



City of Richmond

Report to Committee Planning and Development Division

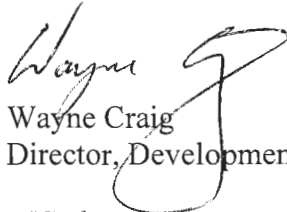
To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 31, 2017
File: RZ 16-724066

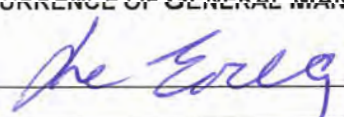
Re: Application by MaximR Enterprises Ltd. for Rezoning at 7591 Williams Road from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9724, for the rezoning of 7591 Williams Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl
Att. 7

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

Staff Report

Origin

MaximR Enterprises Ltd. has applied to the City of Richmond for permission to rezone the property at 7591 Williams Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the rear lane (Attachment 1). A survey of the subject site is included in Attachment 2. The site currently contains a single detached dwelling, which is to be demolished at future development stage.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- to the north, immediately across the rear lane, is a lot zoned “Single Detached (RS1/E)”, fronting Bates Road (7540 Bates Road).
- to the south, immediately across Williams Road, is a lot zoned “Single Detached (RS1/E)” at 7480 Williams Road and a lot zoned “Coach House (ZS12) – Broadmoor” at 7488 Williams Road.
- to the east is a lot zoned “Single Detached (RS1/A)” at 7599 Williams Road.
- to the west is a lot zoned “Single Detached (RS1/E)” at 7571 Williams Road.

Related Policies & Studies

Official Community Plan/Broadmoor Area Central West Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” and the Broadmoor Area Central West Sub-Area Plan’s land use designation for the site is “Low Density Residential” (Attachment 4). This redevelopment proposal is consistent with these designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site for “Arterial Road Compact Lot Single Detached”, which allows single detached housing with a detached coach house on lots with a depth of at least 35 m. This redevelopment proposal is consistent with the Arterial Road Land Use Policy designation.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning and Architectural Character

The preliminary conceptual plans proposed for redevelopment of the subject site are included in Attachment 5. At future Building Permit stage, the plans must comply with all City regulations.

The proposed Site Plan involves a principal dwelling on the south side of each lot and an accessory coach house above a detached garage in the rear yard of each lot, with vehicle access from the rear lane. The proposed coach house siting and open space are consistent with the requirements of the RCH1 zone.

Pedestrian access to the site and coach house is proposed via a permeable pathway from both Williams Road and the rear lane.

Vehicle access to the proposed lots is to be from the rear lane only, with no access permitted to Williams Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, the required on-site parking spaces for the single-detached dwelling are proposed in a garage while the required parking for the coach house is proposed as a surface parking space in the rear yard, both of which will be accessed from the lane.

The preliminary conceptual Architectural Elevation Plans for the coach house show a sloped hipped roof, façade articulation, a small balcony facing the rear lane, and appropriate window placement to provide some visual interest and passive surveillance of the rear lane while minimizing overlook.

On-site garbage and recycling is proposed to be set back well beyond the minimum 1.5 m setback from the rear lot line in accordance with the RCH1 zone. Screening of on-site garbage

and recycling will be further reviewed as part of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to rezoning, the applicant must register restrictive covenants on title to ensure that:

- The proposed coach house on each lot cannot be stratified; and
- The Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 5.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses four bylaw-sized trees and three hedgerows on the subject property.

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

- Tree # 47, located in the front yard of the subject site, is in good condition and should be retained and protected as per the City's Tree Protection Information Bulletin TREE-03.
- Trees # 48 and 49 have been historically topped and as a result have developed cavities in the upper canopy. As a result these trees are not good candidates for retention and should be removed and replaced at a 2:1 ratio as per the OCP.
- Tree # 50 is in good condition but is in conflict with the coach house building envelope. As a result, this tree should be removed and replaced with a two conifers (min. 4.5 m high) to be planted in the front yard of the each lot proposed (one per lot).

Tree Protection

The applicant has submitted a tree retention plan showing Tree # 47 to be retained and the required tree protection zone (Attachment 6).

One hedgerow along the existing east property line is also proposed to be retained.

To ensure that Tree # 47 and the east hedge is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A Contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree/hedge protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review; and,
 - A tree survival security in the amount of \$10,000. The security will be held until construction and landscaping on-site is completed, an acceptable post-construction

impact assessment report is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree/hedge 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.

Tree Replacement

The applicant proposes to remove three on-site trees (Trees # 48, 49, 50), as well as two hedgerows on-site (along the north property line and in the west side yard). The 2:1 replacement ratio requires that a total of six replacement trees be planted and maintained on the proposed lots. The required replacement trees are to be of the following minimum sizes, based on the comments provided by the City’s Tree Preservation Coordinator and based on the size of the trees being removed as per Tree Protection Bylaw No. 8057:

# Replacement Trees	Min. Caliper of Deciduous Replacement Tree		Min. Height of Coniferous Replacement Tree
2	8 cm	or	4.0 m
2	10 cm		5.5 m
2	N/A		4.5 m

To ensure that the required replacement trees are planted and maintained, and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscape Plan for the front yards and for the rear yards along the lane, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OPC.
- Submit a Landscaping Security based on 100% of the Cost Estimate for the works provided by the Landscape Architect (including installation, materials, and a 10% contingency). The security will be held until construction and landscaping on-site is completed and a site inspection is conducted. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires either:

- A secondary suite or coach house on 100% of new lots created;
- A secondary suite or coach house on 50% of new lots along with a cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund based on \$2.00/ft² of total buildable area on the remaining 50% of new lots; or

- A cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of total buildable area on 100% of new lots.

This proposal conforms to the Affordable Housing Strategy as it involves the creation of two lots, each with a principal single detached dwelling and accessory coach house above a detached garage.

Subdivision, Site Servicing, and Frontage Improvements

There are no servicing requirements with rezoning.

At future subdivision stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the design and construction of the required water, storm, and sanitary connections as described in Attachment 7; and,
- Submit a contribution in the amount of \$45,873.60 in-lieu of the design and construction of rear lane and boulevard upgrades.

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

The purpose of this application is to rezone the property at 7591 Williams Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9724 be introduced and given first reading.



Cynthia Lussier
Planner 1

CL: rg

Attachments:

Attachment 1: Location Map/Aerial Photo

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

Attachment 4: Broadmoor Area Central West Sub-Area Plan Land Use Map

Attachment 5: Preliminary Conceptual Plans

Attachment 6: Proposed Tree Retention Plan

Attachment 7: Rezoning Considerations



City of Richmond



RZ 16-724066

Original Date: 02/23/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 13 SECTION 29 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17789**

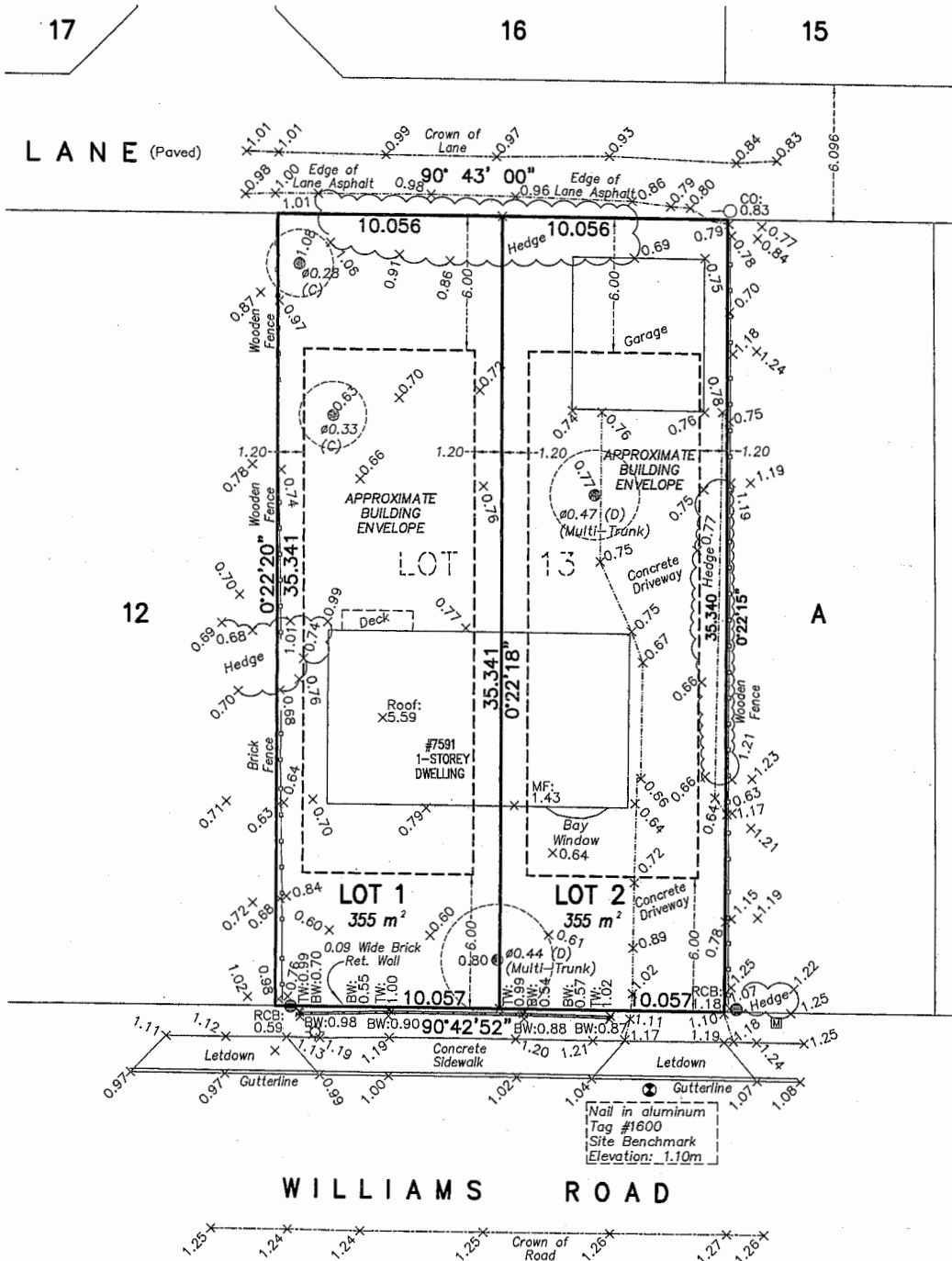
ATTACHMENT 2

#7591 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-310-540

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6280
FB-294 P58-61
Drawn By: IO

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #202
Control Monument 77H4623
Elevation: 1.452m
Benchmark: HPN #204
Control Monument 02H2452
Elevation: 1.559m

LEGEND:
(C) denotes conifer
(D) denotes deciduous
● denotes round catch basin
■ denotes water meter
○ denotes cleanout
⊙ denotes lamp standard
MF denotes main floor
BW denotes bottom of retaining wall
TW denotes top of retaining wall

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

NOVEMBER 18th, 2015.

DWG No. 6280-Topo-01



RZ 16-724066

Attachment 3

Address: 7591 Williams Road

Applicant: MaximR Enterprises Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	MaximR Enterprises Ltd.	To be determined
Site Size (m²):	710 m ² (7,642 ft ²)	Two lots, each approx. 355 m ² (3,821 ft ²)
Land Uses:	Single-family dwelling	Two residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Land Use Policy designates the subject site for redevelopment to "Arterial Road Compact Lot Single Detached", which allows coach houses on lots greater than 35 m deep.	No change

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60		none permitted
Buildable Floor Area (m ²) per lot (incl. principal dwelling and coach house):*	Max. 213 m ² (2,292 ft ²)		Max. 213 m ² (2,292 ft ²)		none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 20%		Building: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 20%		none
Minimum Lot Size:	315 m ²		355 m ²		none
Principal Dwelling Setback – Front/Rear Yards (m):	Min. 6.0 m		Min. 6.0 m		none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		1.9 m		none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 m one side; Min. 1.8 m other side.	Ground floor	0.9 m one side; 3.0 m other side.	none
	2 nd Floor	Min. 1.2 one side; Min. 1.8 m other side	2 nd Floor	1.5 m one side; 3.0 m other side	
Principal Dwelling Height:	Max. 2 ½ storeys		Max. 2 ½ storeys		none

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

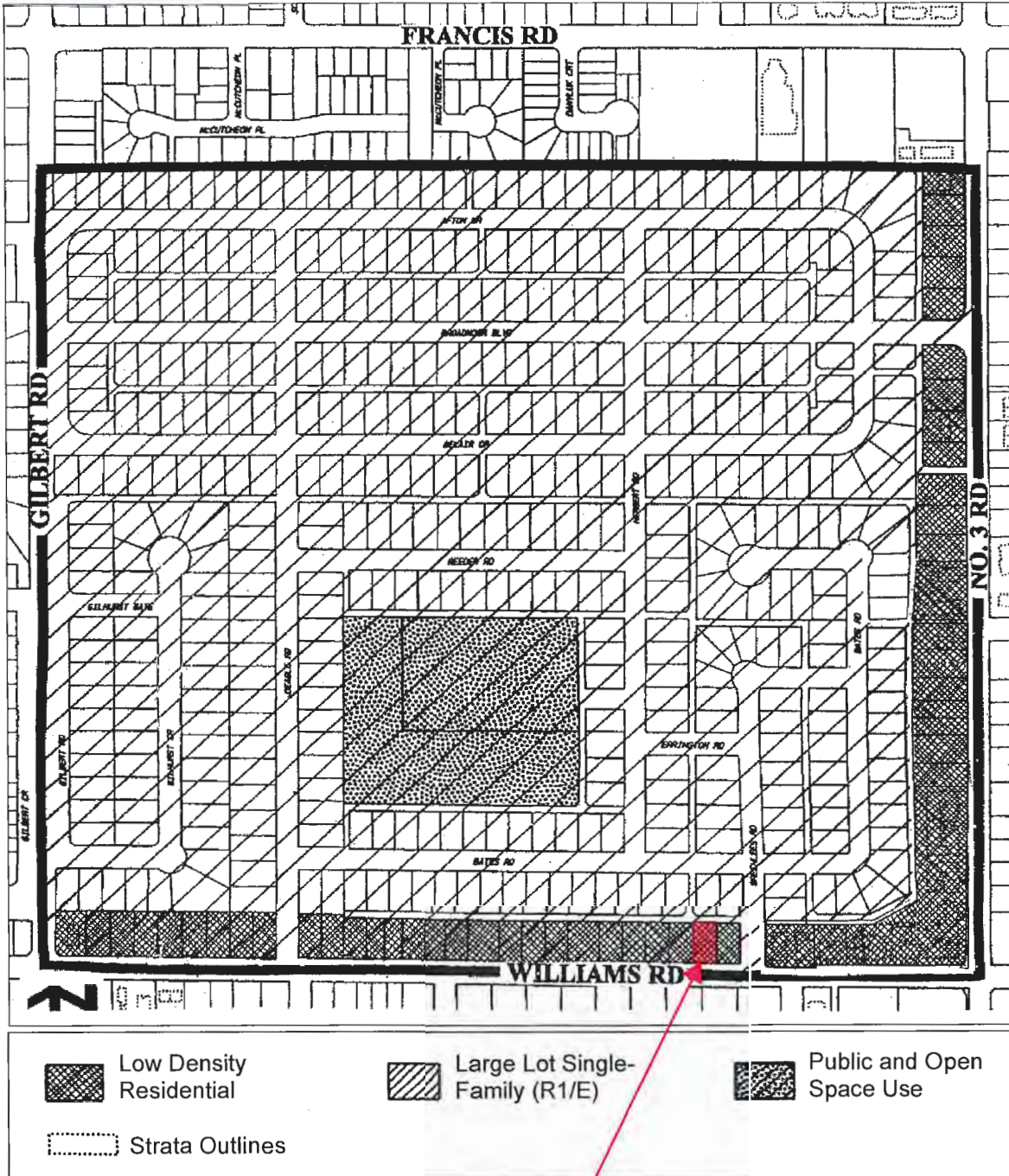
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Coach House Height (m):	Max. 6.5 m	6.48 m	none
On-Site Parking Spaces:	<ul style="list-style-type: none"> • Single-detached Dwelling: 2 spaces • Coach House: 1 space 	<ul style="list-style-type: none"> • Single-detached Dwelling: 2 spaces (garage) • Coach House: 1 space (surface) 	none
Total:	3	3	none
Tandem Parking Spaces:	Permitted for the 2 required parking spaces for the single-detached dwelling	none	none
Private Outdoor Space:	<ul style="list-style-type: none"> • Single-detached Dwelling: Min. 20 m² • Coach House: required either at grade or balcony; no minimum size 	<ul style="list-style-type: none"> • Single-detached Dwelling: Min. 20 m² • Coach House: 2.9 m² balcony & approx. 10 m² at grade 	none

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

City of Richmond

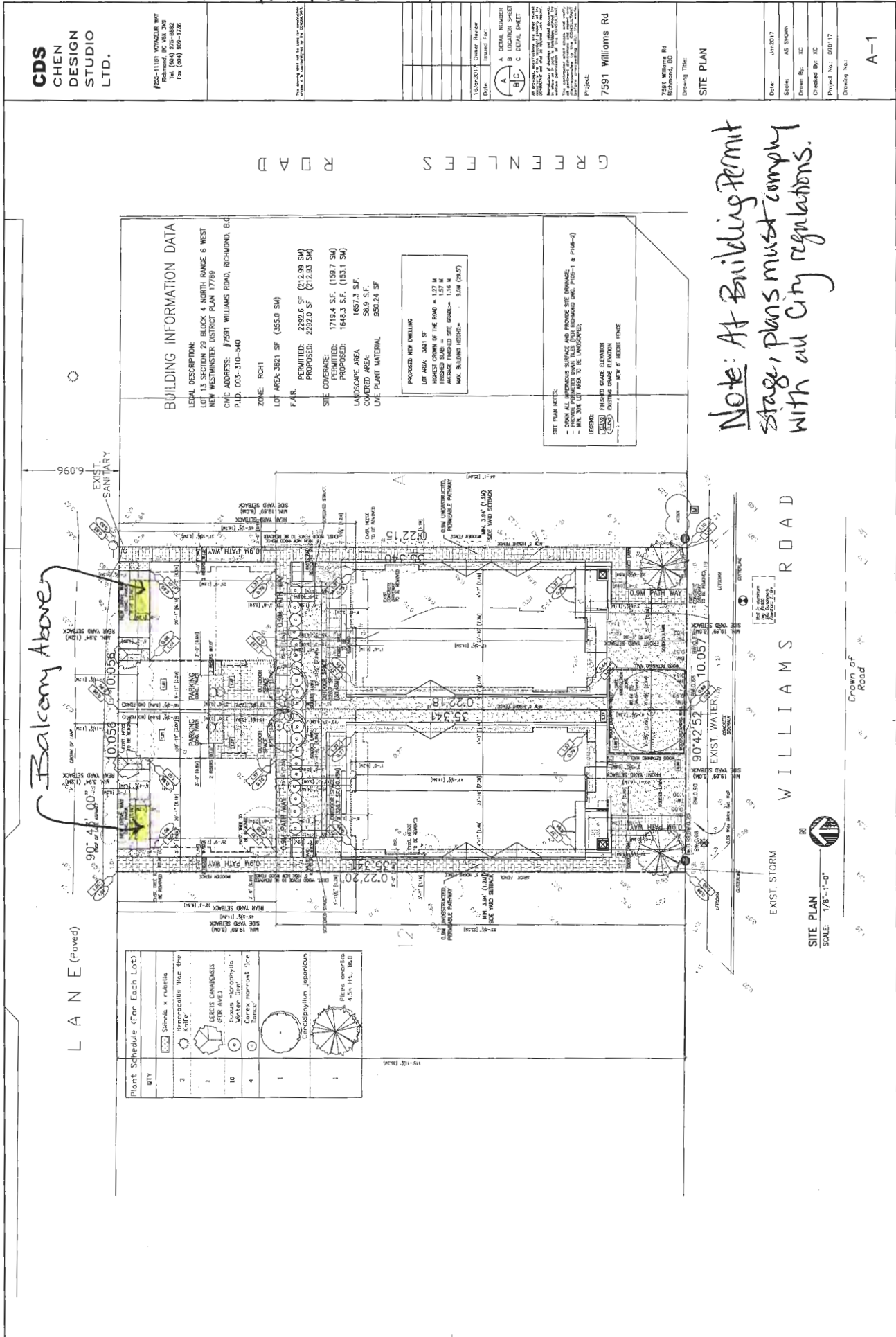
Land Use Map

Bylaw 7624
2003/12/15



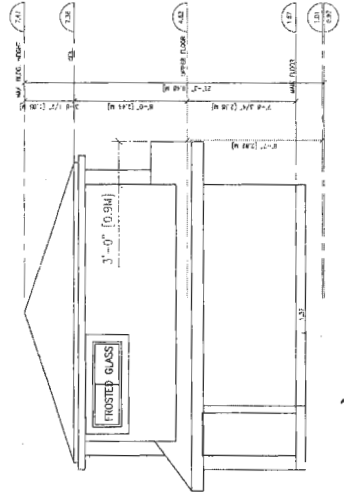
Subject Site

PRELIMINARY CONCEPTUAL PLANS

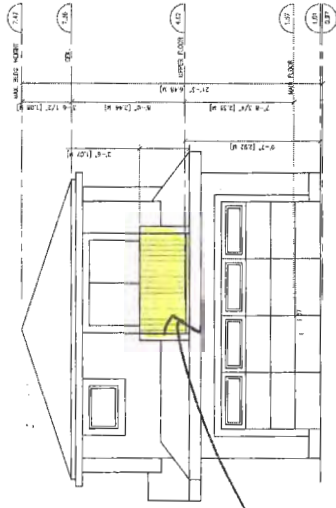


Preliminary Conceptual Plans

Note: At Building Permit stage, plans must comply with all City regulations.

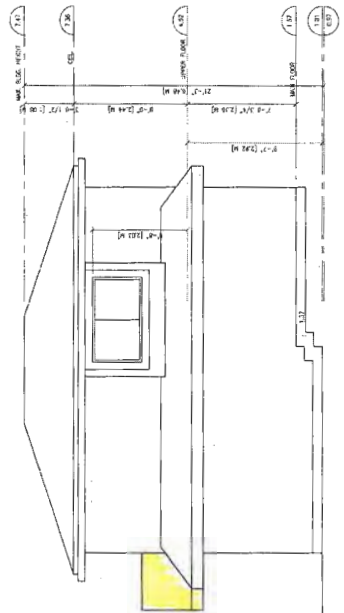


SOUTH ELEVATION
SCALE: 1/4"=1'-0"



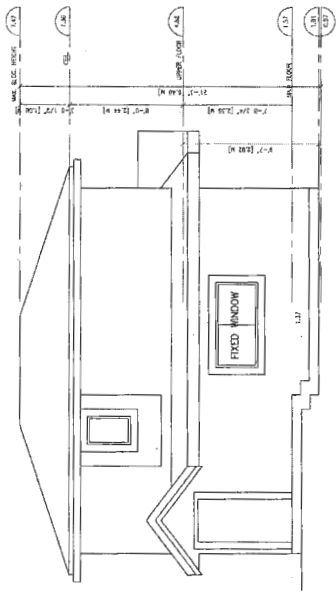
NORTH ELEVATION
SCALE: 1/4"=1'-0"

Balcony

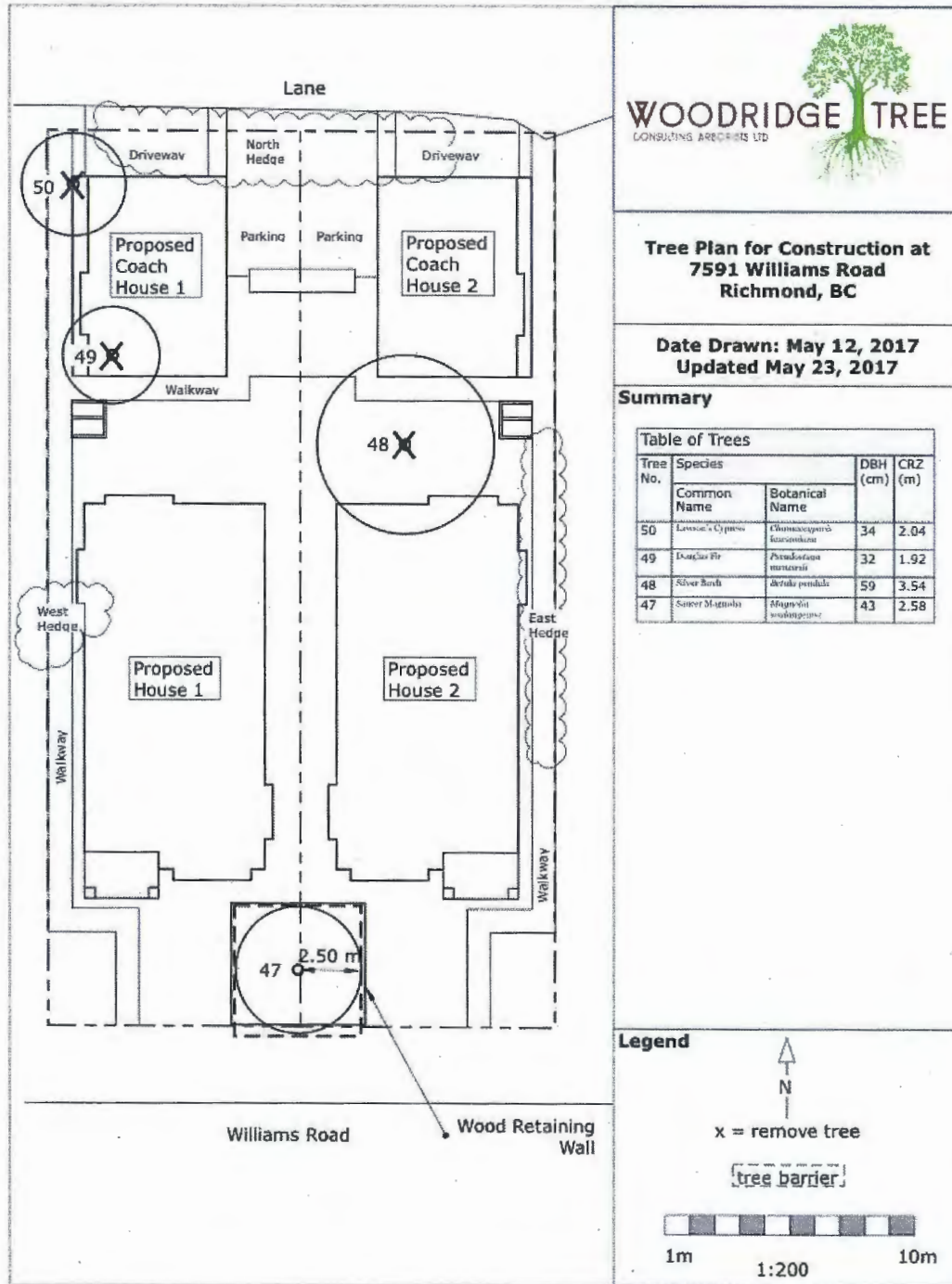


WEST ELEVATION
SCALE: 1/4"=1'-0"

Balcony



EAST ELEVATION
SCALE: 1/4"=1'-0"





Address: 7591 Williams Road

File No.: RZ 16-724066

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9724, the applicant is required to complete the following:

1. Submission of a Landscape Plan for the front yard and rear yard along the lane, 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, materials, and a 10% contingency). The Landscape Plan should:
 - comply with the guidelines of the OCP’s Arterial Road Land Use Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the six required replacement trees with the following minimum sizes:

# Replacement Trees	Min. Caliper of Deciduous Replacement Tree		Min. Height of Coniferous Replacement Tree
2	8 cm	or	4.0 m
2	10 cm		5.5 m
2 (1 per lot, in front yard)	N/A		4.5 m

The Landscaping Security will be held until construction and landscaping on-site is completed and a site inspection is conducted. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives.

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.

2. 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 (Tree # 47 and the east hedge). The Contract must 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, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000 for Tree # 47 to be retained. The security will be held until construction and landscaping on-site is completed, an acceptable post-construction impact assessment report is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 5 to this staff report.
6. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing around the tree/hedge to be retained (Tree # 47 and the east hedge). 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* stage, the applicant must complete the following requirements:

- Submit a contribution in the amount of \$45,873.60 in-lieu of the design and construction of rear lane and boulevard upgrades.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the design and construction of the following required water, storm, and sanitary connections:

Water Works

- Using the OCP Model, there is 442 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at Building Permit stage 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 designs.
- At the Applicant's cost, the City is to cut and cap at the main the existing water service connection along the Williams Rd frontage, and install two new water service connections complete with meter and meter box.

Storm Sewer Works

- The Applicant is required to retain the existing storm service connection at the southwest corner of the lot.
- The Applicant is required to pay cash-in-lieu for lane drainage upgrades, as described below in the section entitled "*Frontage Improvements*".
- At the Applicant's cost, the City is to install a new lead to the existing storm inspection chamber STIC47164 at the southeast corner of the lot.

Sanitary Sewer Works

- The Applicant is required to use the existing sanitary service connection at the northeast corner of the lot to service the east subdivided lot.
- At the Applicant's cost, the City is to install a new sanitary service connection complete with inspection chamber and tie-in to existing 150mm AC sanitary sewer to the north of the lot.
- All sanitary works to be completed prior to any on-site building construction.

Frontage Improvements

- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$45,873.60 contribution in-lieu of the design and construction of rear lane and boulevard upgrades (concrete sidewalk, treed/grassed boulevard, road and lane lightning, lane asphalt/pavement, lane drainage, lane concrete curb and gutter).
- The Applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - o To underground Hydro service lines.
 - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - o To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

General Items

- The Applicant is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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 9724 (RZ 16-724066)
7591 Williams 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 "COACH HOUSES (RCH1)".

P.I.D. 003-310-540
Lot 13 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9724".

FIRST READING

JUN 12 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER