



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** August 24, 2015  
**File:** RZ 15-690340

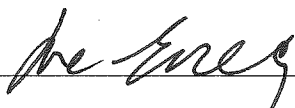
**Re:** Application by Steve Dhanda for Rezoning at 3260/3280 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, for the rezoning of 3260/3280 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:el

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

## Staff Report

### Origin

Steve Dhanda has applied to the City of Richmond to rezone the properties at 3260/3280 Blundell Road (Attachment 1) from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/C)” zone in order to permit the properties to be subdivided into two (2) single-family lots, each with vehicle access from Blundell Road (see Attachment 2). There is currently an existing strata-titled duplex on the subject site, which will be demolished.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### Surrounding Development

The subject site is located on the south side of Blundell Road, between Seafair Drive and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes.

To the North: Across Blundell Road, single-family residential lots zoned “Single Detached (RS1/E)”.

To the South: Directly behind the subject site, single-family residential lots zoned “Single Detached (RS1/E)” fronting Newmore Avenue.

To the East: A duplex on a lot zoned “Single Detached (RS1/E)” and then single-family homes on lots zoned “Single Detached (RS1/E)” fronting Dalemore Road.

To the West: Duplexes on lots zoned “Two-Unit Dwellings (RD1)” and single-family homes on lots zoned “Single Detached (RS1/C)”.

### Related Policies & Studies

#### Official Community Plan/Area Plan

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Lot Size Policy 5474

The subject site is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would permit a subdivision to create two (2) lots, each approximately 14.328 m wide and 465 m<sup>2</sup> in area.

### **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**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

### **Analysis**

#### **Existing Legal Encumbrances**

There is currently a covenant registered on the Title of the subject properties, restricting the use of the site to a two-family dwelling only (charge #RD65129). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject strata properties. The applicant must also wind up and cancel the strata plan for the site prior to subdivision.

#### **Transportation and Site Access**

Vehicle access to the proposed lots will be via two (2) driveways to Blundell Road. The Transportation Division support the proposal but has stipulated that driveway is not to exceed 4.0 m at the property line. The existing sidewalk and boulevard along Blundell Road development frontage are to be maintained.

#### **Tree Retention and Replacement**

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- A 35 cm cal Spruce tree located in the front yard is in good condition and should be retained and protected with a Tree Protection Zone of a minimum of 4.0 m out from the base of the tree.
- A 22 cm cal Fir tree is located within the building side yard/envelope and cannot be retained.
- A 33 cm cal Pine tree located at the southwest corner of the site has been historically topped for hydro line clearance and is not a good candidate for retention.

#### *Tree Replacement*

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, four (4) replacement trees in a mix of minimum 6 cm to 8 cm calliper deciduous trees and minimum

3.5 m to 4.0 m high coniferous trees are required for the removal of the two (2) trees listed above. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

### *Tree Protection*

Tree protection fencing is required to be installed as per the Tree Preservation Plan (Attachment 5), prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected tree will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$3,000 tree survival security. The City will retain 50% of the security until Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the tree has survived.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around the tree to be retained, and submit a landscape security in the amount of \$3,000 to ensure the replacement planting will be provided.

### **Affordable Housing Strategy**

Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft<sup>2</sup> of total building area of the single-family developments (i.e. \$5,503) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, the City will accept a proposal to build a secondary suite within a dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that a secondary suite is built in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title prior to rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

### **Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant will be required to pay servicing costs for engineering servicing as outlined in Attachment 6 and costs associated with driveway construction, which will include sidewalk panel replacement and sidewalk letdown alterations.

**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Single Detached (RS2/C)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5474.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9225 be introduced and given first reading.



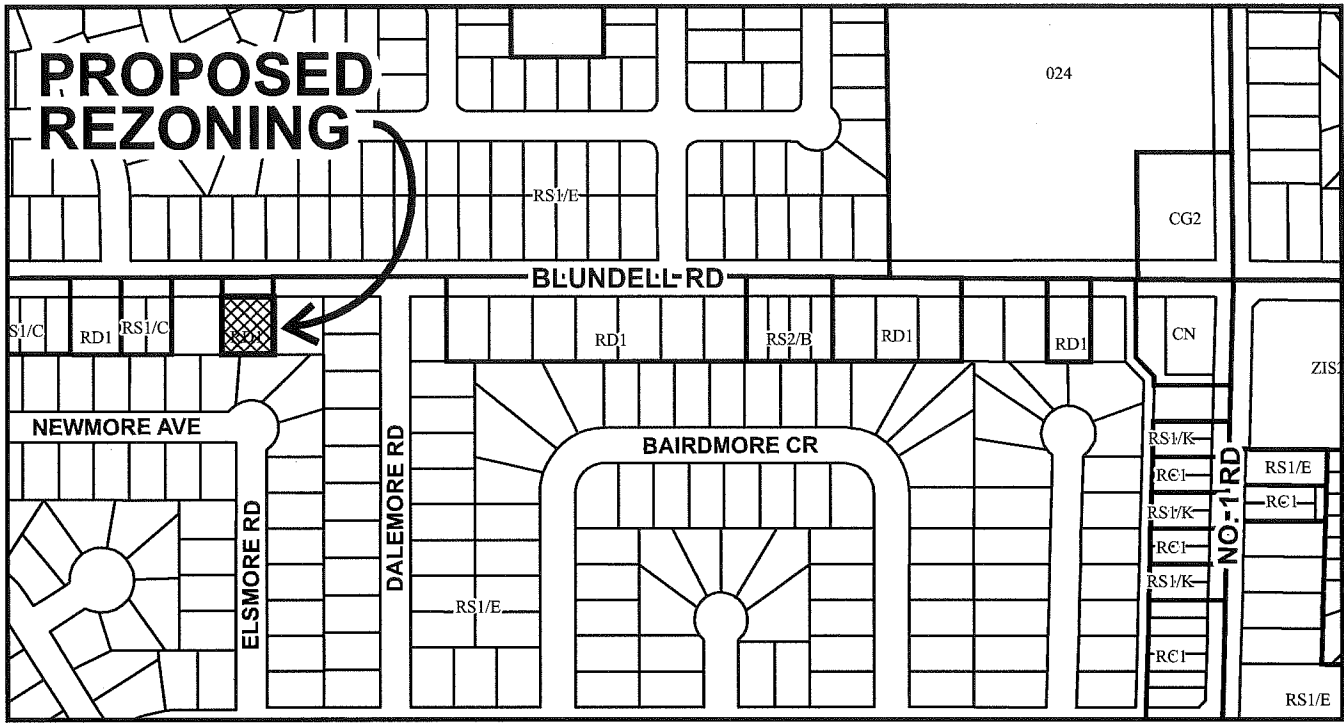
Edwin Lee  
Planner 1

EL:rg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations

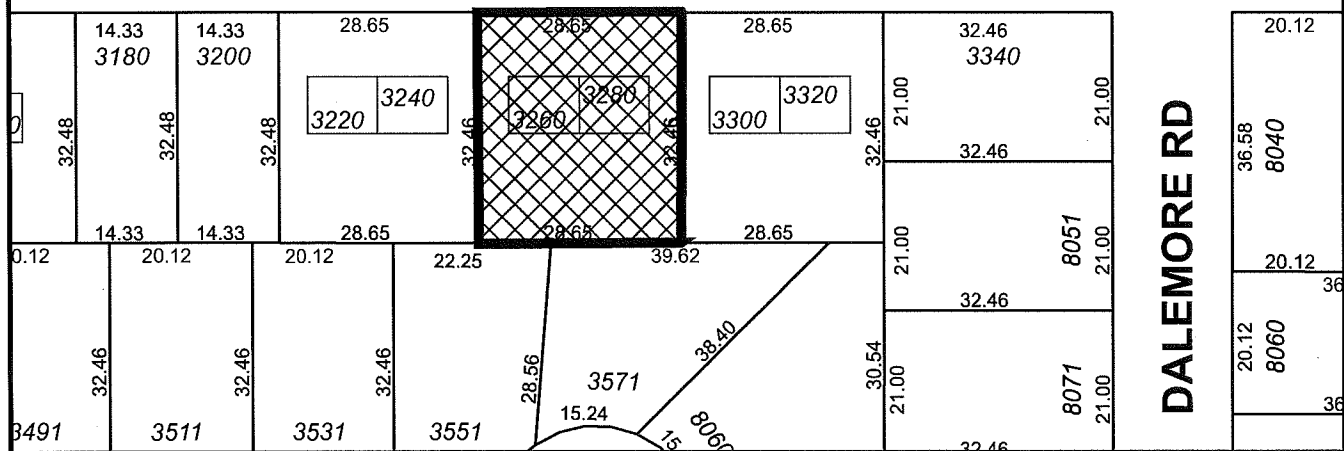


City of  
Richmond



3211	3231	3251	3271	3291	3311	3331	3351	3371	3391
21.34	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29

**BLUNDELL RD**



**RZ 15-690340**

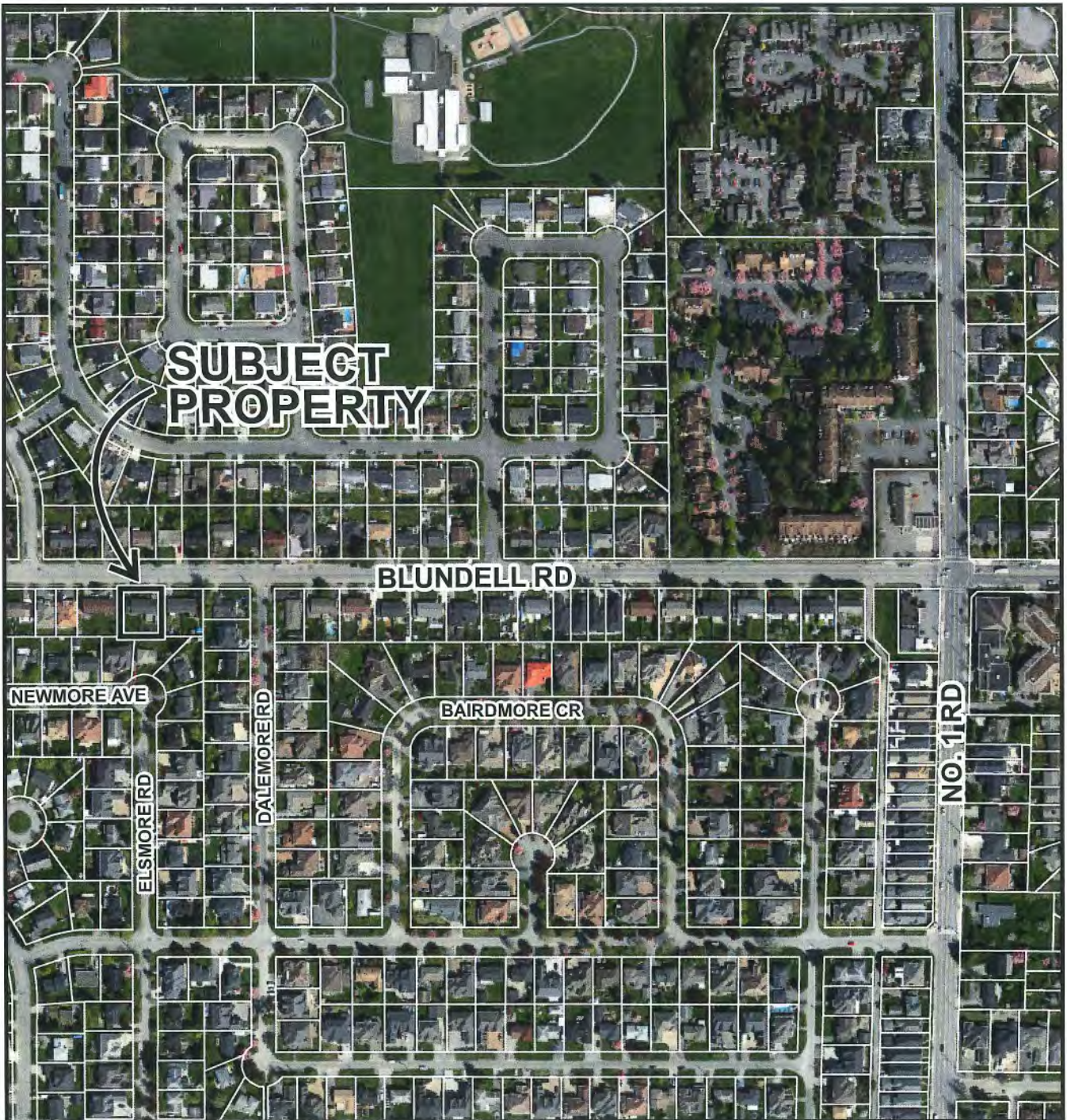
Original Date: 01/27/15

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



**RZ 15-690340**

Original Date: 01/27/15

Revision Date

Note: Dimensions are in METRES

**CNCL - 549**

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA LOT 1  
SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER  
DISTRICT STRATA PLAN NW1055 TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT  
OF THE STRATA LOT AS SHOWN ON FORM 1**

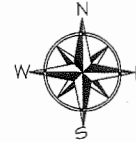
#3260 BLUNDELL ROAD,  
RICHMOND, B.C.  
P.I.D 001-637-517

#3280 BLUNDELL ROAD,  
RICHMOND, B.C.  
P.I.D 001-637-525

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



**BLUNDELL ROAD**



**STRATA PLAN  
NW2187**

#3260 & #3280  
2-Story  
Duplex Dwelling

**STRATA PLAN  
NW1435**

**STRATA PLAN  
NW1055**

**LOT A**  
465 m<sup>2</sup>

**LOT B**  
465 m<sup>2</sup>

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Canada and B.C. Land Surveyor  
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Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5816  
FB-272 P4-5  
Drawn By: VC

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network. Benchmark:  
HPN #234, Central Monument  
77H4891 Located at CL Gibbons  
Dr & Gamba Dr, E side of  
grass meridian  
Elevation = 1.125 metres

**LEGEND:**

- (●) denotes tree
- (C) denotes conifer
- (D) denotes deciduous
- RCB ⊙ denotes round catch basin
- CO ⊙ denotes cleanout
- ⊙ denotes storm manhole
- PP ⊙ denotes power pole
- LS \* denotes lamp standard

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*(Signature)*  
JOHNSON C. TAM, B.C.L.S.

NOVEMBER 28th, 2014

DWG No. 5816-TOPO

**CNCL - 550**





**RZ 15-690340**

**Attachment 3**

Address: 3260/3280 Blundell Road

Applicant: Steve Dhanda

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Sewa S Dhanda	No Change
<b>Site Size (m<sup>2</sup>):</b>	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	Two (2) lots, each approximately 465 m <sup>2</sup> (5,005 ft <sup>2</sup> )
<b>Land Uses:</b>	Two-family residential (duplex)	Single-family residential
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	Single-Family Lot Size Policy 5474	Complies
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)
<b>Number of Units:</b>	One (1)	Two (2)
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m <sup>2</sup> ):	Min. 360m <sup>2</sup>	Approx. 465 m <sup>2</sup> each	none
Lot Width (m):	Min. 12 m	14.328 m	none
Lot Depth (m):	Min. 24 m	Approx. 32.468 m	none
Lot Frontage (m):	Min. 6.0 m	14.328 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



**Policy 5474:**

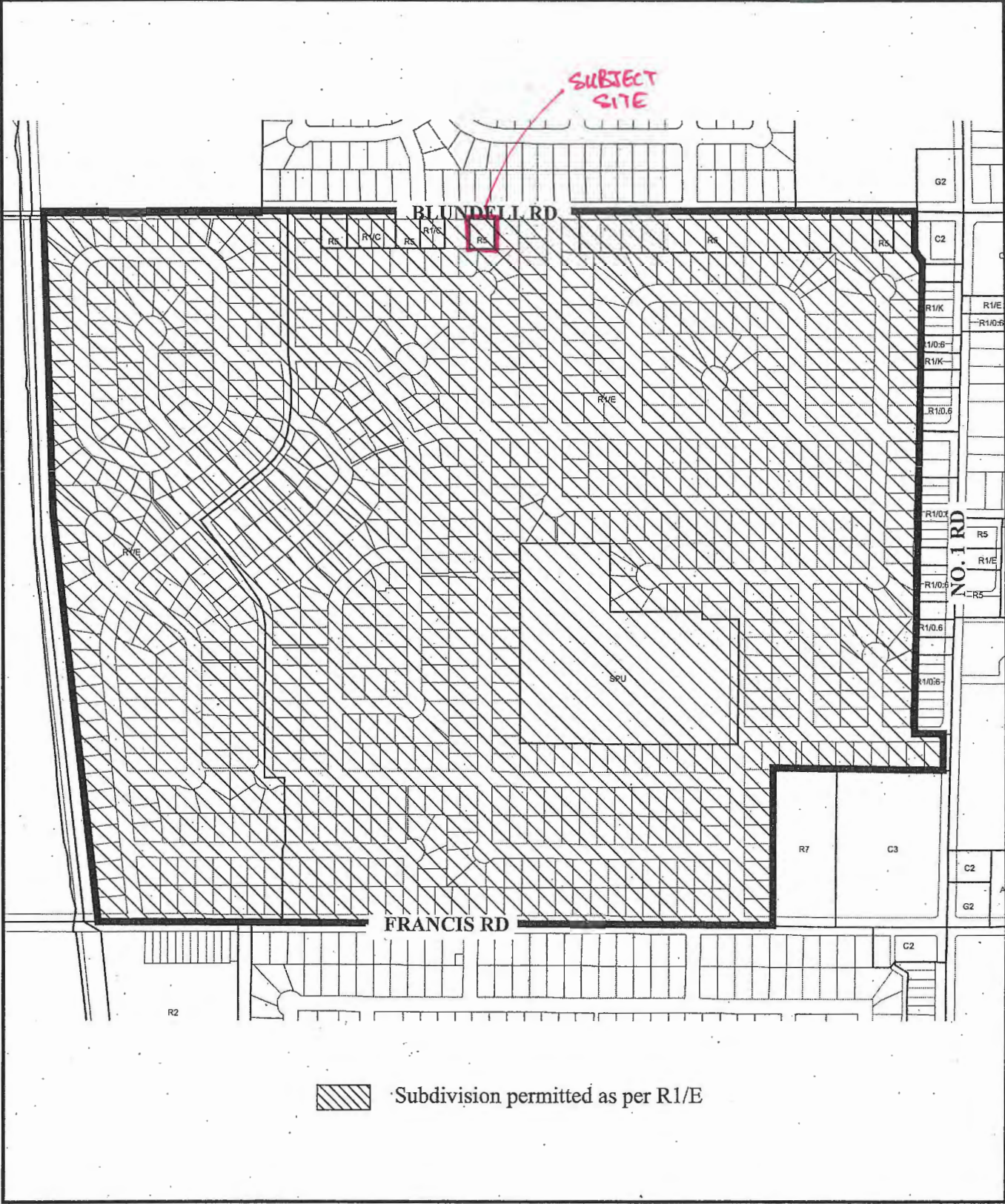
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:


1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



 Subdivision permitted as per R1/E



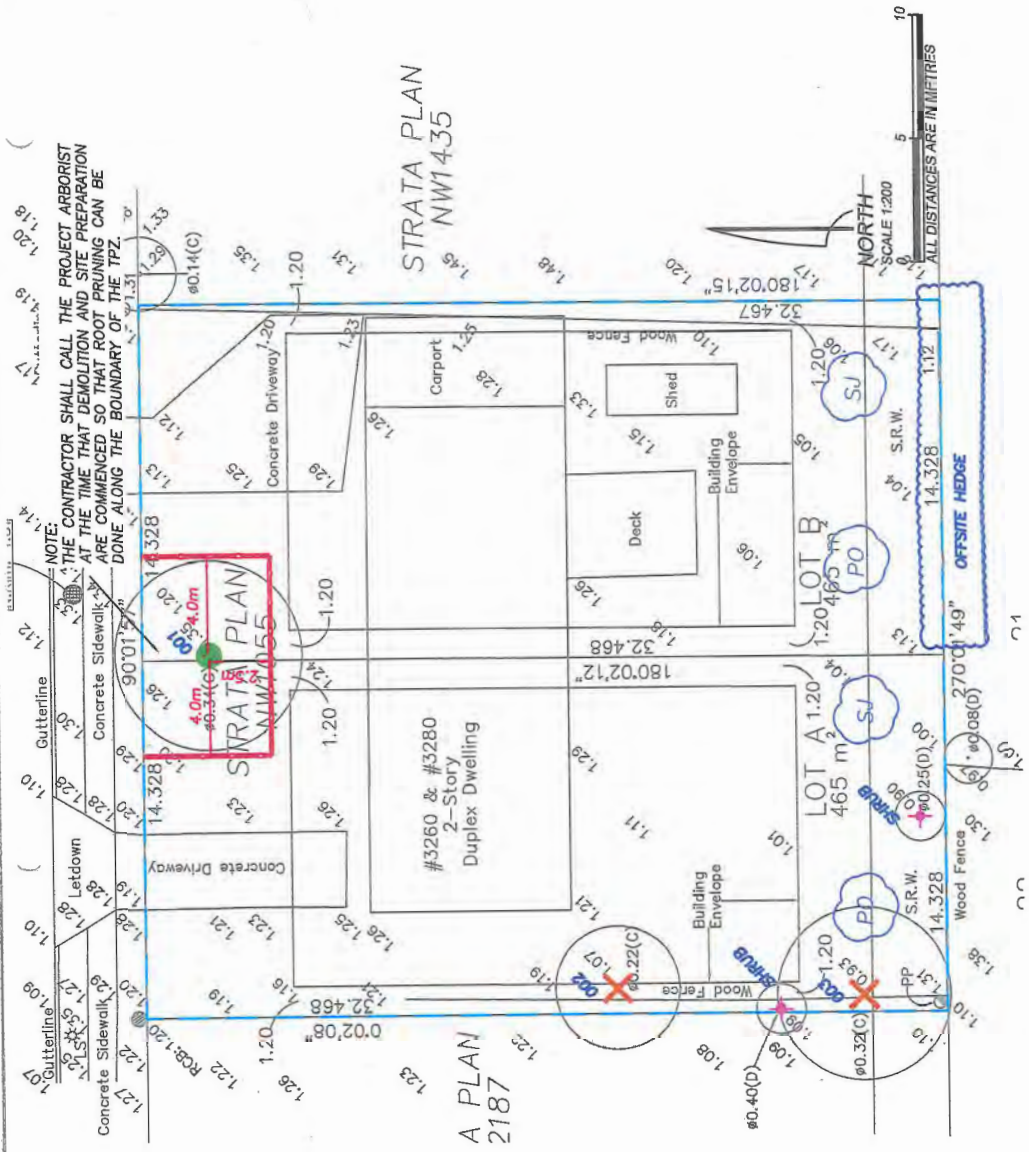
Policy 5474  
21-4-7 & 22-4-7

Original Date: 02/29/08  
Amended Date: 05/20/08  
Note: Dimensions are in METRES.

**TREE INVENTORY AND ASSESSMENT LIST:**

- Tag # denotes the tag affixed to the tree for reference in report and drawings.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For null stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
- U denotes **Unsuitable** = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
- M denotes **Marginal** = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures.
- S denotes **Suitable** = a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	Dbh (cm)	Tree Type	Cond	Observations	Action
001	35	Spruce	M	This tree has good health but it has been historically lopped. It has developed multiple leaders with weak unions/attachments. There is no overt evidence of decay when viewed from the ground, and the crowns of each leader above the union appear to be merged well. At this time, and notwithstanding that we did not undertake an aerial inspection, this tree is deemed to be low risk for failure. Since it is located in a front yard area, the tree can be retained if underground services and driveway locations are strategically designed and constructed.	Retain and Protect
002	22	Fir	G	No overt defects observed. However, this tree is located within the building envelope and is expected to be directly conflicting with the foundation of the new home.	Remove
003	33	Pine	U	This tree has been permanently and severely damaged by historical topping and subsequent pruning for power line clearance (BC Hydro distribution lines and service lines to the existing home are in conflict). There is no reasonable potential to restore the structure of this tree, and it will continue to pose a maintenance and safety issue for the utility if left in situ.	Remove



**SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS**

acigroup.ca

**ARBORTECH CONSULTING**  
a division of  
**ACI GROUP**

HEAD OFFICE: SPRING MITRO VANCOUVER AND BRITISH COLUMBIA  
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 P. 604.275.3464  
EMERGENCY: 1-888-765-2222  
BRANCH OFFICE: 1088 HOGAN ROAD, ABBOTSFORD, BC CANADA V2S 8A3 P. 604.755.7132

**LEGEND:**

- denotes TAG NUMBER or ID REFERENCE.
- denotes DRIFLINE (instead of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-STYLM undamaged tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

**PLAN NOTES:**  
All drawings supplied by the project developer (ACI, Engineer (P. ENG) and/or design professional) and is provided for reference only. It is the responsibility of the design professional to verify the accuracy of the information provided. The design professional shall be responsible for the accuracy of the information provided. The design professional shall be responsible for the accuracy of the information provided.





**Address:** 3260/3280 Blundell Road

**File No.:** RZ 15-690340

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title.
2. Discharge of existing covenant RD65129 registered on title of the strata lots, which restricts the use of the property to a duplex.
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 landscaping security in the amount of \$2,000 (\$500/tree) to ensure that four (4) replacement trees (two [4] on each subdivided lot) are planted and maintained on-site. The replacement trees must meet the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

5. Submission of a Tree Survival Security to the City in the amount of \$3,000 for the 35cm cal Spruce tree located in the front yard to be retained.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,503.00) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Pay servicing costs for the design and construction of frontage and engineering infrastructure improvements via City Work Order. Works include, but may not be limited to the following:

*Water Works:*

- Using the OCP Model, there is 106.8 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- 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 Stage Building designs.
- At the Developers cost, the City is to:
  - Cut and cap the existing water service connection at the watermain, along Blundell Rd frontage.

- Install 2 new 25mm water service connections complete with meters and meter boxes along Blundell Rd frontage.

*Storm Sewer Works:*

- At the Developers cost, the City is to:
  - Cap the existing storm service connection at the northwest corner of the subdivision site.
  - Install a new storm IC with 2 new service connections at the common property line of the two lots along the Blundell Rd frontage.

*Sanitary Sewer Works:*

- At the Developers cost, the City is to:
  - Cap the existing sanitary service connection at the northeast corner of the subdivision site.
  - Install a new sanitary IC with 2 new service connections near the common property line of the two lots along the Blundell Rd frontage.

*Frontage Improvements:*

- The Developer is to:
  - Coordinate with BC Hydro, Telus and other private communication service providers.
  - To underground proposed Hydro service lines.
  - 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).
  - Complete other frontage improvements as per Transportation's requirements

*General Items:*

- 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.
- The 3m BC Hydro SRW shall remain along the southern property line of the subdivided lot.

**At Demolition Permit\* / Building Permit\* Stage, the developer must complete the following requirements:**

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 01570.
2. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
3. 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.

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Signed

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Date





Richmond Zoning Bylaw 8500
Amendment Bylaw 9225 (RZ 15-690340)
3260/3280 Blundell 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 "SINGLE DETACHED (RS2/C)".

P.I.D: 001-637-517

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Plan NW1055 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-637-525

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan NW1055 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9225".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by BIC APPROVED by Director or Solicitor cd

MAYOR

CORPORATE OFFICER