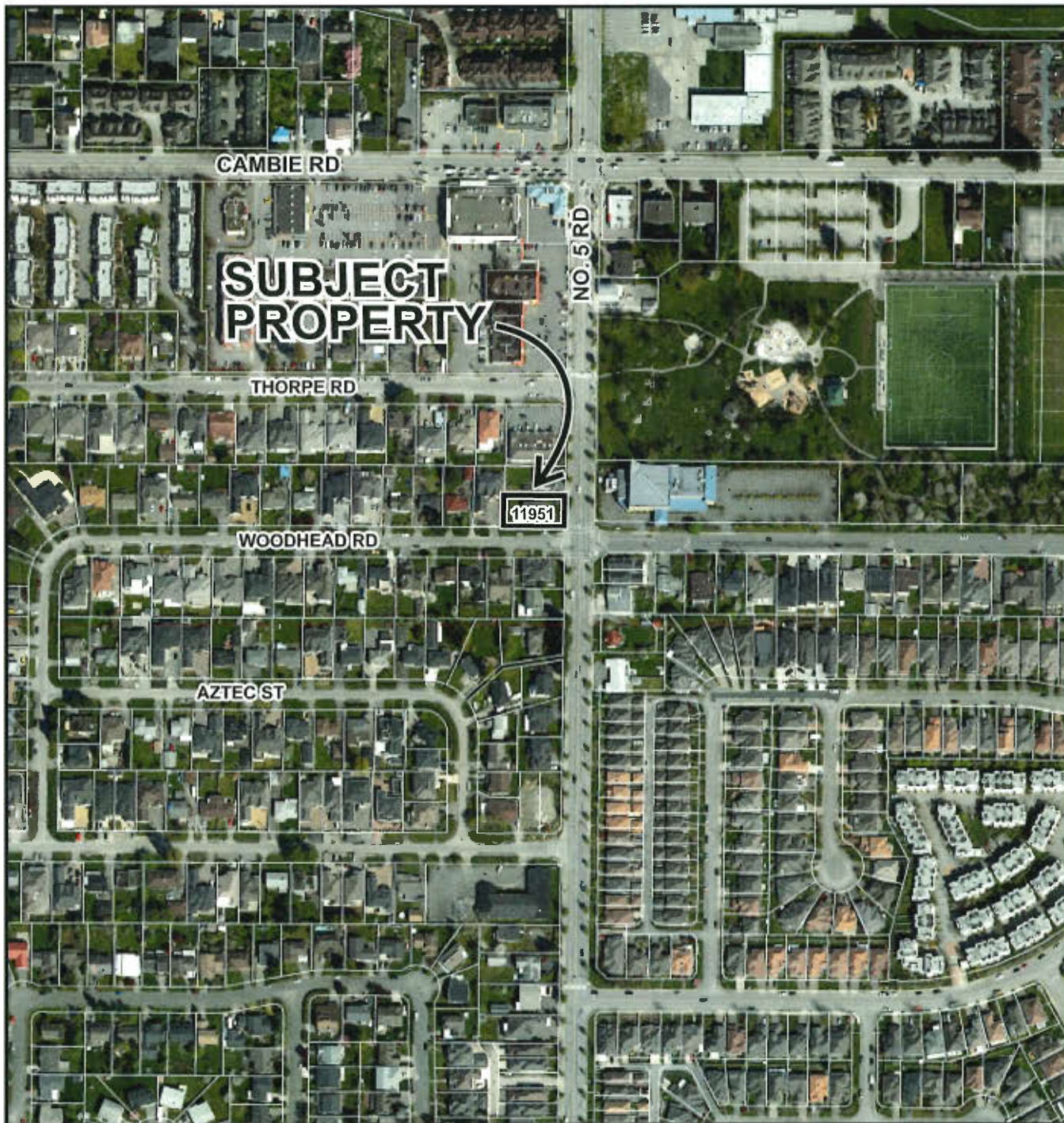
Jordan Rockerbie
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Conceptual Building Elevations
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 17-775098

Original Date: 06/27/17

Revision Date:

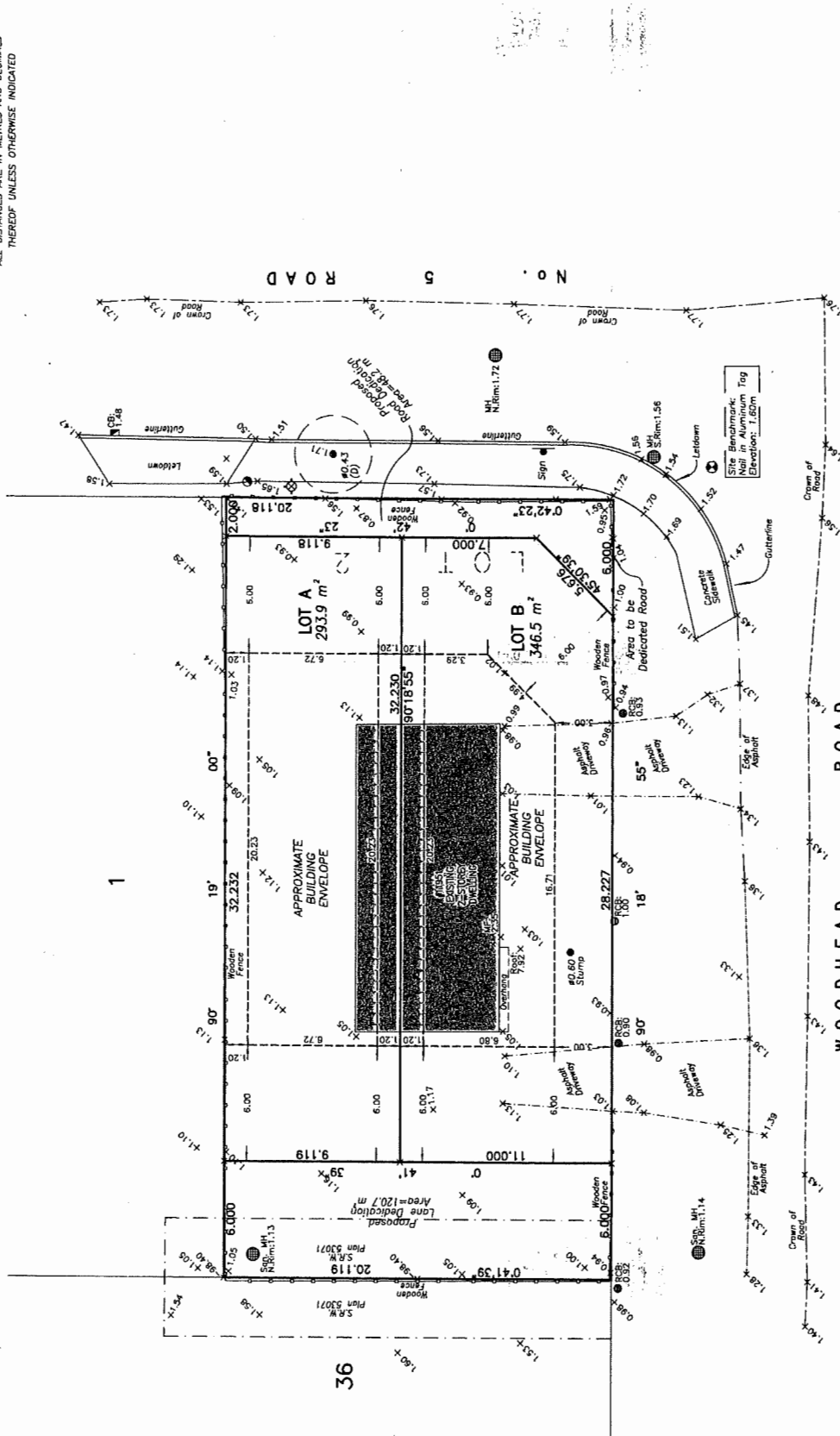
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 2 SECTION 36 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 15560**

#11951 WOODHEAD ROAD,
RICHMOND, B.C.
P.L.D. 010-698-418



SCALE: 1:150
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY

[Signature]
JOHNSON C. TAM, B.C.L.S., C.L.S.
JANUARY 4th, 2017.

- LEGEND:**
- (D) denotes deciduous
 - denotes catch basin
 - denotes round catch basin
 - denotes manhole
 - denotes traffic light
 - denotes fire hydrant
 - denotes sign
 - denotes power post
 - denotes mail floor

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 8441624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 0242453
Elevation: 1.664m
NOTE:
Use site benchmark for
construction elevation control.

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8633 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6807
FB-327 P4
Drawn By: IO, CY

PH - 13

DWG No. 6807-Topo-02



RZ 17-775098

Attachment 3

Address: 11951 Woodhead Road

Applicant: Jagson Investments Ltd.

Planning Area(s): East Cambie

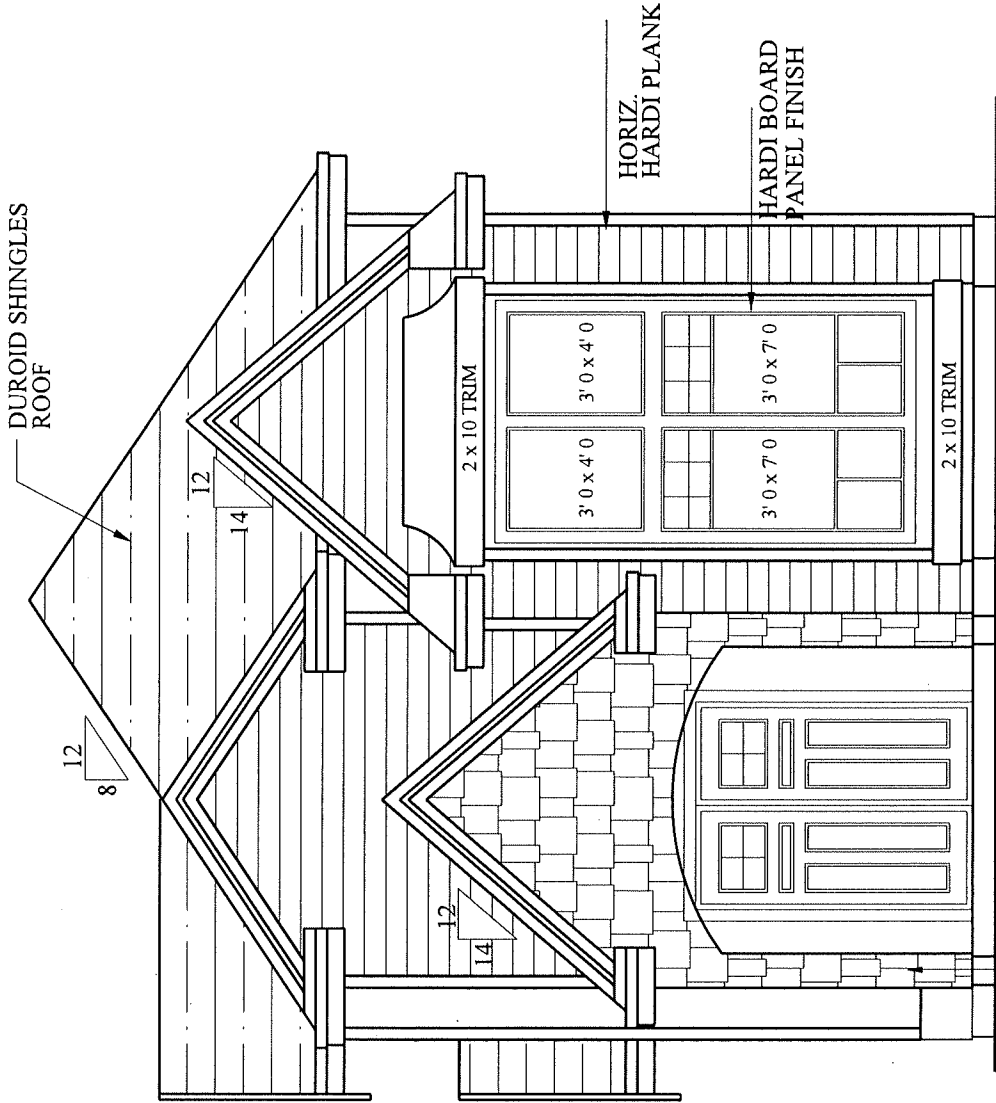
	Existing	Proposed
Owner:	Jagroop Singh Bhullar	To be determined
Site Size (m²):	805 m ²	Road dedication: Lot A: 293.9 m ² Lot B: 346.5 m ²
Land Uses:	Single Family	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	One single-family dwelling	Two single-family dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.60 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area:*	Lot A: Max. 176.3 m ² (1,898 ft ²) Lot B: Max. 207.9 m ² (2,238 ft ²)	Lot A: Max. 176.3 m ² (1,898 ft ²) Lot B: Max. 207.9 m ² (2,238 ft ²)	none permitted
Lot Coverage:	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	270.0 m ²	Lot A: 293.9 m ² Lot B: 346.5 m ²	none
Lot Dimensions:	Lot A Width: Min. 9.0 m Lot B Width: Min. 11.0 m Depth: 24.0 m	Lot A Width: Min. 9.1 m Lot B Width: Min. 11.0 m Depth: 32.2 m	none
Setbacks:	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	2 for each single-family dwelling, 1 for each secondary suite	2 for each single-family dwelling, 1 for each secondary suite	none
Private Outdoor Space:	Min. 20.0 m ²	Min. 20.0 m ²	none

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

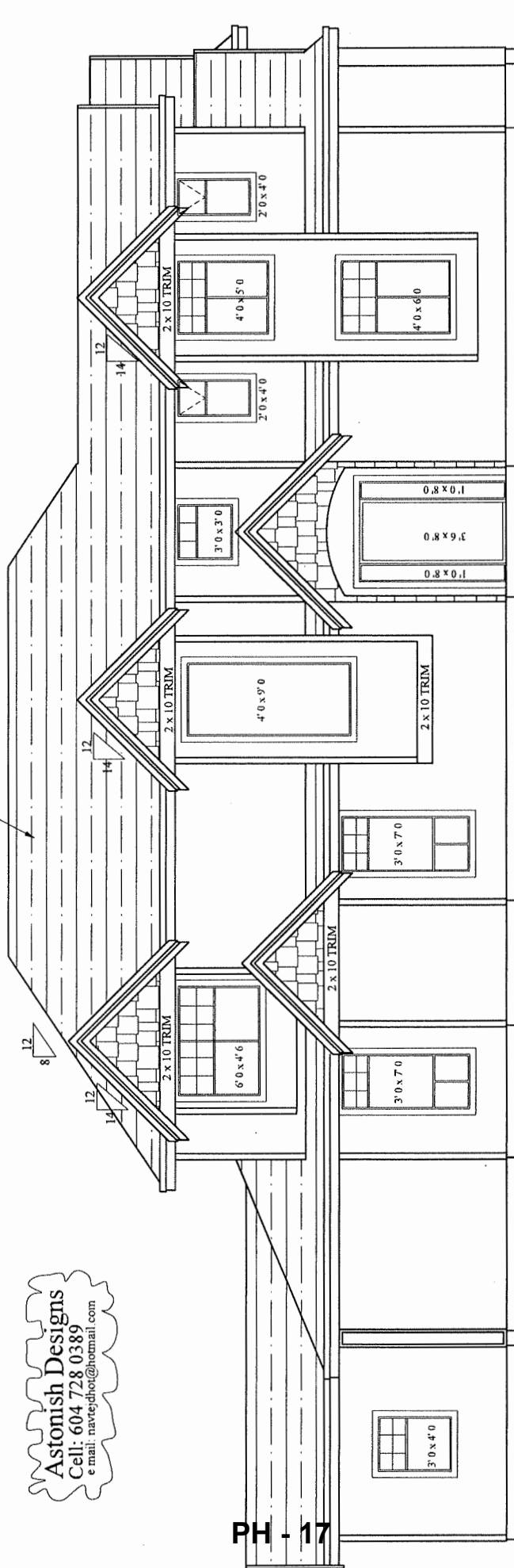
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



FRONT ELEVATION - Lot B
 (West Elevation)

Astonish Designs
 Cell: 604 728 0389
 e mail: navtej@hotmail.com

DUROID SHINGLES
ROOF

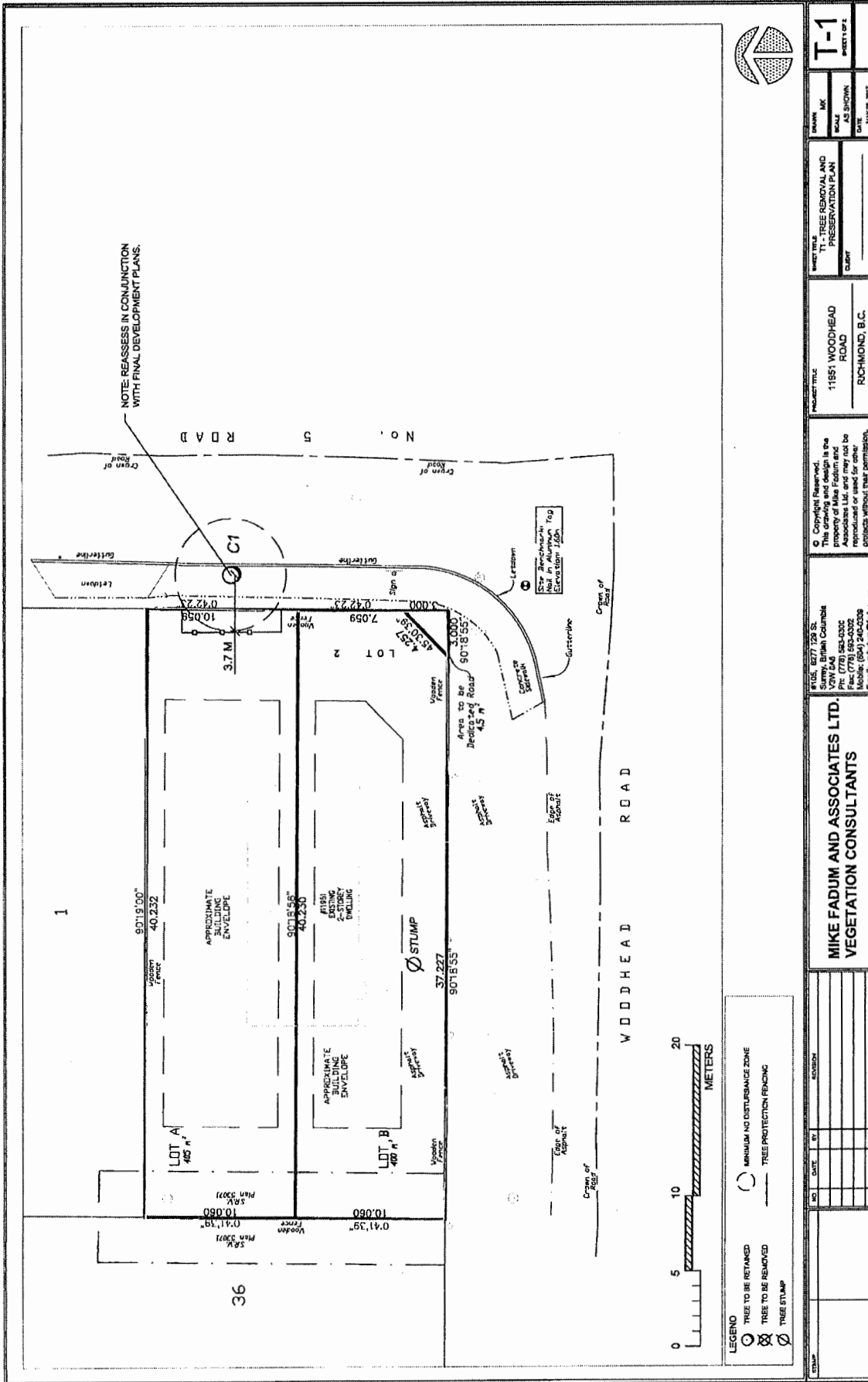


Astonish Designs
Cell: 604 728 0389
e mail: navrejdhot@hotmail.com

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LEFT SIDE ELEVATION - Lot B

(South Elevation)





Address: 11951 Woodhead Road

File No.: RZ 17-775098

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9857, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 6.0 m lane dedication along the entire west property line.
3. 2.0 m road dedication along the entire No. 5 Road frontage, plus a 4.0 m by 4.0 m. corner cut.
4. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. 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 4 required new trees with the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
4	6 cm	3.5 m

5. 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.
6. Submission of a Tree Survival Security to the City in the amount of \$2,940 for the one tree to be retained.
7. Registration of an aircraft noise indemnity covenant on title.
8. Registration of a flood indemnity covenant on title.
9. Registration of a legal agreement on title to ensure that vehicle access to the subject site is from the rear lane only, with vehicle access prohibited to Woodhead Road and No. 5 Road.
10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
11. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development on Proposed Lot B is generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.
12. Discharge of SRW RD54442, which will no longer apply to the subject site following dedication of the rear lane.

Prior to a Demolition Permit* issuance, the developer is required to:

1. 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.

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 01.19.

Initial: _____

2. 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.

At Subdivision* stage, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, to following:

Water Works:

- Using the OCP Model, there is 308 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 11951 Woodhead Road and 255 L/s of water available at 20 psi residual at the hydrant located on the 11940 Woodhead Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit 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 designs at Building Permit stage.
- At the Developer's cost, the City will:
 - Replace the existing water service connection off of the 200 mm PVC watermain on No. 5 Road, complete with water meter.
 - Relocate the ex. fire hydrant on No. 5 Rd frontage, if required by frontage works.
 - Install a water service connection off of the existing 200mm PVC watermain on No. 5 Road, complete with water meter.

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Install lane drainage in the proposed lane complete with catch basins and manholes.
 - Check the existing storm service connections along the east property line (STLAT88516 & STLAT88515). The video inspection report, complete with Engineer's signed and sealed letter confirming the condition, capacity, and material of the existing inspection chambers and connections, is to be submitted with the first Servicing Agreement submission for City review and approval.
 - If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Cut, cap, and remove the existing storm service connections along the east property line of the subject site (STLAT88516 & STLAT88515).
 - Install a new storm service connection at the adjoining property line of the 2 newly created lots, complete with inspection chamber, off of the existing storm sewer along No. 5 Road.
 - Cut, cap, and remove the existing storm service connections along the south property line of the subject site (STLAT92736, STLAT92737 & STLAT65457), regardless of the condition of the existing inspection chambers on No. 5 Road (STIC52893 & STIC40369).

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite foundation construction prior to completion of rear yard sanitary works by City crews.

- At the Developer's cost, the City will:
 - Cut, cap, and remove the existing sanitary service connection at the west property line (SCON8419).
 - Install a new sanitary service connection at the adjoining property line of the 2 newly created lots, complete with inspection chamber, off of the existing sanitary main along the east property line.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - Design and construct the rear lane to City Engineering Design Standards, including lane drainage and lighting.
 - Design and construct improvements to No. 5 Road, including:
 - Min. 1.5 m wide landscaped boulevard behind the existing curb, and 3.0 m wide concrete sidewalk at the new property line;
 - A 9.0 m corner radius is required for the new curb and the southwest corner of the intersection.
 - Signal modifications, such as equipment relocation and pavement markings, to reflect the upgraded sidewalk and boulevard configuration.
 - Design and construct improvements to Woodhead Road, including:
 - Pavement widening to allow for future 11.2 m wide ultimate road width;
 - Concrete curb and gutter located 5.6 m north of the existing centreline of the road;
 - Min. 1.5 m wide landscaped boulevard behind the new curb, and a 1.5 m wide concrete sidewalk at the property line.

General Items:

- The Developer is required to:
 - 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, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9857 (RZ 17-775098)
11951 Woodhead 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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 010-096-418

Lot 2 Section 36 Block 5 North Range 6 West New Westminster District Plan 15560

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9857".

FIRST READING

OCT 22 2018

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

Approval stamp box: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER