



City of Richmond

Report to Committee Fast Track Application Planning and Development Division

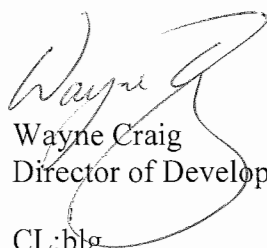
To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 9, 2015
File: RZ 15-697230

Re: Application by 1006738 BC Ltd. for Rezoning at 11811 Dunford Road from Single Detached (RS1/E) to Single Detached (RS2/A)

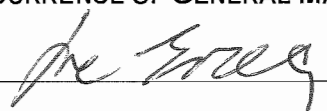
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, for the rezoning of 11811 Dunford Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.



Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details				
Applicant	1006738 BC Ltd.				
Location	11811 Dunford Road (see Attachment 1)				
Development Data Sheet	See Attachment 2				
Zoning	Existing: Single Detached (RS1/E)				
	Proposed: Single Detached (RS2/A)				
OCP Designation	Neighbourhood Residential	Complies:	X	Yes	No
Steveston Area Plan Land Use Designation	Single-Family	Complies:	X	Yes	No
Lot Size Policy	Single-Family Lot Size Policy 5470 (see Attachment 3)	Complies:	X	Yes	No
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to provide a cash-in-lieu contribution based on \$1.00/ft ² of buildable area (i.e., \$4,770) to the City's Affordable Housing Reserve Fund.	Complies:	X	Yes	No
Floodplain Management Implementation Strategy	The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.				
Surrounding Development	North: Directly across the existing public walkway that runs within an undeveloped portion of Dunfell Road along the north side of the subject site, is a residential lot zoned "Single Detached (RS1/E)".				
	South: Existing residential development on small lots zoned "Single Detached (RS1/A)".				
	East: Directly across Dunford Road, is a residential lot zoned "Single Detached (RS1/E)".				
	West: Directly across the existing public walkway that runs along the west side of the subject site, are existing low-density townhouses on a site fronting Garry Street, which is under Land Use Contract 005.				
Rezoning Considerations	See Attachment 4				

Analysis

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Single Detached (RS2/A)" with vehicle access to and from Dunford Road. A survey showing the proposed subdivision plan is provided in Attachment 5. There is an existing dwelling on the subject site that is proposed to be retained.

Existing Legal Encumbrances

There is an existing tri-party statutory right-of-way (SRW) on title for utilities along the south side of the subject site, to which the City, Telus, and BC Hydro are parties. The City's Engineering Department has confirmed that there are no City utilities within the right-of-way and action has been taken to release the City's interest in this right-of-way. The applicant must contact Telus and BC Hydro to obtain permission to encroach into the SRW at development stage.

Proposed Site Access

Access to the proposed lots is to be from Dunford Road. Access to the proposed north lot is to be via the existing driveway. The applicant is responsible for the costs associated with installing a new driveway crossing from the proposed south lot to Dunford Road, through a City Work Order (details are included in Attachment 4).

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized fruit tree on the subject site (Tree # 9), five (5) undersized Katsura trees in the boulevard on City-owned property along Dunford Road (Trees # 1-5), and three (3) Plum trees on City-owned property within the undeveloped portion of Dunfell Road to the northwest of the subject site (Trees # 6-8).

The City's Tree Preservation Coordinator and the City's Parks Department staff have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- The fruit tree on the subject site is recommended for removal due to poor condition resulting from bacterial blight and canker, and is conflict with the driveway on the proposed south lot (Tree # 9).
- Seven (7) of the trees on City-owned property are recommended to be retained and protected due to their condition and location away from any potential construction impacts (Trees # 1, 3, 4, 5, 6, 7, 8,).
- One (1) Katsura tree on City-owned property within the boulevard on Dunford Road is recommended to be relocated to T. Homma Neighbourhood School Park due to its conflict with the driveway crossing on the proposed south lot (Tree # 2).

Tree Protection

A total of seven (7) off-site trees are to be retained and protected adjacent to the subject site, and the off-site Katsura tree is to be relocated to Homma Park. The proposed Tree Retention Plan is shown in Attachment 6.

To ensure protection of the one (1) Katsura tree to be relocated to Homma Park, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of contracts with both a Certified Arborist and with a tree relocation company to supervise tree digging, transport, and planting at the new location.
- Submission of a tree survival security in the amount of \$1,300. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until an inspection has been passed by City staff.

Prior to construction at the subject site, the applicant is required to install tree protection fencing around all trees to be retained (Trees # 1, 3, 4, 5, 6, 7, 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin (TREE-03) and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

Consistent with the OCP tree replacement ratio of 2:1, the applicant agrees to plant and maintain a total of two (2) replacement trees on the proposed south lot and to submit a landscaping security in the amount of \$1,000 (\$500/tree) prior to rezoning (minimum 6 cm deciduous calliper or 3.5 m high conifer). The security will not be released until after construction and landscaping on the proposed south lot is completed, and a landscaping inspection has been passed by City staff.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. At subdivision and development stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.
- Complete the required servicing works and frontage improvements as described in Attachment 4.

Development Variance Permit Requirement with Subdivision & Future Redevelopment Potential of the Subject Site

The proposed subdivision plan shown in Attachment 5 would create a large lot at the north ("Lot 1") and a small lot at the south ("Lot 2"), which is consistent with the Lot Size Policy and with the minimum lot dimensions of the "Single Detached (RS2/A)" zone.

There is an existing dwelling on the proposed "Lot 1", which the applicant proposes to temporarily retain after subdivision. If the subdivision is approved, the rear yard setback to the existing dwelling will not comply with zoning.

To allow the proposed subdivision, the applicant is required to apply for and obtain a Development Variance Permit from the City to vary the rear yard setback from 6 m to 4.18 m on “Lot 1” to temporarily retain the existing dwelling on the site. All other aspects of the existing dwelling on “Lot 1” comply with zoning.

Staff are supportive of a Development Variance Permit for the rear yard setback on “Lot 1” as it is understood to be an interim condition that will be rectified when “Lot 1” is further redeveloped in the future. Although, the applicant has not established a timeframe for this subsequent phase of development, “Lot 1” has the potential to subdivide further into two (2) lots with a north-south orientation under the proposed “Single Detached (RS2/A)” zone, subject to dedication, design, and construction of Dunfell Road to the City’s standard in place at that time.

The preliminary scope of works required with subsequent redevelopment in the future would include, but is not limited to:

- A 3 m x 3 m corner cut dedication at the northeast corner of “Lot 1”.
- Design and construction of a portion of Dunfell Road to local road standard with the proposed south road curb to be aligned with the existing Dunfell Road approach east of Dunford Road. The frontage improvement on the south side (from south to north) would be a narrow grassed boulevard, a 3 m wide multi-use pathway, a wide grassed boulevard, curb, gutter, and 6 m wide road pavement.

The final road cross-section would be determined as part of the subdivision application review process at that time. Access to the future lots would be permitted only from Dunfell Road.

To reflect that redevelopment of the subject site proceeds consistent with the approach described above, the applicant is required to register restrictive covenants on title prior to rezoning to ensure that “Lot 1” cannot subsequently subdivide unless: a) the lots front, and have access to, a dedicated and constructed Dunfell Road only; and b) the subsequent subdivision addresses the Affordable Housing Strategy requirements in place at that time.

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, street trees and traffic signals).

Conclusion

This rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site, and with the Lot Size Policy 5470.

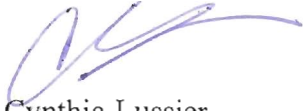
The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned “Single Detached (RS2/A)” with vehicle access to and from Dunford Road.

July 9, 2015

- 6 -

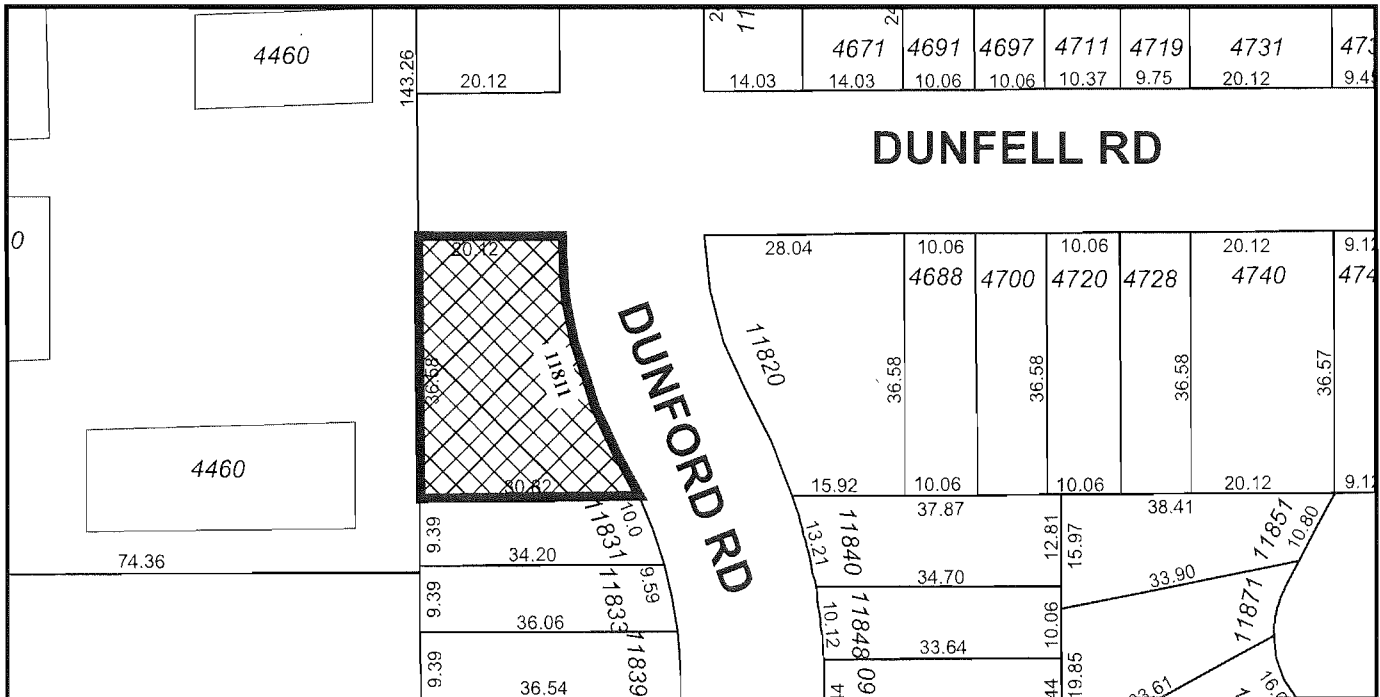
RZ 15-697230
Fast Track Application

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9270 be introduced and given first reading.



Cynthia Lussier
Planning Technician - Design
(604-276-4108)
CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Single Family Lot Size Policy 5470
Attachment 4: Rezoning Considerations
Attachment 5: Proposed Subdivision Plan
Attachment 6: Proposed Tree Retention Plan

[illegible]

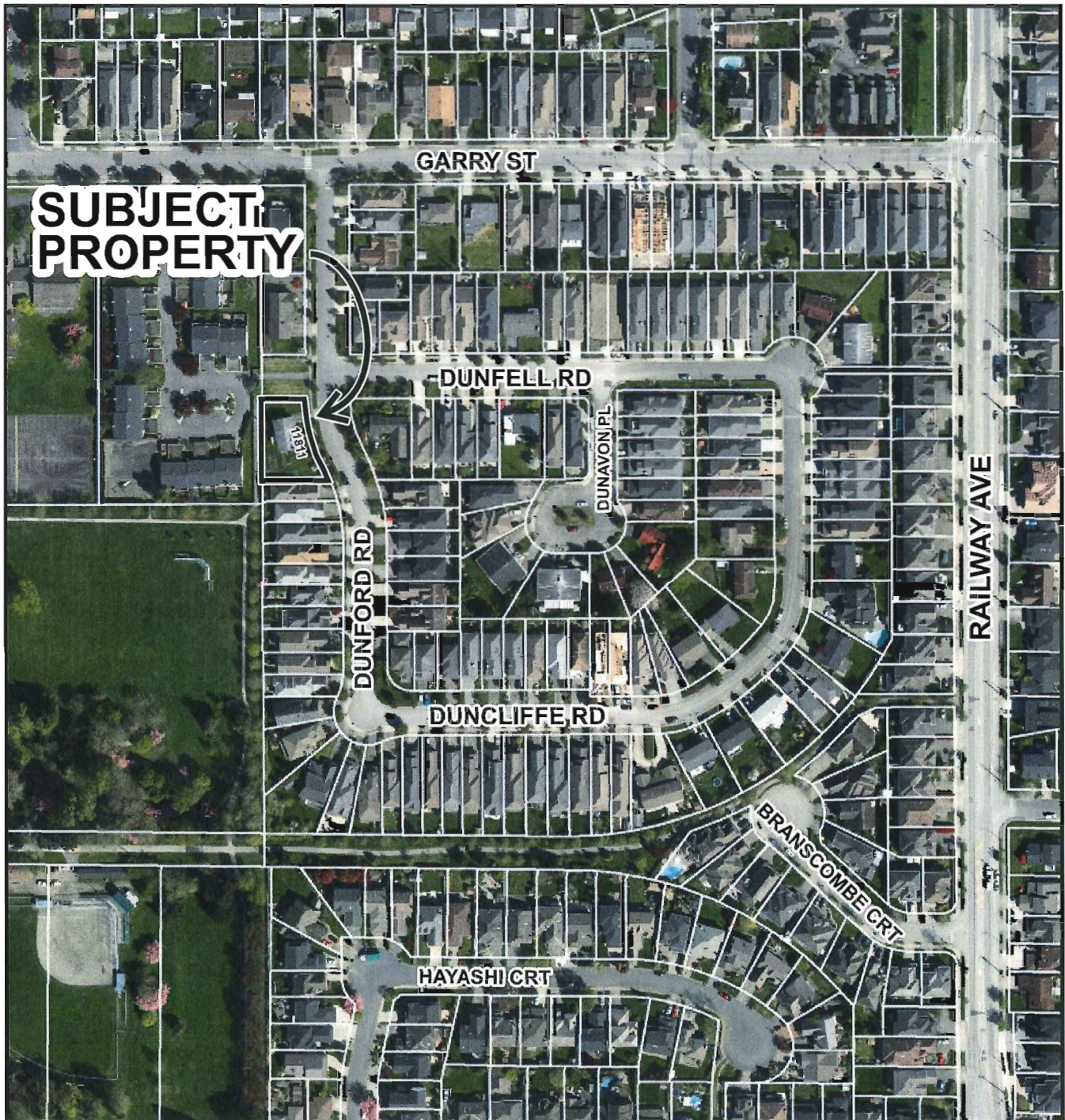
RZ 15-697230

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-697230

Original Date: 06/26/15

Revision Date:

Note: Dimensions are in METRES



RZ 15-697230

Attachment 2

Address: 11811 Dunford Road

Applicant: 1006738 BC Ltd.

Date Received: April 10, 2015

Fast Track Compliance: May 31, 2015

	Existing	Proposed
Owner	Azim Bhimani	To be determined
Site Size (m ²)	865.1 m ² (9,311 ft ²)	Proposed north lot ("Lot 1") – 595.1 m ² (6,405 ft ²) Proposed south lot ("Lot 2") – 270 m ² (2,906 ft ²)
Land Uses	Single-family residential	No change
Zoning	Single Detached (RS1/E)	Single Detached (RS2/A)

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, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front Yard (m)	Min. 6 m	"Lot 1" - 8.02 m "Lot 2" - Min. 6 m	none none
Setback – Rear Yard (m)	Min. 6 m	"Lot 1" – 4.18 m "Lot 2" - Min. 6 m	Prior to subdivision, an application to vary the rear yard setback to the existing dwelling from 6 m to 4.18 m is required none
Setback – Side Yards (m)	Min. 1.2 m	"Lot 1" 4.84 m (west) 5.61 m (east) "Lot 2" - Min. 1.2 m	none none
Height (m)	2 ½ storeys	Max. 2 ½ storeys	none
Lot Size	Min. 270 m ²	"Lot 1" - 595.1 m ² "Lot 2" - 270 m ²	none
Lot Width	Min. 9 m	"Lot 1" 23.02 m (average) "Lot 2" 10.09 m (average)	none none

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

**City of Richmond****Policy Manual**

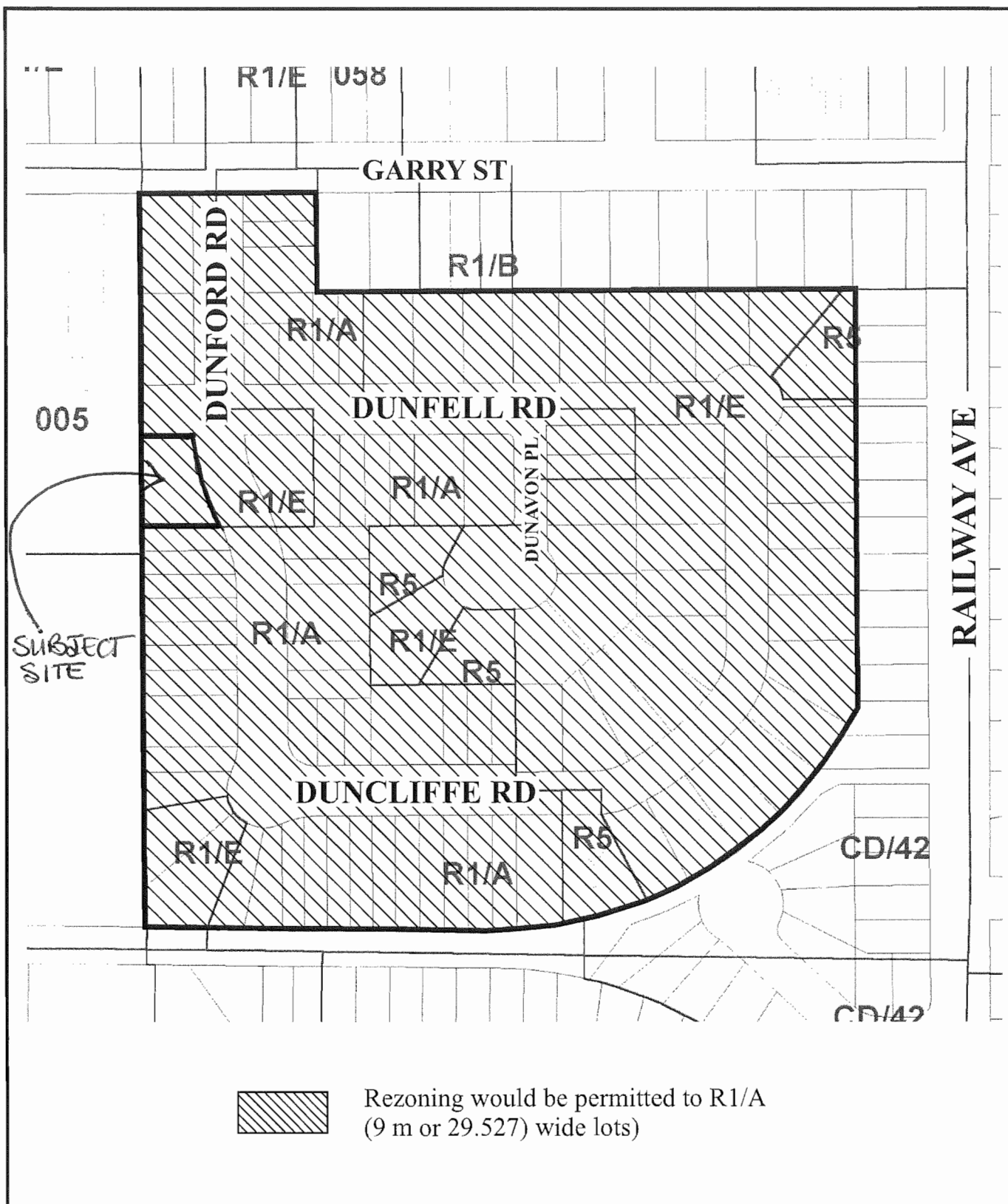
Page 1 of 2	Adopted by Council: July 15, 2002	POLICY 5470
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7	

POLICY 5470:

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to 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 changed by the amending procedures contained in the Zoning and Development Bylaw.



Policy 5470 Section 02, 3-7

Adopted Date: 07/15/02

Amended:

Note: Dimensions are in METRES



**City of
Richmond**

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 11811 Dunford Road

File No.: RZ 15-697230

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, the following items are required to be completed:

1. Submission of a Contract entered into between the applicant and both a Certified Arborist and tree relocation company to supervise tree digging, transport, and planting of Tree # 2 to T. Homma Neighbourhood School Park. The contracts should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at which stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$1,300 for relocation of Tree # 2 to T. Homma Neighbourhood School Park. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until an inspection has been passed by City staff.
3. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) for the planting and maintenance of two (2) replacement trees on the proposed south lot (minimum 6 cm deciduous calliper or 3.5 m high conifer). The security will not be released until after construction and landscaping on the proposed south lot is completed, and a landscaping inspection has been passed by City staff.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,770) 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) proposed 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.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a restrictive covenant on Title to ensure that the proposed north lot ("Lot 1") is not further subdivided unless: a) the lots front, and have access to, a dedicated and constructed Dunfell Road only; and b) the subsequent subdivision addresses the Affordable Housing Strategy requirements in place at that time.

At Subdivision* and Building Permit stage, the following items must be completed:

- Apply for and obtain a Development Variance Permit from the City to vary the rear yard setback from 6 m to 4.18 m on the proposed "Lot 1" to temporarily retain the existing dwelling on the site.

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.
- Install tree protection fencing around all trees to be retained (Trees # 1, 3, 4, 5, 6, 7, 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin (TREE-03) and must remain in place until construction and landscaping on-site is completed.
- 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.
- Complete the following servicing requirements:

Water Works

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 on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- Retain the existing water service connection to service the proposed north lot ("Lot 1").

At the developer's cost, the City is to:

- Install a new water service connection complete with meter and meter box along the Dunford Road frontage to service the proposed south lot ("Lot 2").

Storm Sewer Works

The developer is required to:

- Retain the existing storm service connection and inspection chamber along Dunford Road to service the proposed north lot ("Lot 1").
- Retain the existing storm service connection at the southeast corner of the subject site to service the proposed south lot ("Lot 2"), upgrade the existing inspection chamber to current City of Richmond standards, and reconnect existing active connections as required. A new statutory utility right-of-way (approx. 1.5 m x 3.0 m) will be required to accommodate the upgraded inspection chamber, to be determined through the subdivision application review process.

At the developer's cost, the City is to:

- Cut and cap the existing storm service connections and remove the existing storm inspection chambers fronting the undeveloped Dunfell Road.

Sanitary Sewer Works

The developer is required to:

- Retain the existing sanitary service connection along the west property line to service the proposed north lot ("Lot 1").
- Grant a 3.0 m wide statutory utility right-of-way along the entire west property line of the subject site.

At the developer's cost, the City is to:

- Verify the existing sanitary inspection chamber location on the proposed north lot ("Lot 1") and relocate it within the new statutory utility right-of-way to be provided along the entire west property line of the subject site, and upgrade as required.
- Install a new sanitary service connection and inspection chamber within the new statutory utility right-of-way to be provided along the west property line of the subject site to service the proposed south lot ("Lot 2").

Frontage Improvements

The developer is required to:

- Install a driveway crossing for the proposed south lot ("Lot 2"), to be 4.0 m wide (plus flare widths of 0.9 m on both sides at the road curb), consistent with Bylaw 7222. The driveway crossing is to be located next to the new north property line (as far away as possible from the existing driveway crossing to the neighbouring lot to the south at 11831 Dunford Road). The existing sidewalk and grass boulevard is to be reinstated after installation of the driveway crossing.

Note: It is expected that the existing driveway crossing for the proposed north lot ("Lot 1") is to remain unchanged. If not, the driveway location and dimensions are to be reviewed as part of the subdivision application review process.

- Coordinate with BC Hydro, Telus and other private utility service providers:
 - To underground 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).

General Items

Additional legal agreements, as determined via the subject development's Servicing Agreements(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Direction 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.

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 original on file]

Signed _____

Date _____

SURVEY PLAN OF LOT 34 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21419

ATTACHMENT 5

PARCEL IDENTIFIER (PID): 004-091-710
FOR SUBDIVISION APPLICATION PURPOSES

CURRENT CIVIC ADDRESS:
11811 DUNFORD ROAD
RICHMOND, B.C.

SCALE 1:125

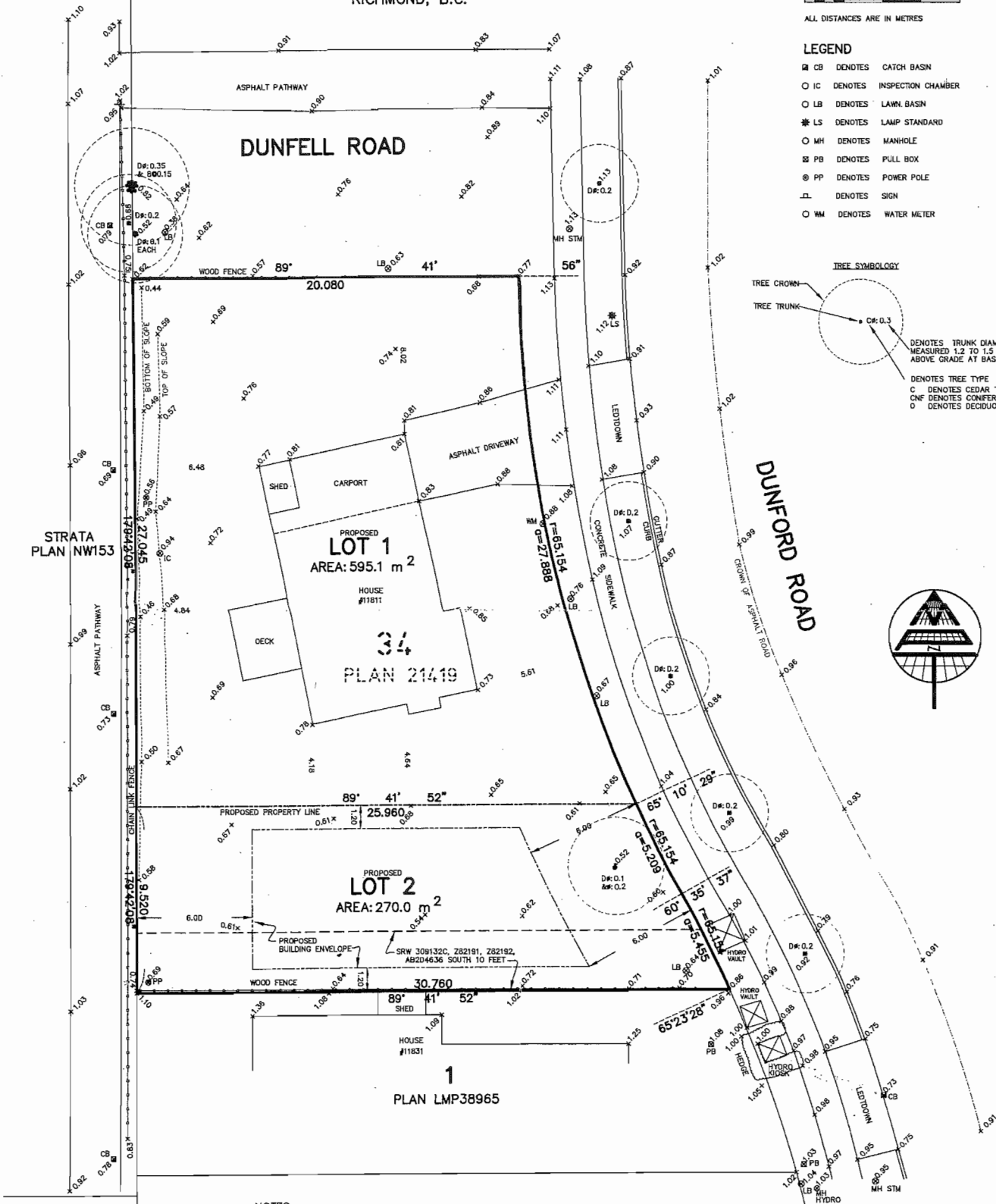
ALL DISTANCES ARE IN METRES

LEGEND

- CB DENOTES CATCH BASIN
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- PB DENOTES PULL BOX
- PP DENOTES POWER POLE
- SL DENOTES SIGN
- WM DENOTES WATER METER

TREE SYMBOLOGY

- TREE CROWN
- TREE TRUNK
- DENOTES TRUNK DIAMETER
MEASURED 1.2 TO 1.5 METRES
ABOVE GRADE AT BASE OF TREE
- DENOTES TREE TYPE
C DENOTES CEDAR TREE
CNF DENOTES CONIFEROUS TREE
D DENOTES DECIDUOUS TREE



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION OF 1.044 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEY.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

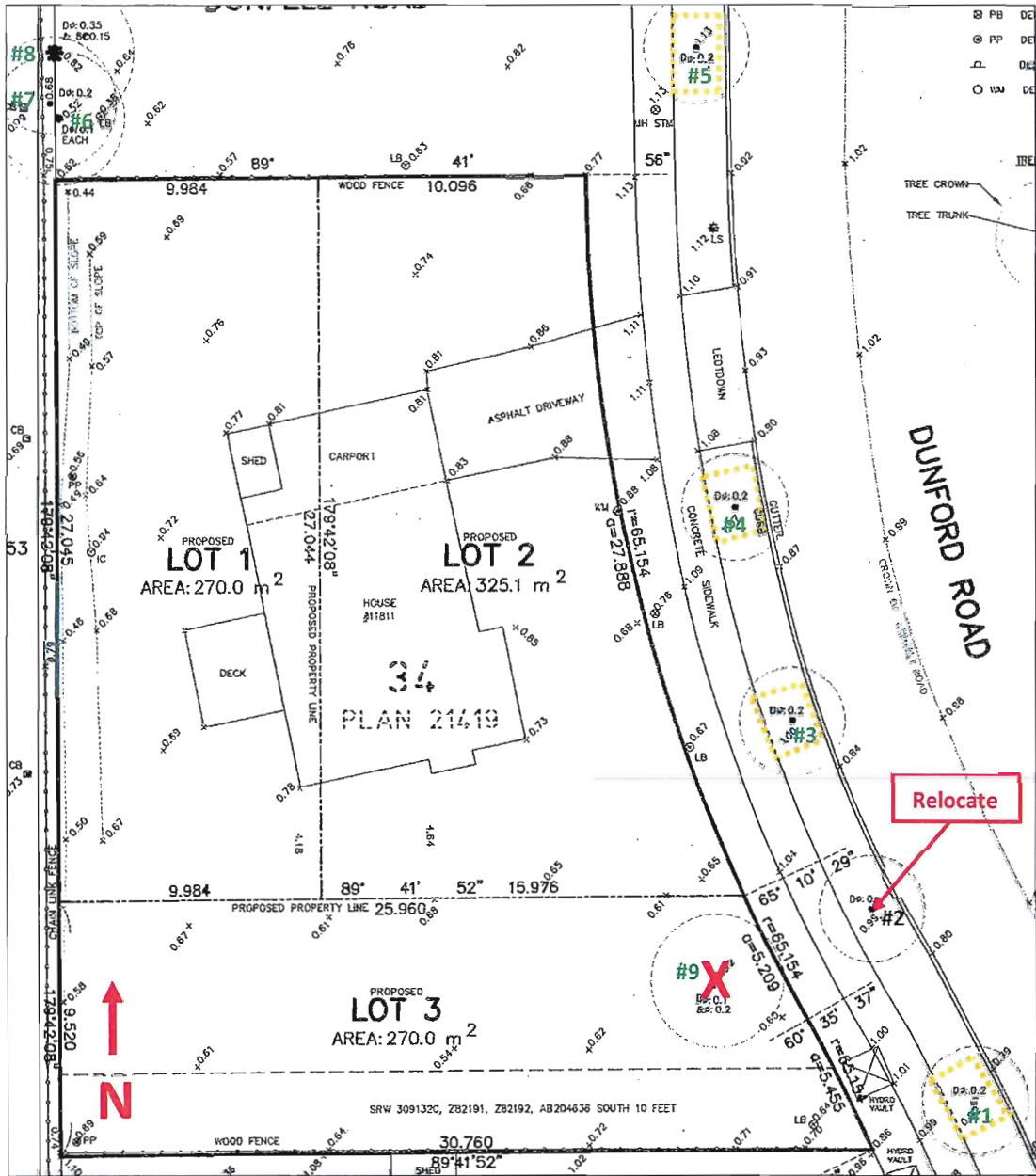
CERTIFIED, CORRECT
THIS 6TH DAY OF APRIL, 2015

[Signature]
B.C.L.S.

DATE OF SURVEY: MARCH 25, 2015

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
4320 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE:17823-TPG.DWG

R-15-17823-TPG



Tree Retention & Removal Plan, Scale 1:250

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (<i>Stewartia pseudocamellia</i>)
Serbian Spruce (<i>Picea omorika</i>)

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (M) Radius	RECOMMENDATION
1	Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>)	17	1	Retain
2	Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>)	18	1.1	Relocate
3	Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>)	15	1	Retain
4	Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>)	16	1	Retain
5	Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>)	16	1	Retain
6	Plum (off-site) (<i>Prunus sp.</i>)	52 combined	2.3	Retain
7	Plum (off-site) (<i>Prunus sp.</i>)	19	1.2	Retain
8	Plum (off-site) (<i>Prunus sp.</i>)	35 combined	2.2	Retain
9	Pear (on-site) (<i>Pyrus sp.</i>)	30	2.3	Remove



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9270 (RZ 15-697230)
11811 Dunford 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/A)"**.

P.I.D. 004-091-710

Lot 34 Section 2 Block 3 North Range 7 West New Westminster District Plan 21419

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9270"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER