



**To:** Planning Committee

**Date:** December 16, 2015

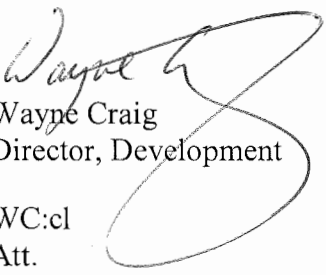
**From:** Wayne Craig  
Director, Development

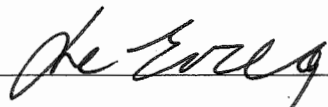
**File:** RZ 15-692244

**Re:** Application by Chi Kuen Yeung and Cardison Chun Kik Yeung for Rezoning at 7400/7420 Schaefer Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/K)"

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9511, for the rezoning of 7400/7420 Schaefer Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/K)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
  
WC:cl  
Att.

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

## **Staff Report**

### **Origin**

Chi Kuen Yeung and Cardison Chun Kik Yeung have applied to the City of Richmond for permission to rezone the property at 7400/7420 Schaefer Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). A survey of the subject site is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the north, immediately across Schaefer Avenue are dwellings on lots zoned “Single Detached (RS1/E)”.

To the South is a dwelling on a lot zoned “Single Detached (RS1/E)”, which fronts Schaefer Gate.

To the East is a dwelling on a lot zoned “Single Detached (RS1/E)”.

To the West, immediately across Schaefer Gate, is a dwelling on a lot zoned “Single Detached (RS1/E)”.

### **Related Policies & Studies**

#### **Official Community Plan/Zoning Bylaw 8500**

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The redevelopment proposal at the subject site is consistent with this designation.

This rezoning application is also consistent with the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. Each lot proposed at the subject site will be approximately 12 m (40 ft) wide and approximately 450 m<sup>2</sup> (4,860 ft<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

A rezoning sign has been installed on the subject property. In response to the sign, staff has received a total of:

- Seven (7) pieces of correspondence in opposition to the proposal and one (1) piece of correspondence from a member of the public who is uncertain about their position on the proposal (Attachment 4);
- One (1) phone call citing concerns about protection of mature trees on the subject site; and,
- Two (2) phone calls with general questions about the application.

The nature of concerns expressed by residents is:

- Recent land use violations and suspected criminal activity at the subject site (e.g. illegal suites, police incidents), resulting in a perceived decline in the security and quality of the neighbourhood.
- Traffic and parking problems resulting from the number of tenants residing at the subject site and concern that these problems will increase with the proposed development.
- Potential removal of mature trees.
- Disruption of a quiet neighbourhood, and concern that the proposed lot widths at the subject site will change the appearance of the neighbourhood and set a precedent for additional rezoning and subdivision proposals.

In response to the concerns regarding illegal suites, traffic, and parking, Community Bylaws Department and Transportation Department staff have provided the following information:

- An investigation of the subject site by staff in the Community Bylaws Department was conducted in July of 2015, which confirmed the presence of illegal suites. A follow-up inspection of the subject site was conducted on October 30, 2015, which confirmed that the illegal suites have been removed and that the building has been restored to a duplex. The City has not received any further complaints regarding illegal suites at the property.
- City staff have not received any recent reports of traffic or parking concerns in this neighbourhood.
- The proposed development exceeds the Zoning Bylaw requirements of two (2) on-site vehicle parking spaces per lot, as it includes one (1) additional vehicle parking space on the lot that is to contain the secondary suite. As a result, the proposed two (2) single-family lots are expected to have minimal traffic impact on the surrounding road system.
- The proposed development will utilize the two (2) existing driveway crossings, which comply with the provisions of Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.
- Staff in the City's Transportation Department will monitor this location particularly once the construction of the new homes is completed for any changes to the parking conditions and traffic operations.

With respect to concerns about tree protection and removal, the applicant has provided a Certified Arborist's Report that assesses on and off-site trees on the basis of their condition and

as it relates to the development proposal. The Report submitted by the applicant has been reviewed by City staff and comments are described in the “Analysis” section of this staff report.

As it relates to the concerns about future rezoning and subdivision applications in this neighbourhood, the following information is provided:

- The subject site contains an existing duplex and is located in an established residential neighbourhood that has seen limited redevelopment through rezoning and subdivision in recent years. This development proposal is consistent with the amendment provisions of Richmond Zoning Bylaw 8500 as it involves a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than two (2) lots. The potential exists for other duplex lots to redevelop in a similar manner. No policy exists within this neighbourhood to support the rezoning and subdivision of lots that do not contain a duplex.
- The lot widths in the immediate surrounding neighbourhood range from approximately 15 m to 24 m in width. The proposal at the subject site would permit a subdivision to create a west lot of approximately 13 m in width and an east lot of approximately 12 m in width.

Should the Planning Committee endorse this application and should Council grant 1<sup>st</sup> reading to the rezoning bylaw, the standard Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site.

## **Analysis**

### **Conceptual development plans**

The applicant has submitted conceptual plans showing:

- The proposed architectural elevations of the dwellings along Schaefer Avenue and along Schaefer Gate; and
- The proposed landscaping of the front yard and exterior side yard on the corner lot (Attachment 5).

The proposed elevation and landscape plans respond to the City’s urban design objectives by providing an articulated and visually interesting façade along Schaefer Gate, and by enhancing the front and exterior side yard with a variety of evergreen shrubs (e.g. ferns, rhododendron, azalea, boxwood).

Prior to final adoption of the rezoning bylaw, the applicant is required to register a restrictive covenant on title specifying that the Building Permit application and ensuing development at the subject site must be generally consistent with the plans included in Attachment 5. Plans submitted at Building Permit application stage must comply with all City regulations. The Building Permit application process includes coordination between Building Approvals and Planning staff to ensure that the covenant is adhered to.

Vehicle access to the proposed lots is to be maintained at the existing driveway crossing locations. The driveway crossing to the proposed corner lot is to be along the south property line

off Schaefer Gate, and the driveway crossing to the proposed east lot is to be along the east property line off Schaefer Avenue. The existing driveway crossings are required to be upgraded to meet current City standard at development stage.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses the following bylaw-sized trees:

- four (4) trees on the subject site (Trees # 86, 88, 89, 90);
- one (1) tree on the shared lot line with City property along Schaefer Gate (Tree # 87);
- one (1) tree within the boulevard along Schaefer Avenue on City-owned property (Tree # 85); and
- one (1) tree on the shared lot line with City property at 7440 Schaefer Avenue (Tree A).

The City's Tree Preservation Coordinator and Parks Department staff have reviewed the Arborist's Report, conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Retain Trees # 87, 88, and 89 along Schaefer Gate, which are in moderate to good condition;
- Retain Trees # 85 and Tree A along Schaefer Avenue, which are in moderate to good condition;
- Remove Tree # 86 at the northwest corner of the site along Schaefer Gate due to poor form and condition (i.e., historically topped with weak attachments below decaying topping cuts); and
- Remove Tree #90 in the rear yard due to conflict with the proposed detached garage on the proposed corner lot.

The proposed Tree Retention Plan is shown in Attachment 6.

To ensure that Trees # 85, 87, 88, 89 and Tree A are protected at development stage, the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for 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 (e.g. pruning etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$15,000.00. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City will release 90% of the security after construction and landscaping on-site has been completed

and inspected, and the remaining 10% of the security retained for a 1-year maintenance period to ensure that the trees have survived.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install 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 must remain in place until construction and landscaping on-site is completed.

For the removal of Trees # 86 and 90, the OCP tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The preliminary Landscape Plan included in Attachment 5 shows that three (3) trees are proposed in the front yard of the proposed corner lot (i.e., Japanese Maple, Dogwood, Cherry). In addition, the applicant has agreed to plant and maintain one (1) replacement tree on the proposed east lot.

To ensure that the four (4) replacement trees are planted on-site at development stage, the applicant is required to submit the following landscaping security prior to final adoption of the rezoning bylaw:

- a security in the amount of 100% of the cost estimate provided by the Landscape Architect for the works in the front yard and exterior side yard on the proposed corner lot (including installation, trees, soft and hard surfaces); and
- a security in the amount of \$500.00 for the one (1) replacement tree on the proposed east lot.

Note: The securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the securities for a 1-year maintenance period.

### **Existing Legal Encumbrances**

There is an existing covenant that is registered on title of the strata lots which restricts the use of the property to a duplex (i.e., BF94917 and BF94918). The covenant must be discharged from title as a condition of rezoning.

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to 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 the City's Zoning Bylaw. Registration of this legal agreement is required

prior to final adoption of the rezoning bylaw. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

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

At future development stage, the applicant must pay costs associated with completion of the required servicing works and frontage improvements as described in Attachment 7.

Prior to subdivision, the applicant must demolish the existing duplex and discharge the existing Strata Plan (NWS365).

### **Financial 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 rezoning application is to rezone the property at 7400/7420 Schaefer Avenue from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP. The application also complies with the Zoning Bylaw provisions regarding the subdivision of land that contains an existing duplex.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9511 be introduced and given first reading.



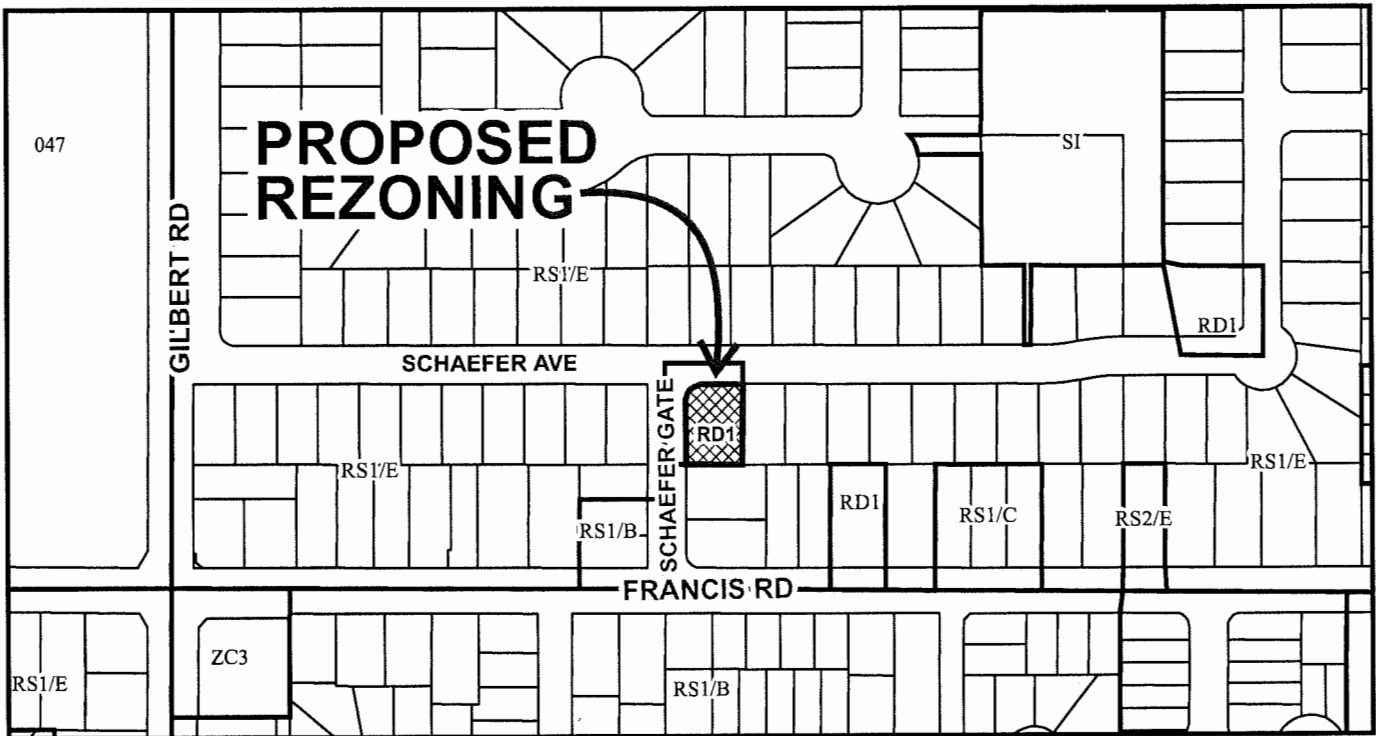
Cynthia Lussier  
Planner 1

CL:rg

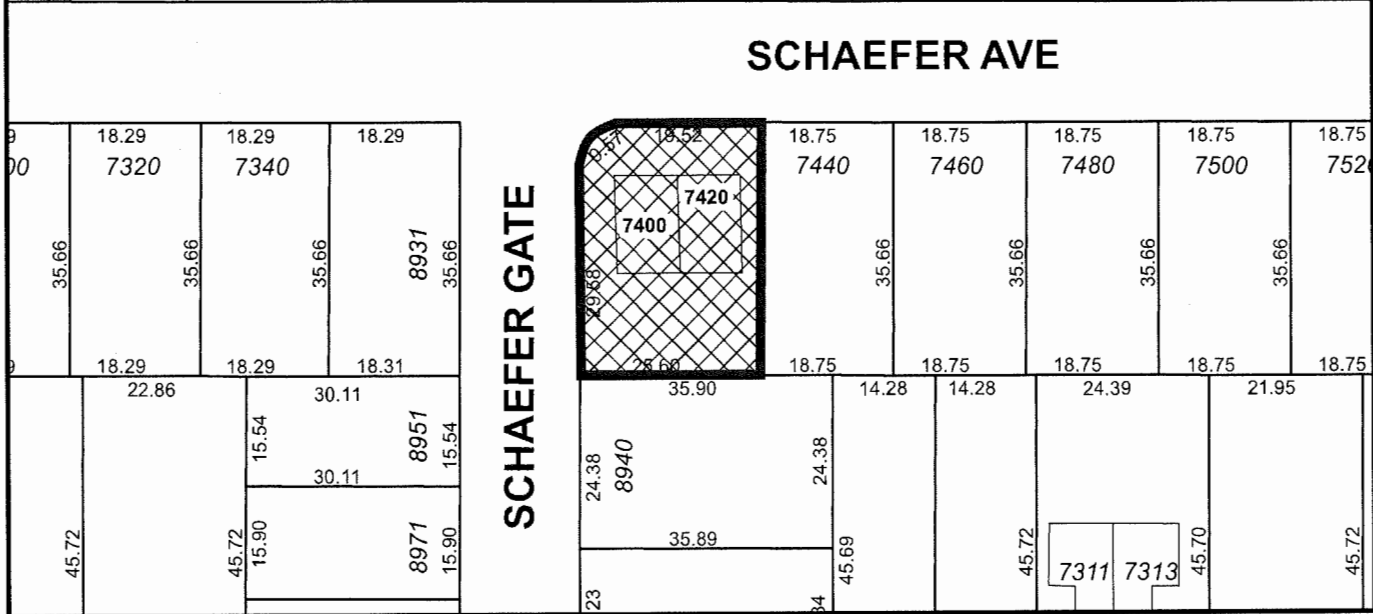
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Correspondence received from the public
- Attachment 5: Conceptual Development Plans
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



7331	7351	7371	7391	7411	7431	7451	7471	7491	7511
19.23	19.23	19.30	18.59	18.59	18.59	18.59	18.59	18.59	18.59



	<h1>RZ 15-692244</h1>	Original Date: 02/10/15
		Revision Date: 02/12/15
		Note: Dimensions are in METRES





City of  
Richmond



RZ 15-692244

Original Date: 02/10/15

Revision Date

Note: Dimensions are in METRES

**SURVEY PLAN OF STRATA PLAN NWS365  
BLOCK 4 NORTH, RANGE 6 WEST  
NEW WESTMINSTER DISTRICT**

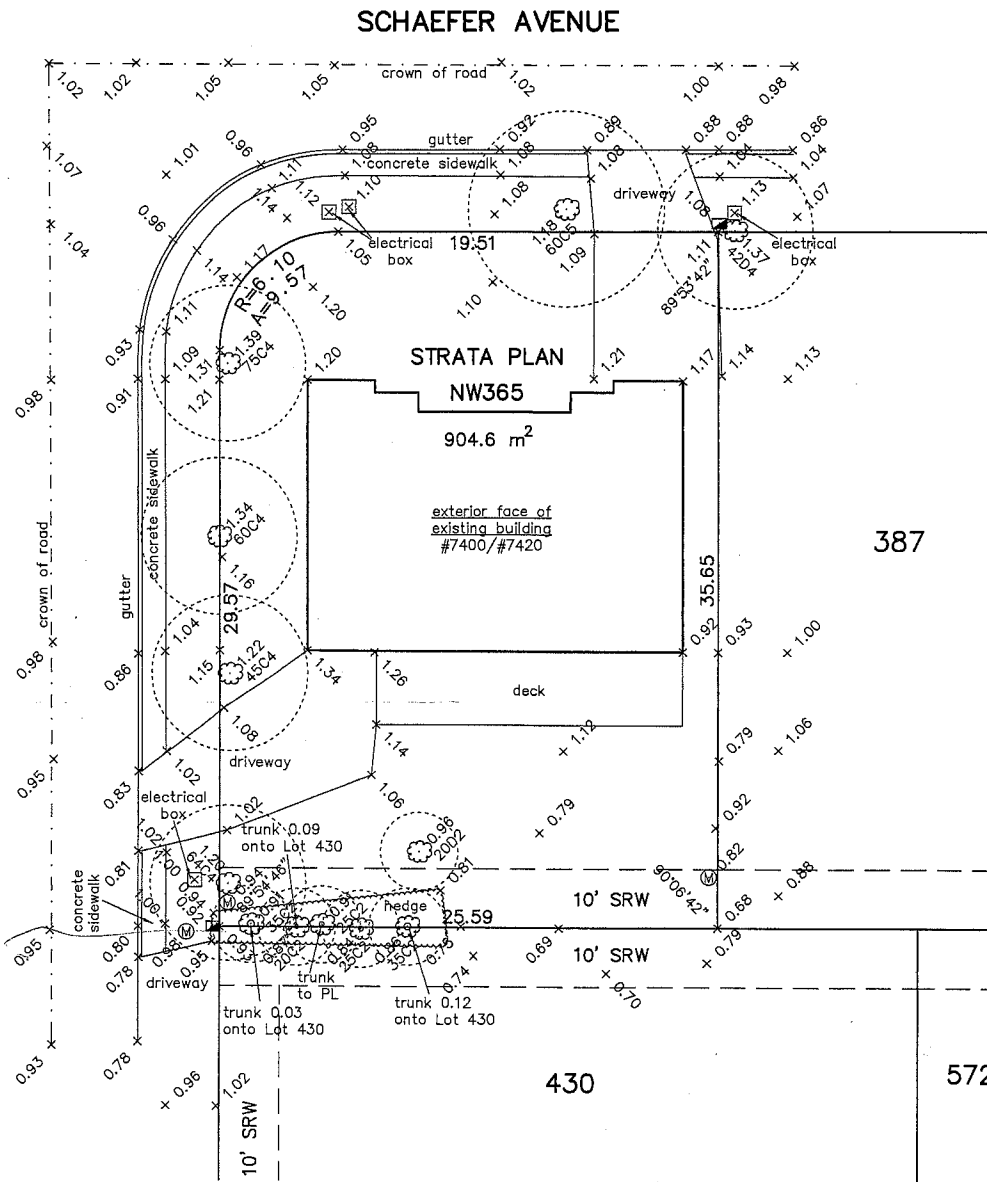
SCALE 1 : 250



All distances are in metres.



SCHAEFER GATE



**NOTES:**

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from HPN#190 (O2H1624) situated at the intersection of No. 5 Road and Granville Avenue. Elevation = 2.353 metres.
- For elevation control, use control monument or lead plugs in concrete sidewalk only.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- ☑ denotes catch basin
- Ⓜ denotes manhole
- ⊙ denotes tree.
- BC10  
└─ drip line radius (metres)  
└─ C=caniferous  
└─ D=deciduous  
└─ diameter (centimetres)

**CIVIC ADDRESS**

7400/7420 SCHAEFER AVENUE  
RICHMOND, B.C.

**ZONING:** RD-1

**CERTIFIED CORRECT.**  
DATED THIS 6TH DAY OF JAN., 2015

LOUIS NGAN B.C.L.S.

L	N	L	S	METRO VANCOUVER LAND SURVEYORS
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**RZ 15-692244**

**Attachment 3**

Address: 7400/7420 Schaefer Avenue

Applicant: Chi Kuen Yeung & Cardison Chun Kik Yeung

Planning Area(s): Broadmoor

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Chi Kuen Yeung Cardison Chun Kik Yeung	To be determined
<b>Site Size (m<sup>2</sup>):</b>	904.6 m <sup>2</sup> (9,737 ft <sup>2</sup> )	Two (2) lots, each approximately 452.3 m <sup>2</sup> (4,868 ft <sup>2</sup> )
<b>Land Uses:</b>	Two-family dwelling	Two (2) single-family residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/K)

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Buildings:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – live plant material:	Max. 20%	Max. 20%	none
Lot Size (min. dimensions):	315 m <sup>2</sup>	Each approximately 452.3 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

Attachment 4  
Correspondence received from the public

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Monday, 27 April 2015 12:58 PM  
**To:** 'tamara.tk7@gmail.com'  
**Subject:** 7400/7420Schaefer Avenue

Hi Tamara

Your inquiry regarding the development proposal at 7400/7420Schaefer Avenue has been forwarded to me for a response.

I am the planner that is reviewing the rezoning application and I can answer any questions you may have about the proposal. If you have concerns that you would like to ensure are communicated to Richmond City Council in their consideration of the rezoning application at this site, please reply by email describing why you are opposed to the application and I will attach a copy of your email to my staff report on this application.

If the rezoning application at the subject site moves forward to a Public Hearing, you will also have the opportunity to make your views known at the Public Hearing. In this case, an ad would appear in the local newspaper advising of the procedure to attend the Hearing and make comments. If you are located within 50 m of the subject site, you would receive a notification letter in the mail 10 days prior to the Hearing advising of the procedure to attend the Hearing and make comments.

Thank you,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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**From:** Tamara Klymko [<mailto:tamara.tk7@gmail.com>]  
**Sent:** Thursday, 23 April 2015 10:14  
**To:** PlanningDevelopment  
**Subject:** Schaefer Avenue 7400,7420

Hello,

On the corner of Schaefer Gate and Schaefer Avenue we are going to have development (

06 20 4 6 15 692244 000 00 RZ Staff Review Rezoning Chi K Yeung Janice Li 7789083988

CHI KUEN YEUNG & CARDISON CHUN KIK YEUNG have applied to the City of Richmond for permission to rezone 7400/7420 Schaefer Avenue from Two Unit Dwellings(RD1) to Single Detached (RS2/K), to permit the property to be subdivided to create two (2) lots fronting Schaefer Avenue. 7420 Schaefer Ave, 7400 Schaefer Ave).

I am not sure that I support such development in front of my house and on our street, I would like to know, how my opinion could be counted in making decision on this resonning.

Thank you,

Tamara Klymko

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Friday, 8 May 2015 09:36  
**To:** 'Hedwig Lee'  
**Subject:** RE: 7400/7420 Schaefer Avenue

Hi Hedwig

In response to your request, I can certainly email you the current information associated with the proposal. I have attached the proposed site plan and the proposed tree retention plan to this email. The Tree Retention Plan will have to be revised after the City's own Arborists review the proposal to determine whether they agree with the recommendations of the applicant's Arborist (also, there is a conflict on the Tree Retention Plan between Tree # 90 and the proposed location of the garage for the west lot). As shown in the proposed site plan, vehicle access to the proposed west lot is required off Schaefer Gate in accordance with the City's Bylaw 7222, and vehicle access to the proposed east lot is required off Schaefer Ave.



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In response to your question about the potential number of secondary suites, the proposed "Single Detached (RS2/K)" zoning allows 1 secondary suite per house. The applicant has not yet indicated whether they are proposing to include a secondary suite in each house or whether they are proposing to contribute a cash contribution to the City's Affordable Housing Reserve Fund in-lieu of building a secondary suite in each house. That is something that the applicant will have to advise before I can move their application forward.

The current duplex is not allowed to have 4 units. That violates the existing duplex zoning on the site. If you wish to file a formal complaint and have a property use inspector investigate the site, please contact the City's Community Bylaws department at 604-276-4345 or by email at: [communitybylaws@richmond.ca](mailto:communitybylaws@richmond.ca).

If, after you review the attached proposal, you would like to submit written correspondence for me to attach to my staff report to Council, please send it to me via email.

Please let me know if you have any questions.

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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**From:** Hedwig Lee [<mailto:hedwigl@hotmail.com>]  
**Sent:** Tuesday, 05 May 2015 7:01 PM  
**To:** Lussier, Cynthia  
**Subject:** RE: 7400/7420 Schaefer Avenue

Hi Ms Lussier

Thank you for responding to our email.

While we appreciate your offer to go over the proposal in person, unfortunately we both work full time so if there is a way to respond to our enquiries in writing that would be very helpful.

An additional question would be the on the proposed new houses. How many secondary suites will be allowed in each house? The reason for my question is that the current duplex is used as a rental unit with 4 families living in the duplex. There are 6 to 7 cars parked daily but parking has not been too much of an issue as 4 of the cars are parked in the driveway. With the division of the lot and the densification parking could also be an issue. The lot is located at the corner of Schaefer Gate and Schafer Ave where it is a high traffic area (relative to the other side streets) as Schaefer Gate is one of the two streets with access to the Francis Road within the block.

Thanks again for your help.

Hedwig and Eddie

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From: [CLussier@richmond.ca](mailto:CLussier@richmond.ca)  
To: [hedwigl@hotmail.com](mailto:hedwigl@hotmail.com)  
Subject: RE: 7400/7420 Schaefer Avenue  
Date: Mon, 4 May 2015 20:43:06 +0000

Hi Hedwig and Eddie,

Thank you for your email.

If you'd like further information on the rezoning at the above-referenced site, I would be happy to meet with you at the front counter to review the proposal with you and to respond to your questions about the size of the new houses and the proposed tree retention/removal.

In terms of the process for expressing your objections to this rezoning application, please submit any concerns that you have about the proposed rezoning application to me via email. I will include your correspondence in the staff report to Council for their consideration.

Also, if the application were to move forward to a Public Hearing, there would be another opportunity to express your concerns directly to Council in person at the hearing or by submitting them in writing to Council directly.

Please let me know if you wish to meet to go over the proposal and let me know the dates and times that would work for you.



Cynthia Lussier

*Planning Technician*

Development Applications Division

City of Richmond

Tel: 604-276-4108

Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)

[www.richmond.ca](http://www.richmond.ca)

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**From:** Hedwig Lee [<mailto:hedwigl@hotmail.com>]

**Sent:** Saturday, 02 May 2015 8:37 PM

**To:** Lussier, Cynthia

**Subject:** 7400/7420 Schaefer Avenue

Hi Ms Lussier

We would like to request for further information on the rezoning application for 7400/7420 Schaefer Avenue ( file no. RZ 15-692244). We are very concerned about the development. In particular the size of the new houses relative to the lot area and the loss of the four large trees facing Schaefer Gate, and how this will affect the character of our neighbourhood.

We spoke with several neighbours and they were equally concerned. Please advise what will be the process to raise our objections to this rezoning application.

Thank you for your assistance.

Hedwig Lee and Eddie Leung  
8931 Schaefer Gate

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 12 May 2015 9:15 AM  
**To:** 'Herb Wong'  
**Subject:** RE: 7400/20 Schaefer Ave

Hi Herb

I will include your email as an attachment in my staff report.

I can provide some clarification, though, on a few points below. Would you like to meet with me to discuss? Or discuss by phone? Please feel free to contact me at 604-276-4108.

Thank you,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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**From:** Herb Wong [<mailto:hwong@rbauction.com>]  
**Sent:** Monday, 04 May 2015 2:03 PM  
**To:** Lussier, Cynthia  
**Subject:** RE: 7400/20 Schaefer Ave

Hi Ms. Lussier,

Thank you for getting back to me.

Some of my neighbours were getting worried because the number on the application led to voicemail. At least we have finally made contact.

I will convey some of my concerns based on my own observations and then I will give you other details from only what I've heard.

- Currently, this duplex unit seems to be renting out to multi-families resulting in increased traffic and vehicles for parking.
- On garbage day, garbage is not secured, the crows get at it and garbage is all over the street.
- Just recently a SWAT team was called, our street was blocked off and we could not gain access to our home due to the police incident.
- Mainly, the above comments a tenant and owner matter so there probably not much to be done about that?

- Our neighborhood is relatively quiet but this property has quite a bit of “action” with the number of different families residing.

As for the application;

- Dividing the lot into two for two smaller homes would drastically change the appearance of the neighborhood and set a precedent for other properties.
- All lots are relatively the same size but with this application, that would change.
- Perhaps some of the trees would be removed for the new homes, which again will change the look of the neighbourhood.
- The owner with two properties is probably wanting more rental income and they'll probably have more tenants, whether illegally or legally and with more vehicles.
- Because of the poorly managed owner/tenant relationship, we've had to keep our children inside or in the backyard. Our children are still young and really enjoy playing outside.

From what I've heard, the owner receives \$6,000/monthly for rent, so he's probably looking for more. The RCMP have been to the property more than once this past year.

“There goes the neighborhood!”

Thank you again for any consideration and your attention to this matter.

Regards,

Herb Wong

---

**From:** Lussier, Cynthia [<mailto:CLussier@richmond.ca>]

**Sent:** Monday, May 04, 2015 1:39 PM

**To:** Herb Wong

**Subject:** RE: Schaefer Ave

Hi Mr. Wong,

Thank you for your email.

Please submit any concerns that you have about the proposed rezoning application at 7400/20 Schaefer Ave to me via email. I will include your correspondence in the staff report to Council for their consideration.

Also, if the application were to move forward to a Public Hearing, there would be another opportunity to express your concerns directly to Council in person at the hearing or by submitting them in writing to Council directly.

Please let me know if you have any questions.

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond

**PH - 143**

Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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**From:** Herb Wong [<mailto:hwong@rbauktion.com>]  
**Sent:** Friday, 01 May 2015 4:59 PM  
**To:** Lussier, Cynthia  
**Subject:** Schaefer Ave

Dear Ms. Lussier,

Just wondering about the process for disputing the application for rezoning for a property in our neighborhood.  
How do we go about this and start this process?

Thank you for your immediate attention.

Regards,  
Herb Wong  
7431 Schaefer Avenue

Sent from Samsung Mobile

\*\*\*This email originated from the Internet\*\*\*

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 19 May 2015 12:15 PM  
**To:** 'Chung Cindy'  
**Subject:** RE: Objection of Redevelopment to 4 houses - File# RZ15-692244 - 7400 -7420 Schaefer Ave

Hi Cindy,  
I received your email (below).

Could you provide more details on the nature of your concerns regarding the proposed rezoning application at 7400 -7420 Schaefer Ave?

If you wish to discuss your concerns in person or by phone, please contact me directly at 604-276-4108.

Thank you,

Cynthia Lussier  
Planning Technician  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

-----Original Message-----

From: Chung Cindy [<mailto:cindy.shiuto@hotmail.com>]  
Sent: Friday, 15 May 2015 6:07 PM  
To: Lussier, Cynthia  
Subject: Objection of Redevelopment to 4 houses - File# RZ15-692244 - 7400 -7420 Schaefer Ave

I am the owner of 8971 Schaefer Gate

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 19 May 2015 12:21 PM  
**To:** 'Stella Chan'  
**Subject:** RE: File No.Rz1569224

Hi Stella  
Thank you for your email (below).

I will include a copy of your email in my staff report to City Council.

If you wish to obtain more information about the rezoning application at 7400/7420 Schaefer Ave, please contact me by phone at 604-276-4108 or by email at [clussier@richmond.ca](mailto:clussier@richmond.ca)

Thank you,

Cynthia Lussier  
Planning Technician  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

-----Original Message-----

**From:** Stella Chan [<mailto:chocolatedog11@icloud.com>]  
**Sent:** Sunday, 17 May 2015 1:17 PM  
**To:** Lussier, Cynthia  
**Subject:** FILE No.Rz1569224

I oppose to rezone 7400 /7420 Schaefer Ave.,to subdivided .  
It is a inner street,very quiet and good living area,it is nice to rezone for one single house for the land,this a inner street. Most. People live here for almost thirty years.my phone no.is 7788919982 Sent from my iPhone

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 19 May 2015 12:24 PM  
**To:** 'winnie Lau'  
**Subject:** RE: file no. RZ15-692244 7400-7420 Schaefer Ave, Richmond

Hi Ting,  
Thank you for your email (below).

I will include a copy of your email in my staff report to City Council.

If you wish to obtain more information about the rezoning application at 7400/7420 Schaefer Ave, please contact me by phone at 604-276-4108 or by email at [clussier@richmond.ca](mailto:clussier@richmond.ca)

Thank you,

Cynthia Lussier  
Planning Technician  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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**From:** winnie Lau [<mailto:winnieting88@yahoo.com>]  
**Sent:** Sunday, 17 May 2015 9:47 PM  
**To:** Lussier, Cynthia  
**Subject:** file no. RZ15-692244 7400-7420 Schaefer Ave, Richmond

I object the rezoning application of 7400-7420 Schaefer Ave because it will create a lot of traffic problems in future and the building will not identical with other properties in this area.

Owner of 7500 Schaefer Ave, Richmond  
Ting, Wing Lung

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 26 May 2015 11:52 AM  
**To:** 'Sun MingEnterprises Limited'  
**Subject:** RE: objection to the rezoning application File No. RZ 15 692244

Hi Guo Zhen Ling  
Thank you for your email.

Your email will be included in the staff report on this rezoning application to be considered by City Council.

I have also received complaints from many other residents in the neighbourhood about the existing use of the property. I have referred the matter of illegal suites to the City's Community Bylaws department for investigation and enforcement. I will be providing an update on that investigation in my staff report to City Council.

Currently, there is 1 tree on the site that the City's Tree Preservation Coordinator has recommended for removal at the northwest corner of the site based on its condition (e.g. historically topped with weak attachments below decaying top cuts). There is 1 other small tree on-site that must be removed due to conflict with the proposed building on the future west lot. The remaining trees are currently recommended to be retained and protected. The final outcome of proposed tree removal, however, has yet to be determined and will be based on a number of factors such as whether there will be any conflict with the required servicing of the site (e.g. the locations of water, storm, sanitary connections etc.).

If you'd like to meet with me to obtain further information about the rezoning proposal, please let me know.

Sincerely,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

---

**From:** Sun MingEnterprises Limited [<mailto:sunmingent@hotmail.com>]  
**Sent:** Tuesday, 26 May 2015 10:57 AM  
**To:** Lussier, Cynthia  
**Subject:** objection to the rezoning application File No. RZ 15 692244

Good Morning :

I am here to express my objection to the rezoning application File No. RZ 15 692244.

Based on our daily observation and the fact of being the neighbour for \_\_3\_\_ years, this house has always been a rental for many families. We know the owner has rented the property for multiple families with illegal suites for it's current duplex zoning.

**PH<sub>i</sub>- 148**



The owner seems to mismanage this property as the tenants are questionable. Some examples include a swat team closing off our street recently for one of the tenants. We experienced quite a bit of inconveniences especially with parking and the property owner seems to have many different tenants as if the property is an extended stay business in a residential zone area.

If the rezoning application is approved, I'm sure one or more of the large trees will be removed to accommodate the new plans. This will further change our neighbourhood look.

Thanks for your time and attention to this matter.

Regards,

Guo Zhen Ling

7411 Schaefer Ave  
Richmond BC V6Y 2W7  
604-351-9351

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Monday, 01 June 2015 1:28 PM  
**To:** 'siuhans wong'  
**Subject:** RE: 7400/20 Schaefer Ave (RZ 15-692244)

Hi Siuhan

Thank you for your email.

I will attach a copy of your email to the staff report to Council on this rezoning application.

If you wish to discuss your concerns with me in person or if you wish to have a look at the applicant's rezoning proposal, please let me know and we can arrange a meeting here at City Hall. I can be reached at 604-276-4108 or by email at [clussier@richmond.ca](mailto:clussier@richmond.ca)

Sincerely,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

---

**From:** siuhans wong [<mailto:siuhans888@hotmail.com>]  
**Sent:** Sunday, 31 May 2015 8:28 PM  
**To:** Lussier, Cynthia  
**Subject:** file#Rz15-692244

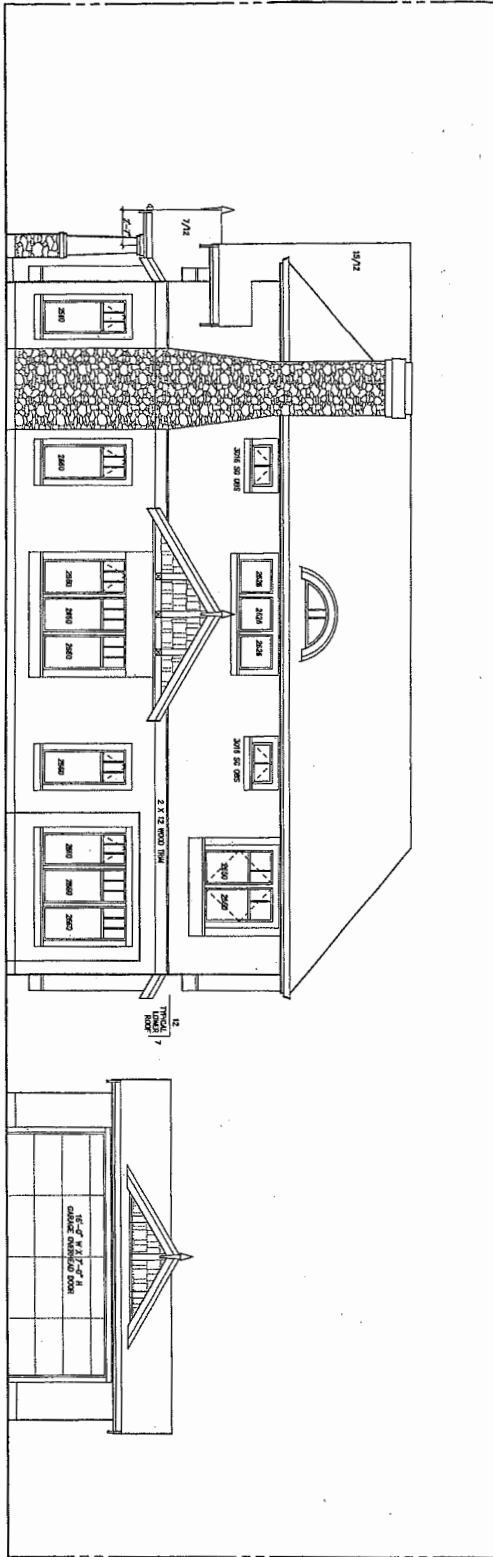
Dear Cynthia Lussier:

we came back early from holidays just to voice against the rezoning of 7400-7420 Schaefer Ave. This property been very bad for the area already. RCMP have been called to the property and constant changes of renters. I have been house owner for more than 20 years. The area been very nice till recent. I do not want the area to worsen any more. I would like to continue to live in this area where all three of my kids went to school.

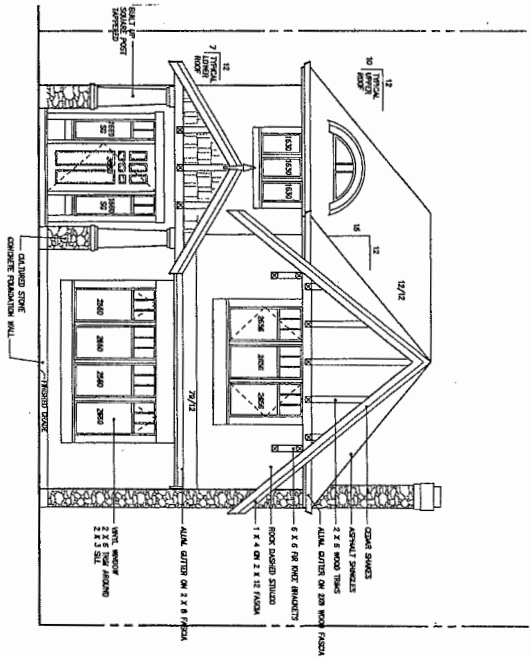
Regard

Siuhan Wong  
7340 Schaefer Ave

West Elevation



North Elevation



\*Note: plans must comply with all City Regulations at Building Permit stage.

THE DRAWING SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER AND FOR THE DESIGNER'S NEGLIGENCE OR MALPRACTICE. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER OR FOR THE DESIGNER'S NEGLIGENCE OR MALPRACTICE. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED.

Project Title <b>PROPOSED REZONING &amp; SUBDIVISION</b> 7400/7420 SCHAEFER AVENUE VANCOUVER, B.C.	No. Date Revision 0 AUG15 FOR REZONING & SUBDIVISION APPLICATION	Consultants  
	Sheet Title <b>STREET ELEVATIONS</b>	

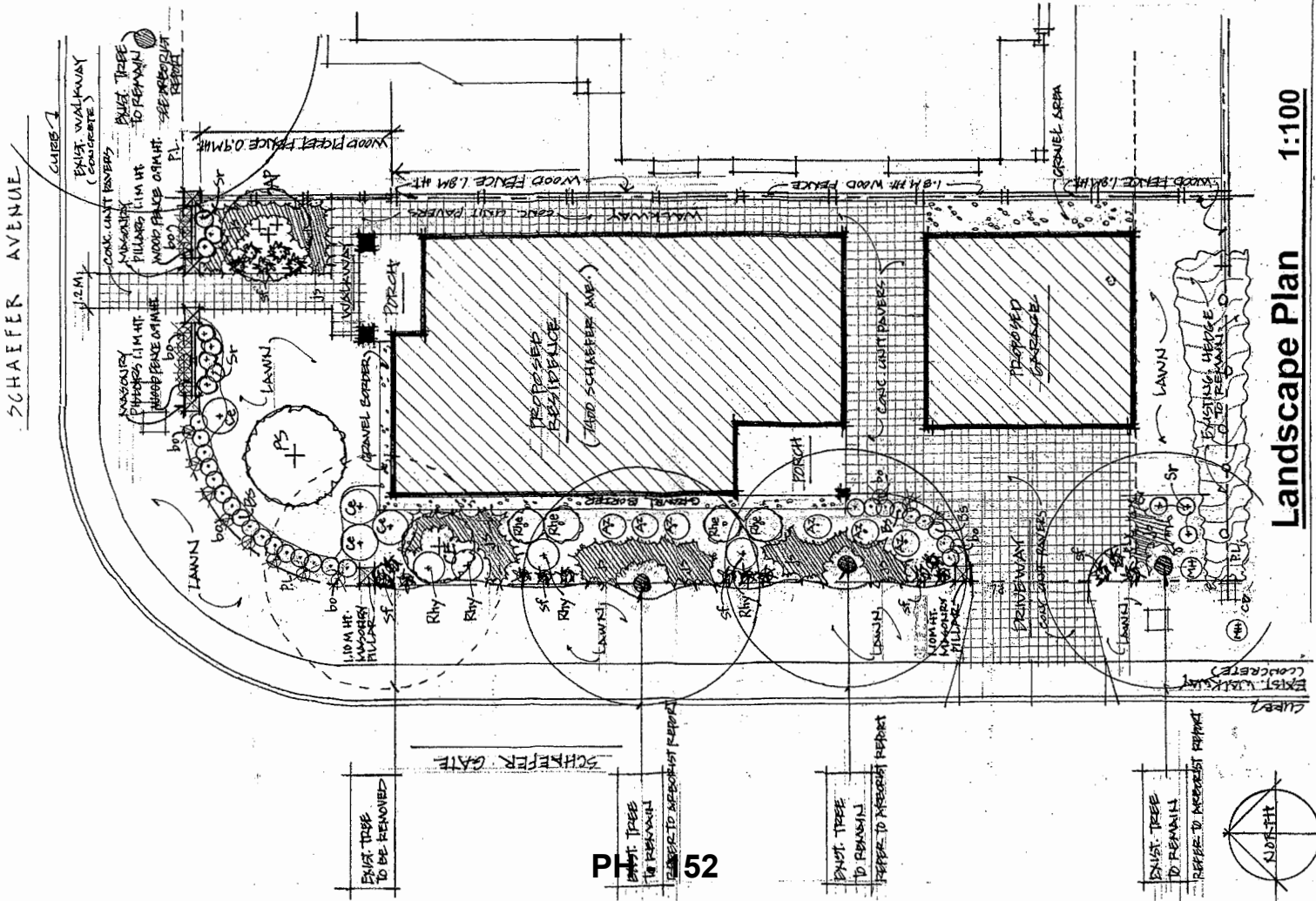
Scale: 1/8" = 1'-0"  
 Date: 27 AUGUST 2015  
 Project No.:  
 Sheet No.:

A2

PH - 151

CADLAB

SCHAEFER AVENUE



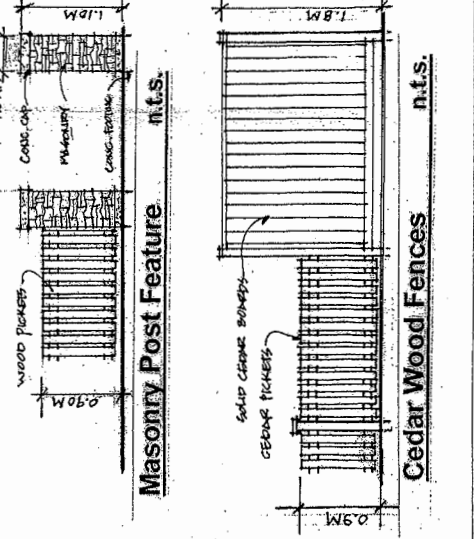
Landscape Plan 1:100

PLANT LIST

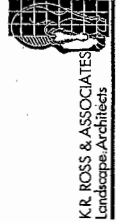
Key	Scientific Name	Common Name	Qty	Size / Notes
AP	Azoi palmatum	Maedagi Japanese Maple	1	5cm cal; B&B; multi-stem
CE	Cornus 'Eddie's White Wonder'	Eddies White Wonder Dogwood	1	6cm cal; B&B; Shirofogan Cherry
PS	Prunus serrulata 'Kakidori'	Kaempferi Azalea 'Dawn'	6	#2 pot
Az	Azalea 'Dawn'	Common Boxwood	25	#3 pot; 45cm o.c.
Bs	Buxus sempervirens	California Lilac	4	#3 pot
Ce	Ceanothus impressus	Elba Rhodo (pink-purple)	4	#3 pot
Rhe	Rhododendron 'PJM Hybrid Elite'	Yak Rhodo (pale pink)	4	#3 pot
Rhy	Rhododendron yakushimanum	Fragrant Sweetbox	11	#2 pot
Sr	Sarcococca nuscifolia	Blue Oak Grass	17	#2 pot
bo	Heliconia	Japanese Spurge	250	#1 pot; 30cm o.c.
je	Psychandria terminalis	Sword Fern	20	#2 pot
sf	Polystichum multifidum			

PROJECT NOTES

- EXISTING TREES: Refer to project Arbourist Report for tree management measures, tree protection fencing, and protection of existing trees to remain.
- REPLACEMENT TREES: Refer to project Arbourist Report for tree protection zones is subject to Arbourist Report recommendations and instructions.
- REPLACEMENT TREES: Replacement trees required (corner lots = 1 (sizes per City requirements))
- PLANTING AREAS: All landscape materials, products, and installation to conform to the latest edition of the BCSLA "BC Landscape Standard"
- PAVED AREAS: All paving to be in accordance with the latest edition of the BCSLA "BC Landscape Standard"
- WOOD PICKETS: All wood pickets to be installed in 2" deep approved footings
- WOOD FENCES: All wood fences and gates to be cedar with 2 coats of approved wood stain - colour to approval.
- MASONRY: Use galvanized and/or stainless steel hardware (nails, screws, latches, hinges, fittings, etc.) to provide rust proof connections.
- WOOD FENCE POSTS: Wood fence posts to be preservative treated - installed in conc. footings.



CONTACT INFORMATION:  
 K.R. ROSS & ASSOCIATES  
 Landscape Architecture  
 Urban Design & Planning  
 1372 Charwell Drive  
 West Vancouver BC V7S 2R5  
 Tel: (604) 418-9917  
 Email: kr@krsta.ca

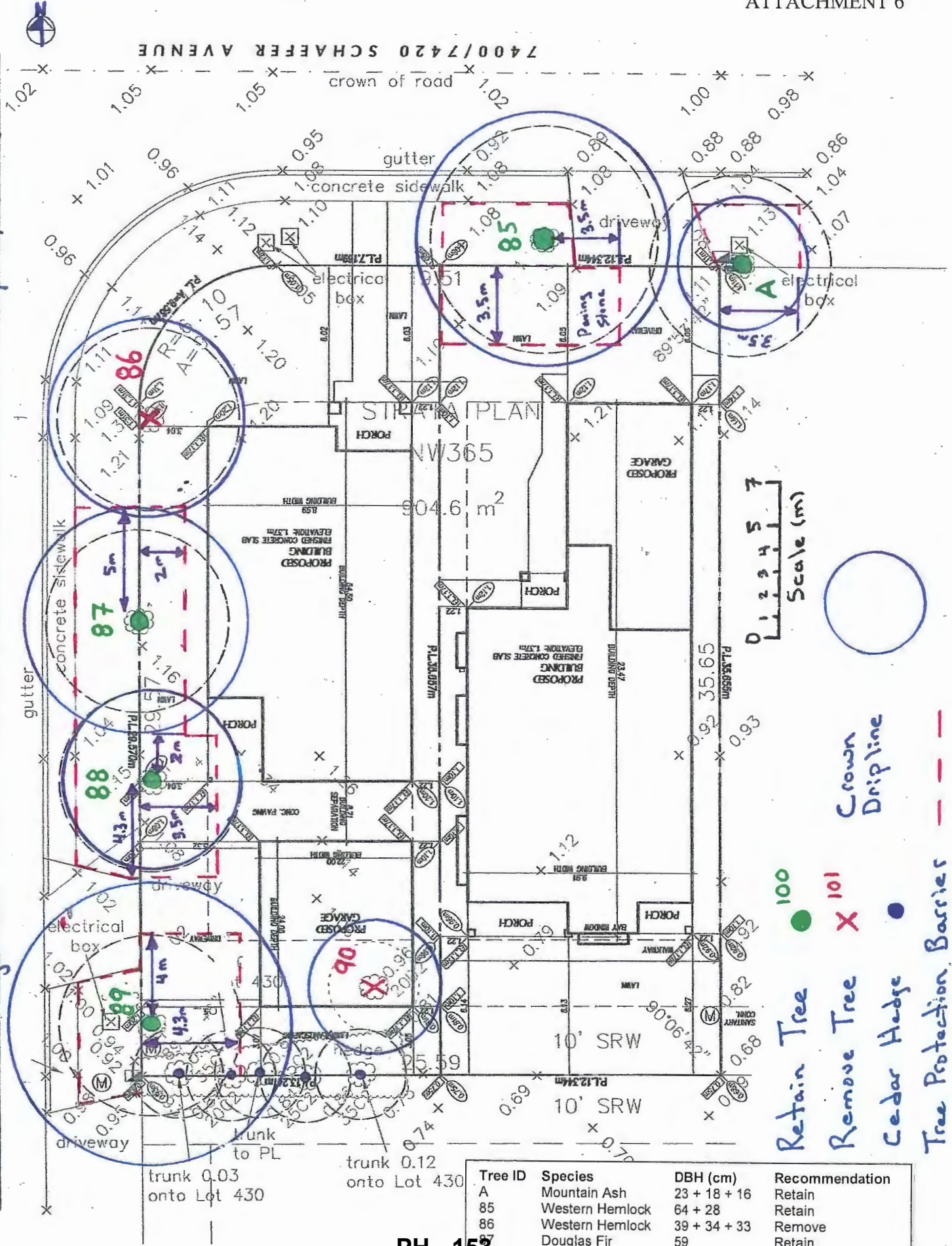


7400  
 Schaefer Avenue  
 Richmond, B.C.

DESIGNED	K-PRZL	DRAWN	KR
SCALE	AS SHOWN	DATE	2018 SEPT. 25
DRAWING TITLE			L-1

Tree Management Plan - 7400/7420 Schaefer Ave. - Sept 8 2015

D.A.



- Retain Tree ● 100
- Remove Tree X 101
- Cedar Hedge ●
- Tree Protection Barrier - - -
- Crown Drip line ○

Tree ID	Species	DBH (cm)	Recommendation
A	Mountain Ash	23 + 18 + 16	Retain
85	Western Hemlock	64 + 28	Retain
86	Western Hemlock	39 + 34 + 33	Remove
87	Douglas Fir	59	Retain
88	Douglas Fir	42	Retain
89	Deodar Cedar	59	Retain
90	Crabapple	9 + 10 + 11	Remove



**Address:** 7400/7420 Schaefer Avenue

**File No.:** RZ 15-692244

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9511, the applicant is required to complete the following items:**

1. Submission of a Landscape Plan for the front yard and exterior side yard of the proposed corner lot, 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. The Landscape Plan should:
  - not include hedges along property lines abutting the street;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan included in Attachment 6; and
  - include three (3) replacement trees with 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
1	11 cm		5 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.

Note: the security will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a 1-year maintenance period.

2. Submission of a landscaping security in the amount of \$500.00 to ensure that one (1) replacement tree is planted and maintained in the rear yard of the proposed east lot. The security will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed.
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 (Trees # 85, 87, 88, 89, and Tree A). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection (e.g. pruning etc.), 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 \$15,000.00 for the trees to be retained (Trees # 85, 87, 88, 89, and Tree A). The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City will release 90% of the security after construction and landscaping on-site has been completed and inspected, and the remaining 10% of the security retained for a 1-year maintenance period to ensure that the trees have survived.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the subject site is generally consistent with the plans included in Attachment 5. Minor modifications to the plans at the Building Permit application stage are acceptable and may be required to ensure compliance with all City regulations.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of the existing covenant registered on title of the strata lots (i.e., BF94917 and BF94918), which restricts the use of the property to a duplex.

**At Demolition Permit\* stage, the following requirements must be completed:**

- Installation of tree protection fencing around all trees to be retained (Trees # 85, 87, 88, 89, and Tree A). 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 must remain in place until construction and landscaping on-site is completed.

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

- Discharge of the existing Strata Plan (NWS365).

*Water Works*

- Using the OCP Model, there is 162.5 L/s of water available at a 20 psi residual at the Schaeffer Ave 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 and Building designs.
- At the developer's cost, the City is to:
  - cut and cap the existing water service connection at the watermain along the Schaeffer Avenue frontage.
  - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Schaeffer Avenue frontage.

Note: A Certified Arborist must be present to supervise and direct servicing works within tree protection zones.

*Storm Sewer Works*

- At the developer's cost, the City is to:
  - cut and cap the existing storm service connection at the northeast corner of the subject site.
  - Install a new storm inspection chamber at the proposed common property line complete with dual storm service connections to service the proposed lots along the Schaeffer Avenue frontage.

Note: A Certified Arborist must be present to supervise and direct servicing works within tree protection zones.

*Sanitary Sewer Works*

- At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection at the southeast corner of the subject site.
  - Install a new sanitary inspection chamber at the proposed common property line complete with dual sanitary service connections to service the proposed lots within the existing statutory right-of-way along the south property line of the subject site.

Note: A Certified Arborist must be present to supervise and direct servicing works within tree protection zones.

*Frontage Improvements*

- The developer is to upgrade the existing driveway crossings in their current locations to meet current City standard, as required. Note: A Certified Arborist must be present to supervise and direct any upgrading within tree protection zones.
- The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - For their servicing requirements.
  - When relocating/modifying any existing power poles and/or guy wires along the property frontages.
  - To determine if aboveground 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 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.

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The 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.
- 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.

(signed original on file)

Signed \_\_\_\_\_

Date \_\_\_\_\_





Richmond Zoning Bylaw 8500
Amendment Bylaw 9511 (RZ 15-692244)
7400/7420 Schaefer Avenue

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/K)".

P.I.D. 001-309-510

Strata Lot 1 Section 20 Block 4 North Range 6 West New Westminster District Strata Plan NW365 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. 001-309-528

Strata Lot 2 Section 20 Block4 North Range 6 West New Westminster District Strata Plan NW365 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 9511".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 25 2016

Approval stamp: CITY OF RICHMOND, APPROVED by BIC, APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER