



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 3, 2018
File: RZ 16-732490

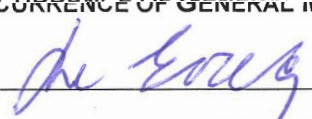
Re: Application by Pietro Nardone to Rezone the West Portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" Zone to the "Single Detached (ZS14) - South McLennan (City Centre)" Zone; and to Rezone the East Portion of 7191 Bridge Street from the "Single Detached (RS1/F)" Zone to the "Single Detached (RS2/C)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, for the rezoning of the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone; and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

for. 
Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 9

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

Staff Report

Origin

Pietro Nardone has applied to the City of Richmond for permission to rezone the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone, and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, to permit the properties to be subdivided to create six lots fronting Bridge Street and 10 new lots fronting an extension to Armstrong Street (Attachment 1). Each property contains an existing single-detached dwelling fronting Bridge Street, which will be retained. The proposed subdivision plan is included in Attachment 2.

This application is being considered concurrently with a rezoning application at 7320, 7340, and 7360 Ash Street (RZ 16-738953), located southwest of the subject properties. The required road works associated with both applications will facilitate the connection of Armstrong Street from Sills Avenue to General Currie Road, as shown in Attachment 3. Each application is dependent on the other for construction of the through road to provide access to the proposed subdivided lots. The required road works will be secured through a single Servicing Agreement for both applications, which the applicant must enter in to prior to final adoption of the rezoning bylaw.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned "Single Detached (ZS15) - South McLennan (City Centre)", fronting Sills Avenue.
- To the South: A single-family dwelling on a lot zoned "Single Detached (RS1/F)", fronting Bridge Street.
- To the East: A single lot zoned "Single Detached (ZS14) - South McLennan (City Centre)", that is subject to a subdivision application currently under staff review, which would create seven single-family lots fronting Bridge Street (SD 16-726640).
- To the West: Single-family dwellings on lots zoned "Single Detached (RS1/F)," fronting Ash Street.

Related Policies & Studies

Official Community Plan/McLennan South Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” (Attachment 5). The proposed rezoning and subdivision are consistent with this designation.

The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject site is “Residential, Historic Single-Family” (Attachment 6). The Area Plan identifies minimum lot sizes on Bridge Street (min. 18.0 m frontage and 550 m² area) and on Armstrong Street (min. 11.3 m frontage and 320 m² area). The proposed rezoning and subdivision are generally consistent with the designation and policies contained in the Area Plan.

The McLennan South Sub-Area Plan identifies the development of a “ring road”, made up of Sills Avenue and Armstrong Street, connecting Sills Avenue to General Currie Road (Attachment 7). These new roads have been constructed incrementally through previous development applications, including portions of Sills Avenue to the north and Armstrong Street to the south. The proposed rezoning and subdivision are consistent with the identified road development, and will complete (along with RZ 16-738953) an interim north-south connecting Armstrong Street.

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 first 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*.

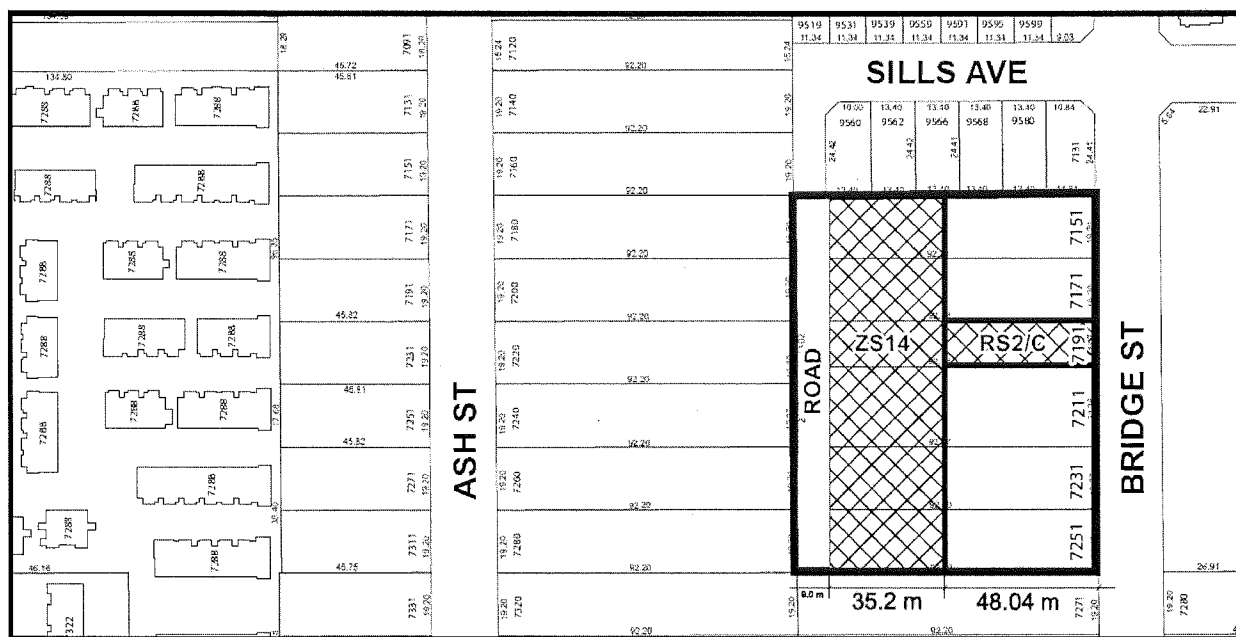
Analysis

Proposed Rezoning and Subdivision

The existing dwellings on each of the Bridge Street lots are proposed to be retained following subdivision. Based on the proposed subdivision, the applicant has provided a signed and sealed plan from a registered BC Land Surveyor confirming the existing buildings and resulting lots would be generally consistent with Richmond Zoning Bylaw 8500. Structures that do not comply with the regulations must be removed or relocated prior to approval of the subdivision.

The applicant proposes to rezone the west portions of the six subject properties to the “Single Detached (ZS14) - South McLennan (City Centre)” zone. The west portion of each lot would be subdivided, resulting in 10 new lots fronting an extension to Armstrong Street. Five of the six resulting lots to be retained fronting Bridge Street will meet the minimum 18 m width, 45 m depth, and 828 m² area requirements of the “Single Detached (RS1/F)” zone. The sixth lot, resulting from the subdivision of 7191 Bridge Street, has insufficient width and area to meet the “Single Detached (RS1/F)” lot size requirements. Altering the proposed subdivision plan to comply with the “Single Detached (RS1/F)” zone would require demolition of the existing dwelling on 7211 Bridge Street.

Therefore, the applicant proposes to rezone the east portion of 7191 Bridge Street to the “Single Detached (RS2/C)” zone, to allow the proposed subdivision. The portions of each property proposed to be rezoned are shown below. This proposal is generally consistent with the McLennan South Sub-Area Plan objective of retaining the existing character of single-family homes along Bridge Street.



Transportation and Site Access

Vehicle access to the ten new lots is proposed from individual driveways from Armstrong Street. Vehicle access to the six retained lots is proposed to be maintained from Bridge Street.

Prior to final adoption of the rezoning bylaw, the applicant must provide a 9.0 m wide road dedication along the entire rear property line, and submit a functional road plan demonstrating the interim and ultimate conditions of Armstrong Street to the satisfaction of the Director of Transportation.

Additionally, a 9.0 m wide road dedication along the entire rear property line of 7280 Ash Street (not included in either rezoning application) is required. The applicant has provided written confirmation from the property owner of 7280 Ash Street agreeing to this condition. The

required road and servicing works will be secured through a Servicing Agreement, which is required prior to final adoption of the rezoning bylaw.

Construction of Armstrong Street from Sills Avenue to General Currie Road is necessary to achieve functional vehicle circulation for two-way traffic and emergency access and egress. The required extension to Armstrong Street will be secured through the subject rezoning application and the proposed development to the south, at 7320/7340/7360 Ash Street (RZ 16-738953). Staff have determined that the Servicing Agreements for both applications should be combined, to ensure that the required road works are completed before construction of the new dwellings. Further, the applicant is required to enter into a legal agreement registered on Title of the proposed lots to ensure that all required off-site works (from Sills Avenue to General Currie Road) are completed prior to final Building Permit inspection granting occupancy.

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 53 bylaw-sized trees on the subject properties, and one bylaw-sized tree on a neighbouring property.

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

- Nine trees on the development site (Tag # 185, 189, 190, 191, 192, 702, 709, 710, and 711) are in good condition and proposed to be retained. Provide tree protection fencing as per Tree Protection Bylaw No. 8057.
- 11 trees comprising a hedgerow on the development site (Tag # 184) at 7151 Bridge Street are in good condition and should be retained. Tree retention measures will be further evaluated through the Servicing Agreement design review.
- Four trees comprising a hedgerow on the development site (Tag # 701) are in fair condition. These trees should be retained and protected.
- One tree located on a neighbouring property (Tag # 714) is in fair condition. These trees should be retained and protected.
- Seven trees on the development site (Tag # 703, 704, 705, 706, 707, 708, and 713) are in poor condition, and conflict with the proposed new dwellings. These trees should be removed and replaced.
- 24 Birch trees (Tag # BIR) on the development site are infected with Bronze Birch Borer, in poor condition, and conflict with the proposed new dwellings. These trees should be removed and replaced.
- 14 Birch trees (Tag # BIR) located in the required road dedication are infected with Bronze Birch Borer and in poor condition. No compensation or replacement is required for removal of these trees, as construction of the road is an Area Plan requirement.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

The City Parks Department has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- Two trees located on the shared property line with the City (Tag # 187 and 188) are in poor condition, conflict with the required street frontage upgrades, and should be removed.
- One tree located in the City-owned boulevard (Tag # 186) is in poor condition, conflicts with the required street frontage upgrades, and should be removed.
- Two trees in the City-owned boulevard (Tag # C3 and C4) are in good condition, but conflict with the required street frontage upgrades. These trees are to be relocated at developer’s cost to a location chosen by Parks Department staff. The applicant must submit a survival security of \$2,600 (\$1,300/tree) prior to final adoption of the rezoning bylaw.

Tree Replacement

The applicant wishes to remove 31 trees located on the development site (Tag # 703-708, 713, and BIR). The 2:1 replacement ratio would require a total of 62 replacement trees. The applicant has agreed to plant a total of 30 replacement trees in the development. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
4	10 cm	5.5 m
8	8 cm	4 m
16	6 cm	3.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$16,000 to the City’s Tree Compensation Fund in lieu of the remaining 32 trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove three City-owned trees (Tag # 186-188). Prior to final adoption of the rezoning bylaw, the applicant must contribute \$3,900 to the City’s Tree Compensation Fund, for the City to plant replacement trees at or near the development site.

Tree Protection

Nine trees (Tag # 185, 189-192, 702, and 709-711) and two hedgerows (Tag # 184 and 701) on the development site, and one tree (Tree # 714) on a neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 8). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to

tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to final adoption of the rezoning bylaw, submission to the City of a \$67,600 Tree Survival Security for the on-site trees to be retained, and the two City-owned trees to be relocated.
- Prior to any demolition or construction on the properties, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 18, 2017, requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the development.

The applicant proposes to provide a secondary suite in the dwellings constructed on each of the 10 new lots, and a \$50,733.51 cash-in-lieu contribution for the six retained lots fronting Bridge Street. This proposal is generally consistent with the intent of the Affordable Housing Strategy, and has been reviewed by the Affordable Housing Coordinator.

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a secondary suite is constructed in the dwelling on each of the 10 new lots on Armstrong Street, to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of road works, engineering infrastructure, and frontage improvements, as described in Attachment 9.

The developer for the subject application is responsible for the required road works, engineering infrastructure and frontage improvements along Bridge Street, the portion of Armstrong Street along the subject site's frontage, and 50% of the portion of Armstrong Street within the road dedication at 7280 Ash Street. The remaining requirements to complete the connection of Armstrong Street from Sills Avenue to General Currie Road will be the responsibility of the developer for RZ 16-738953. Required works include, but are not limited to, the following:

- Armstrong Street: Block retaining wall with barrier fencing on the east property line of the neighbouring Ash Street lots; asphalt road to accommodate two-way traffic; concrete curb and gutter, landscaped boulevard with street lights, and concrete sidewalk at the new property line of the Armstrong Street lots.
- Bridge Street: Road widening, concrete curb and gutter, landscaped boulevard with street lights, and concrete sidewalk at the property line, to match the existing condition at 7131 Bridge Street.

Due to the road width of Armstrong Street in the interim condition, the ultimate frontage works may be deferred until the neighbouring properties redevelop and additional road width is acquired. The applicant is required to provide a cash-in-lieu contribution for the construction of the ultimate condition to be completed as the adjacent lots develop. The cash-in-lieu contribution will be determined through the Servicing Agreement design review process.

At Subdivision stage, the applicant is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, and Address Assignment Fees.

Financial Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is \$6,000.00. This will be considered as part of the 2019 Operating budget.

Conclusion

The purpose of this application is to rezone the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone, and the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, to permit the properties to be subdivided to create six lots fronting Bridge Street and 10 new lots fronting an extension of Armstrong Street.

This rezoning application complies with the land use designations and applicable policies for the subject properties contained in the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9796 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

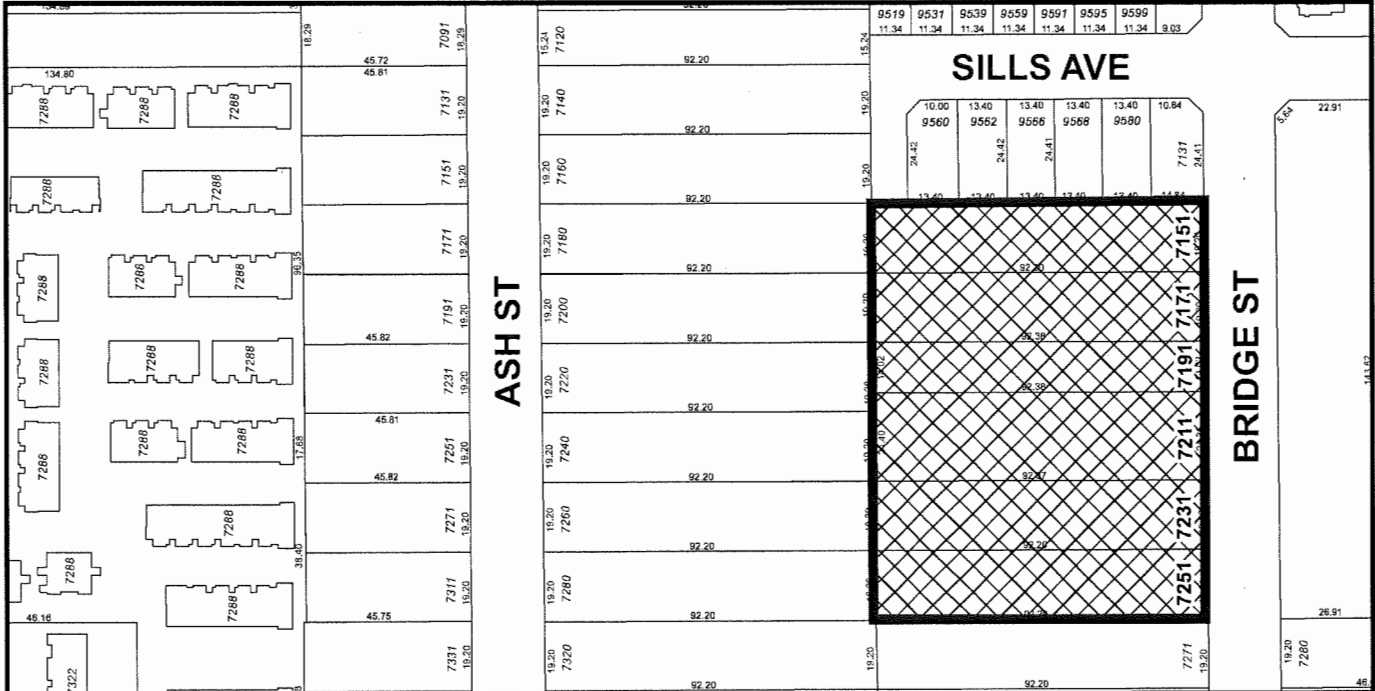
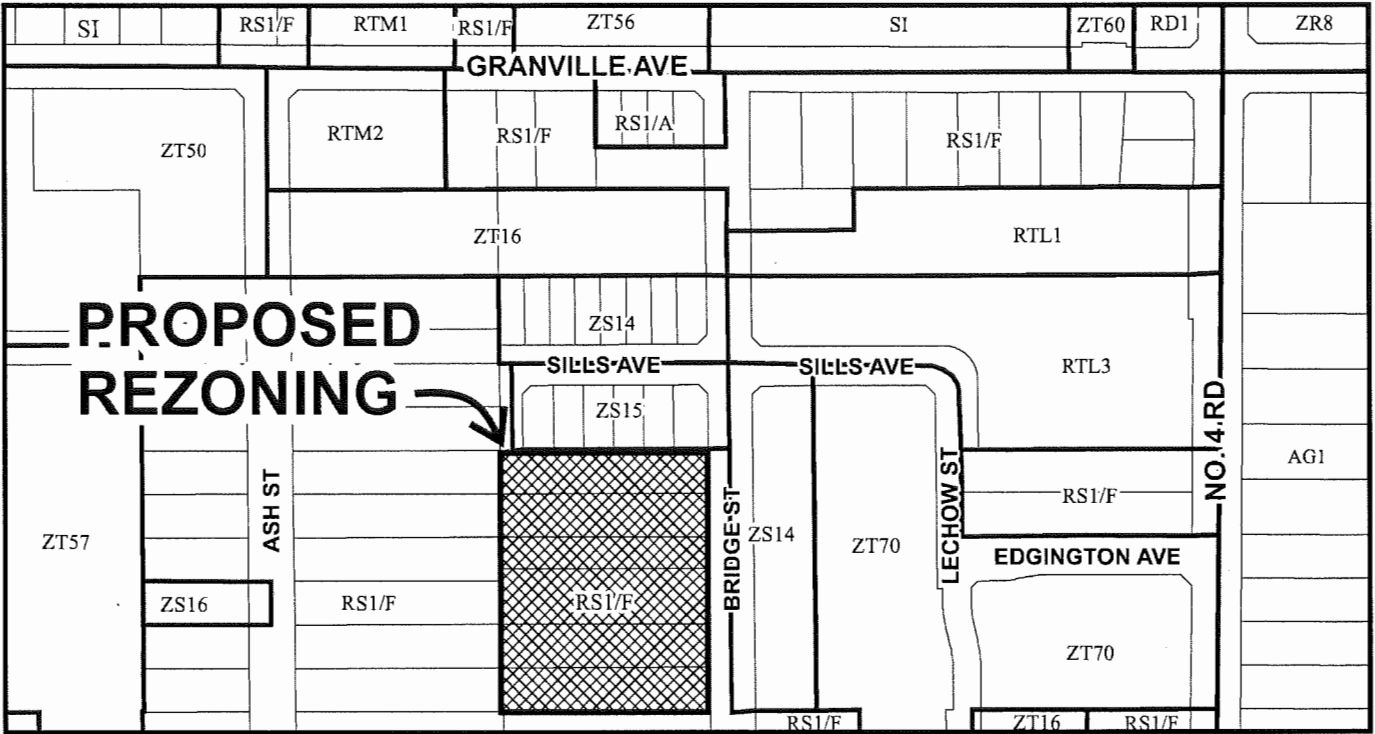
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- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Conceptual Development Plan
- Attachment 4: Development Application Data Sheet
- Attachment 5: Official Community Plan Land Use Map
- Attachment 6: McLennan South Sub-Area Plan Land Use Map
- Attachment 7: McLennan South Sub-Area Plan Circulation Map
- Attachment 8: Tree Retention Plan
- Attachment 9: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 16-732490

Original Date: 06/07/16

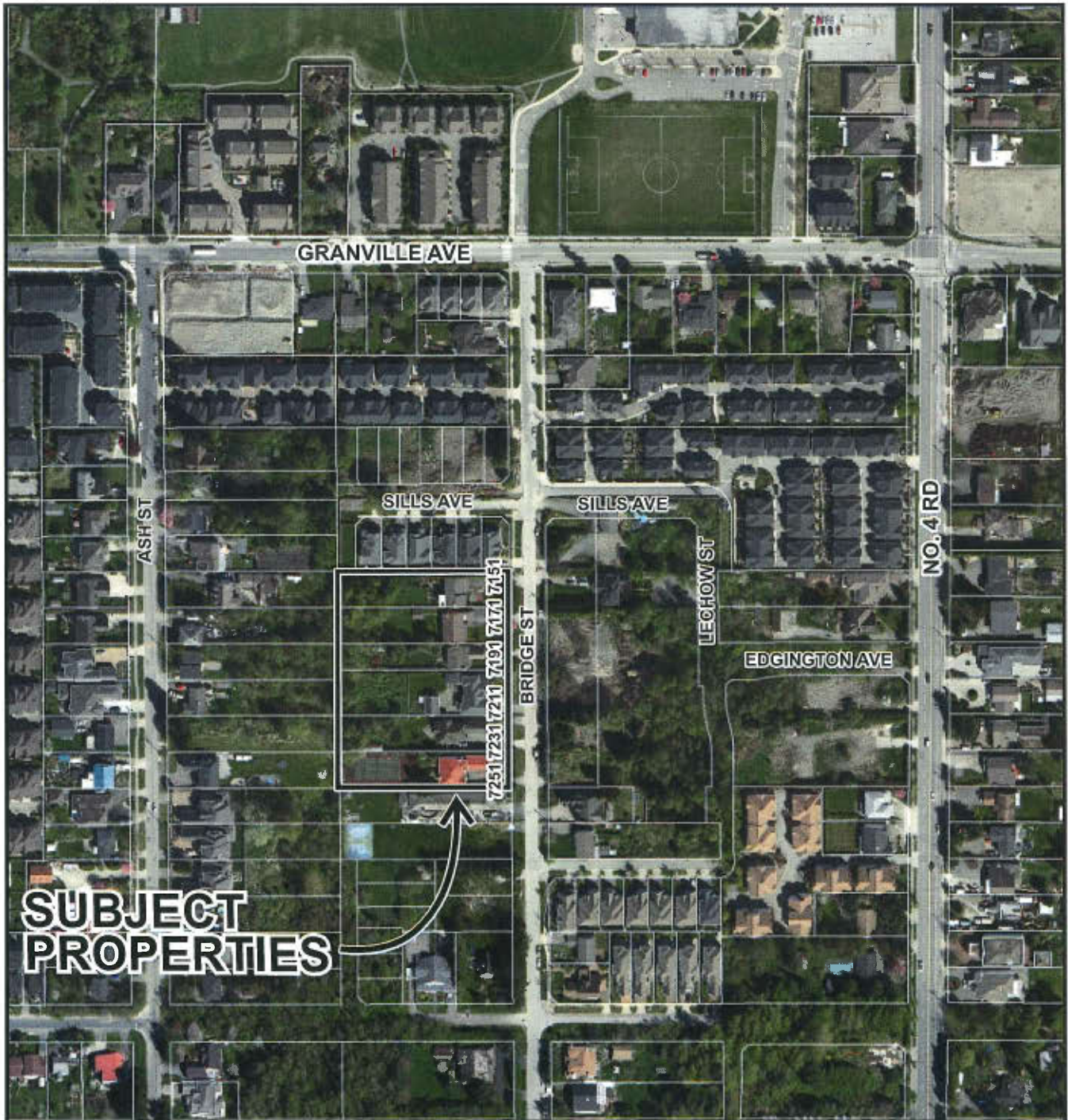
Revision Date: 12/12/17

Note: Dimensions are in METRES

PLN - 123



City of Richmond



**SUBJECT
PROPERTIES**

7251 7231 7211 7191 7171 7151



RZ 16-732490

Original Date: 06/07/16

Revision Date: 12/08/17

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF

- 1) THE NORTH HALF LOT 14, BLOCK "C", PLAN 1207
 - 2) THE SOUTH HALF LOT 14, BLOCK "C", PLAN 1207
 - 3) THE NORTH HALF LOT 16, BLOCK "C", PLAN 1207
 - 4) THE SOUTH HALF LOT 16, BLOCK "C", PLAN 1207
 - 5) LOT 106, PLAN 60961
 - 6) LOT 107, PLAN 60961
- ALL OF SECTION 15 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

#7151 BRIDGE STREET, (N. 1/2 LOT 14)
RICHMOND, B.C.
P.I.D. 003-735-443

#7263 BRIDGE STREET, (S. 1/2 LOT 14)
RICHMOND, B.C.
P.I.D. 004-502-726

#7151 BRIDGE STREET, (N. 1/2 LOT 16)
RICHMOND, B.C.
P.I.D. 003-652-912

#7171 BRIDGE STREET, (S. 1/2 LOT 16)
RICHMOND, B.C.
P.I.D. 004-183-215

#7211 BRIDGE STREET, (LOT 106)
RICHMOND, B.C.
P.I.D. 002-671-379

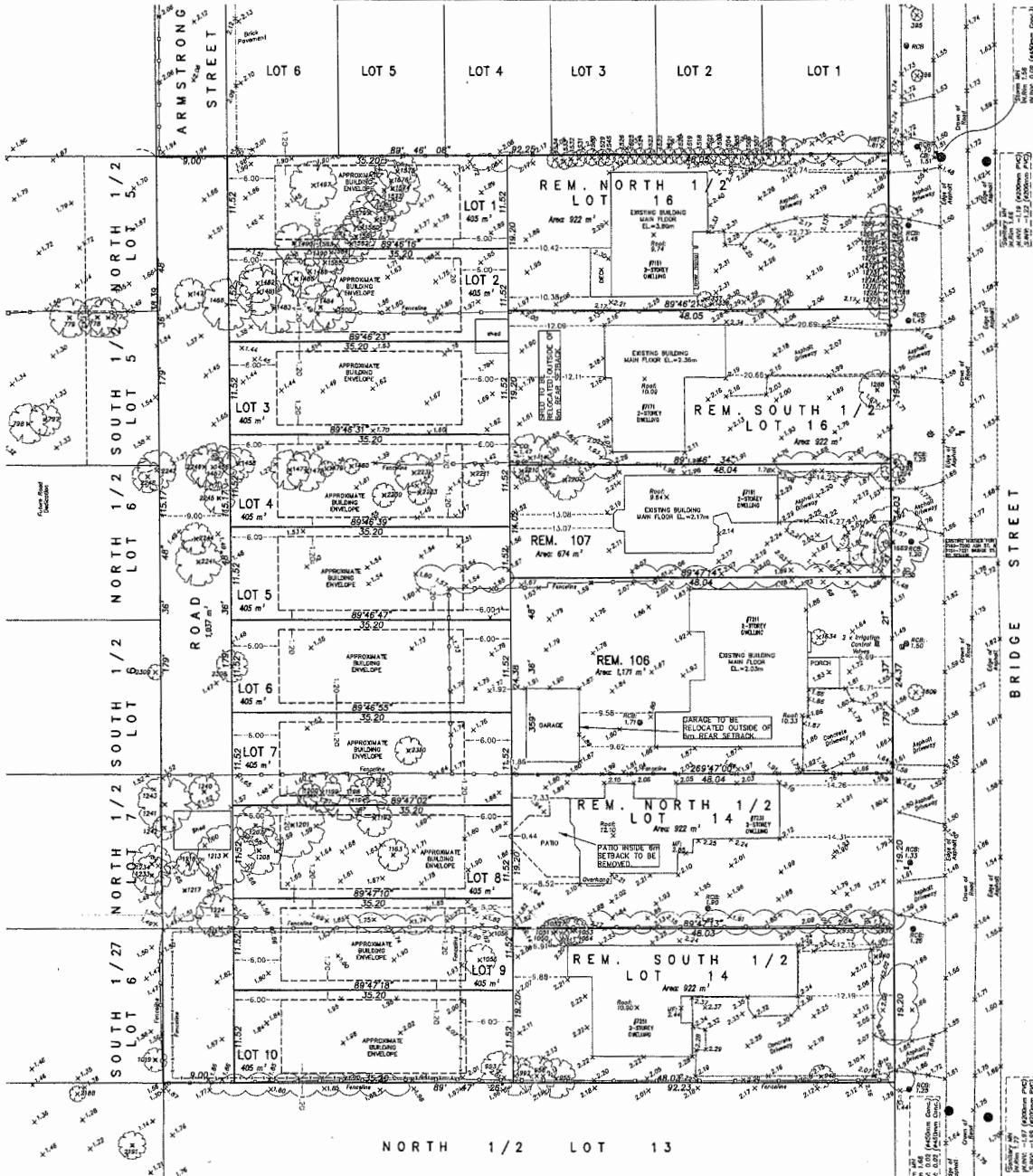
#7181 BRIDGE STREET, (LOT 107)
RICHMOND, B.C.
P.I.D. 002-671-387

Tree Table (As Surveyed between September 18th and October 4th, 2015)

Number	Date	Trunk Diameter (cm)	Height (m)	Species	Type	Remarks
1001	09/18/15	10.0	12.0	Deciduous	1 Trunk	
1002	09/18/15	8.0	10.0	Deciduous	1 Trunk	
1003	09/18/15	12.0	15.0	Deciduous	1 Trunk	
1004	09/18/15	15.0	18.0	Deciduous	1 Trunk	
1005	09/18/15	18.0	22.0	Deciduous	1 Trunk	
1006	09/18/15	22.0	28.0	Deciduous	1 Trunk	
1007	09/18/15	25.0	32.0	Deciduous	1 Trunk	
1008	09/18/15	30.0	38.0	Deciduous	1 Trunk	
1009	09/18/15	35.0	45.0	Deciduous	1 Trunk	
1010	09/18/15	40.0	52.0	Deciduous	1 Trunk	
1011	09/18/15	45.0	60.0	Deciduous	1 Trunk	
1012	09/18/15	50.0	70.0	Deciduous	1 Trunk	
1013	09/18/15	55.0	80.0	Deciduous	1 Trunk	
1014	09/18/15	60.0	90.0	Deciduous	1 Trunk	
1015	09/18/15	65.0	100.0	Deciduous	1 Trunk	
1016	09/18/15	70.0	110.0	Deciduous	1 Trunk	
1017	09/18/15	75.0	120.0	Deciduous	1 Trunk	
1018	09/18/15	80.0	130.0	Deciduous	1 Trunk	
1019	09/18/15	85.0	140.0	Deciduous	1 Trunk	
1020	09/18/15	90.0	150.0	Deciduous	1 Trunk	
1021	09/18/15	95.0	160.0	Deciduous	1 Trunk	
1022	09/18/15	100.0	170.0	Deciduous	1 Trunk	
1023	09/18/15	105.0	180.0	Deciduous	1 Trunk	
1024	09/18/15	110.0	190.0	Deciduous	1 Trunk	
1025	09/18/15	115.0	200.0	Deciduous	1 Trunk	
1026	09/18/15	120.0	210.0	Deciduous	1 Trunk	
1027	09/18/15	125.0	220.0	Deciduous	1 Trunk	
1028	09/18/15	130.0	230.0	Deciduous	1 Trunk	
1029	09/18/15	135.0	240.0	Deciduous	1 Trunk	
1030	09/18/15	140.0	250.0	Deciduous	1 Trunk	
1031	09/18/15	145.0	260.0	Deciduous	1 Trunk	
1032	09/18/15	150.0	270.0	Deciduous	1 Trunk	
1033	09/18/15	155.0	280.0	Deciduous	1 Trunk	
1034	09/18/15	160.0	290.0	Deciduous	1 Trunk	
1035	09/18/15	165.0	300.0	Deciduous	1 Trunk	
1036	09/18/15	170.0	310.0	Deciduous	1 Trunk	
1037	09/18/15	175.0	320.0	Deciduous	1 Trunk	
1038	09/18/15	180.0	330.0	Deciduous	1 Trunk	
1039	09/18/15	185.0	340.0	Deciduous	1 Trunk	
1040	09/18/15	190.0	350.0	Deciduous	1 Trunk	
1041	09/18/15	195.0	360.0	Deciduous	1 Trunk	
1042	09/18/15	200.0	370.0	Deciduous	1 Trunk	
1043	09/18/15	205.0	380.0	Deciduous	1 Trunk	
1044	09/18/15	210.0	390.0	Deciduous	1 Trunk	
1045	09/18/15	215.0	400.0	Deciduous	1 Trunk	
1046	09/18/15	220.0	410.0	Deciduous	1 Trunk	
1047	09/18/15	225.0	420.0	Deciduous	1 Trunk	
1048	09/18/15	230.0	430.0	Deciduous	1 Trunk	
1049	09/18/15	235.0	440.0	Deciduous	1 Trunk	
1050	09/18/15	240.0	450.0	Deciduous	1 Trunk	



SCALE: 1:250
0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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Fax: 214-8928
E-mail: office@jctm.com
Website: www.jctm.com
Lic No. 6226
FB-291 P22-25; FB-287 P146-149
FB-290 P84-87; FB-291 P30-39
Drawn By: JD
DWG No. 6228-Topo_2

NGIC
Elevations shown are based on
City of Richmond
Benchmark Tag #10.
Elevation: 2.10m
Located at North side of
Grange Avenue
& Bridge Street intersection
next to driveway entrance
to Mafel School.
Survey data was collected between
the dates of September 18th, 2015
and October 7th, 2015.

- LEGEND:
- ◻ denotes catch basin
 - ◻ denotes round catch basin
 - ◻ denotes water valve
 - ◻ denotes water meter
 - ◻ denotes manhole
 - ◻ denotes channel
 - ◻ denotes inspection chamber
 - ◻ denotes fire stand-off
 - ◻ denotes fire hydrant
 - ◻ denotes sign
 - ◻ denotes power post

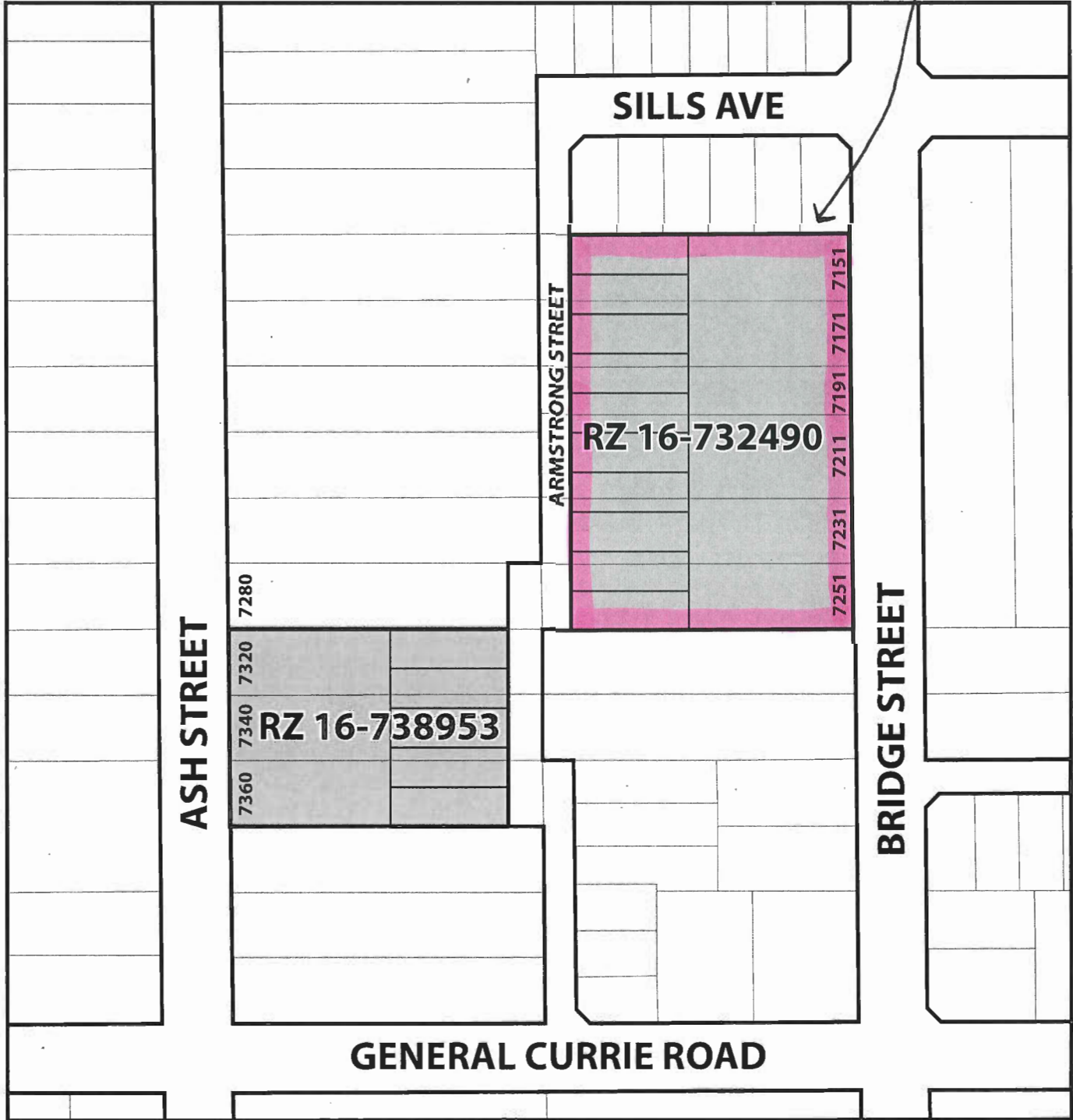
PLN - 125

CERTIFIED CORRECT:
LOT DIMENSIONS ACCORDING TO
FIELD SURVEY.
[Signature]
RICHMOND C. TAY, B.C.L.S.
OCTOBER 7th, 2015.



City of
Richmond

SUBJECT PROPERTIES



	<p>Interim Road Network for RZ 16-732490 and RZ 16-738953</p>	<p>Original Date: 12/12/17 Revision Date: Note: Dimensions are in METRES</p>
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RZ 16-732490

Attachment 4

Address: 7151/7171/7191/7211/7231/7251 Bridge Street

Applicant: Pietro Nardone

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	Chang Liang Su Nu Wu Calvin Clare Radom Maryann Radom Rohitendra Rajnesh Lal Rudy Stiegelmar David Shu Sum Yu Monica Mei Sheung Yu Allan James McBurney Sandra Teresa McBurney	To be determined
Site Size (m²):	7151 Bridge Street: 1,790 m ² 7171 Bridge Street: 1,790 m ² 7191 Bridge Street: 1,292 m ² 7211 Bridge Street: 2,247 m ² 7231 Bridge Street: 1,790 m ² 7251 Bridge Street: 1,790 m ²	7151 Bridge Street: 922 m ² 7171 Bridge Street: 922 m ² 7191 Bridge Street: 674 m ² 7211 Bridge Street: 1,171 m ² 7231 Bridge Street: 922 m ² 7251 Bridge Street: 922 m ² Lots 1-10: 405 m ²
Land Uses:	6 single-family dwellings	16 single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, Historic Single-Family	No change
Zoning:	Single Detached (RS1/F)	7151, 7171, 7211, 7231, 7251 Bridge Street: No change 7191 Bridge Street: Single Detached (RS2/C) Lots 1-10: Single Detached (ZS14) - South McLennan (City Centre)

On East Portion of 7191 Bridge Street	Bylaw Requirement Single Detached (RS2/C)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 318.33 m ² (3,426.42 ft ²)	257.8 m ² (2,774.9 ft ²)	none permitted

On East Portion of 7191 Bridge Street	Bylaw Requirement Single Detached (RS2/C)	Proposed	Variance
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	none
Lot Size:	Min. 360 m ²	674 m ²	none
Lot Dimensions (m):	Width: Min. 13.5 m Depth: Min. 24.0 m	Width: 14.02 m Depth: 48.04 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: 6.0 m Side: 1.2 m Rear: 9.26 m for up to 60% of principal dwelling, 10.7 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

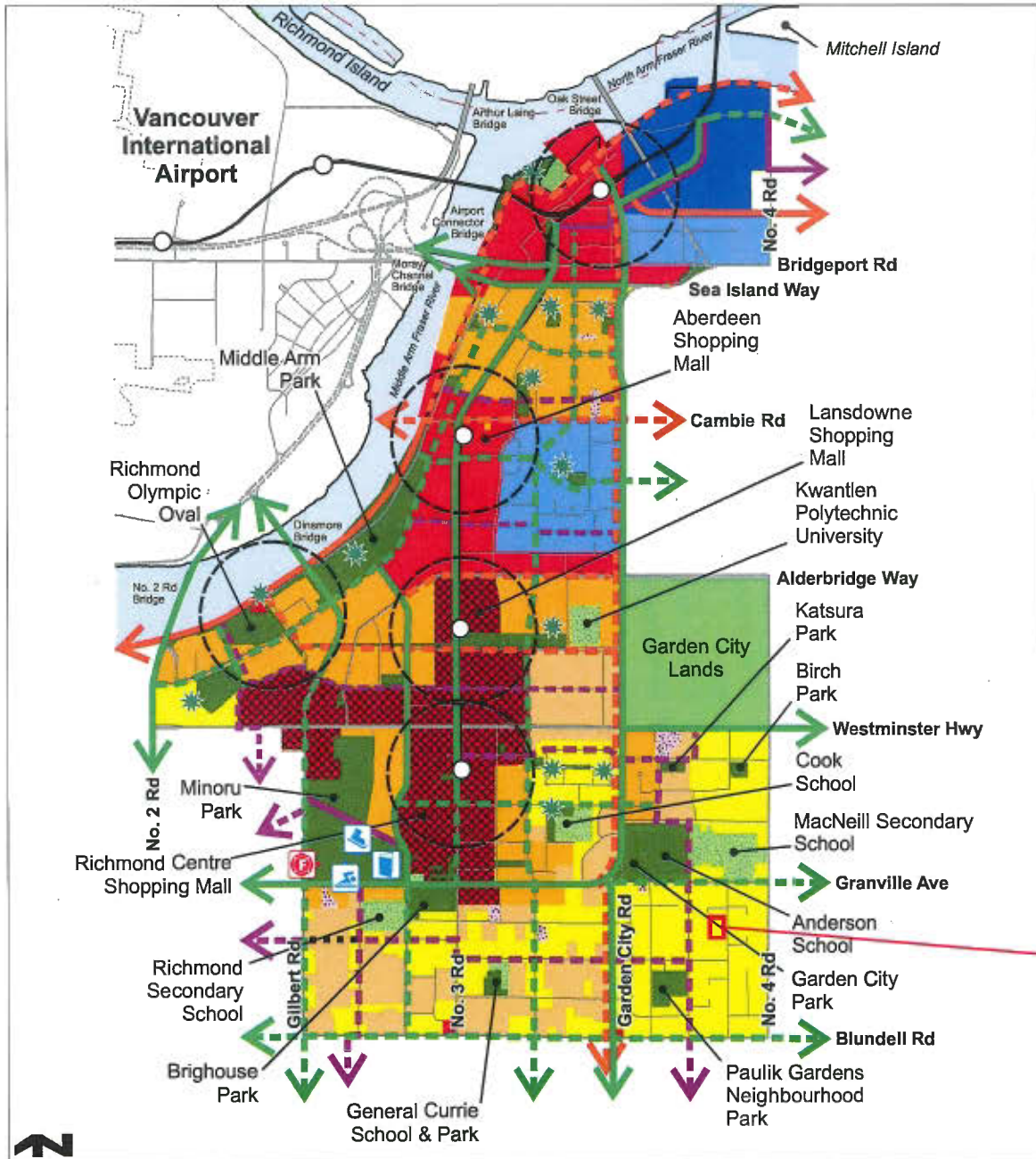
On Proposed Lots 1-10	Bylaw Requirement Single Detached (ZS14) - South McLennan (City Centre)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 222.75 m ² (2,397 ft ²)	Max. 222.75 m ² (2,397 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	none
Lot Size:	Min. 320 m ²	405 m ²	none
Lot Dimensions (m):	Width: Min. 11.3 m Depth: Min. 24.0 m	Width: 11.52 m Depth: 35.2 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

* Preliminary estimate; not inclusive of garage or other exemptions contained in the Zoning Bylaw; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



10. City Centre

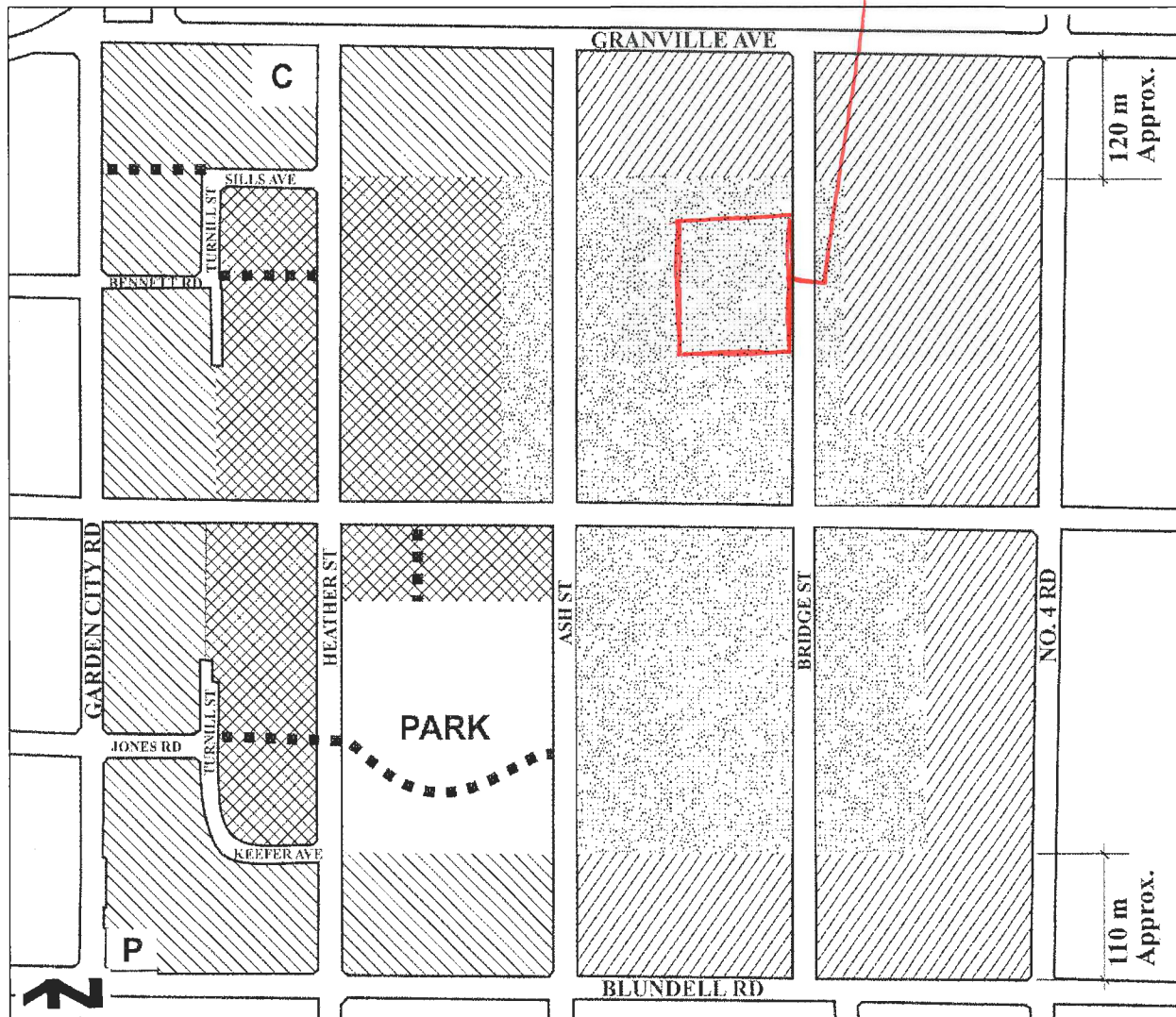


Apartment Residential	Park	Neighbourhood Centres (future)
Commercial	School	Canada Line
Community Institutional	Future Park (location to be determined)	Existing Major Street Bike Route
Conservation	Minoru Arenas	Future Major Street Bike Route
Downtown Mixed Use	Minoru Library	Existing Greenway/Trail
Industrial	Minoru Pools	Future Greenway/Trail
Mixed Employment	No. 1 Firehall	Existing Neighbourhood Link - enhanced
Mixed Use		Future Neighbourhood Link - unenhance
Neighbourhood Residential		Future Neighbourhood Link

City of Richmond

Land Use Map Bylaw 9106
2015/09/14

SUBJECT PROPERTIES



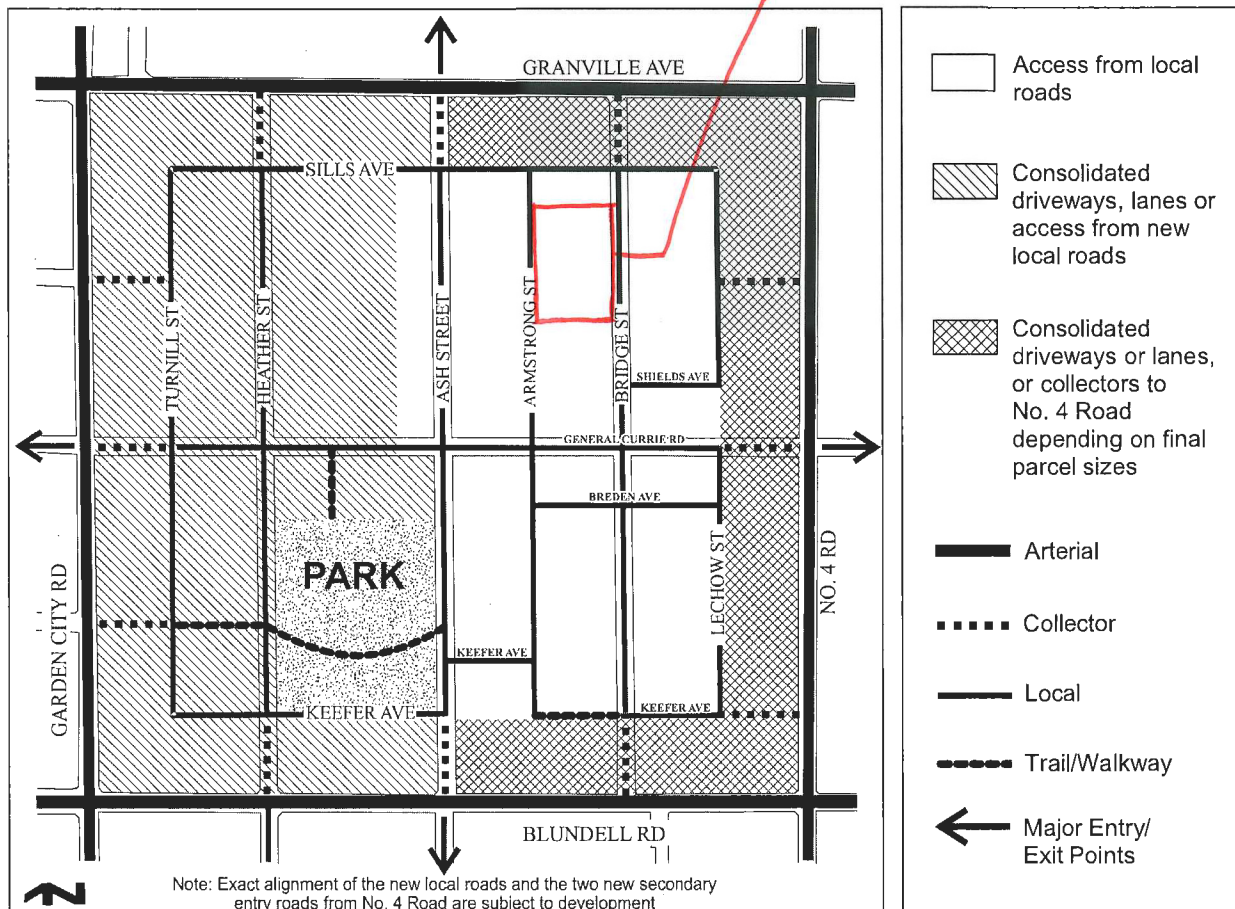
Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets: <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) Elsewhere: <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.	Trail/Walkway C Church P Neighbourhood Pub
Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		
Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		

Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the “ring road”.

- l) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.

Circulation Map Bylaw 8803
2011/10/17

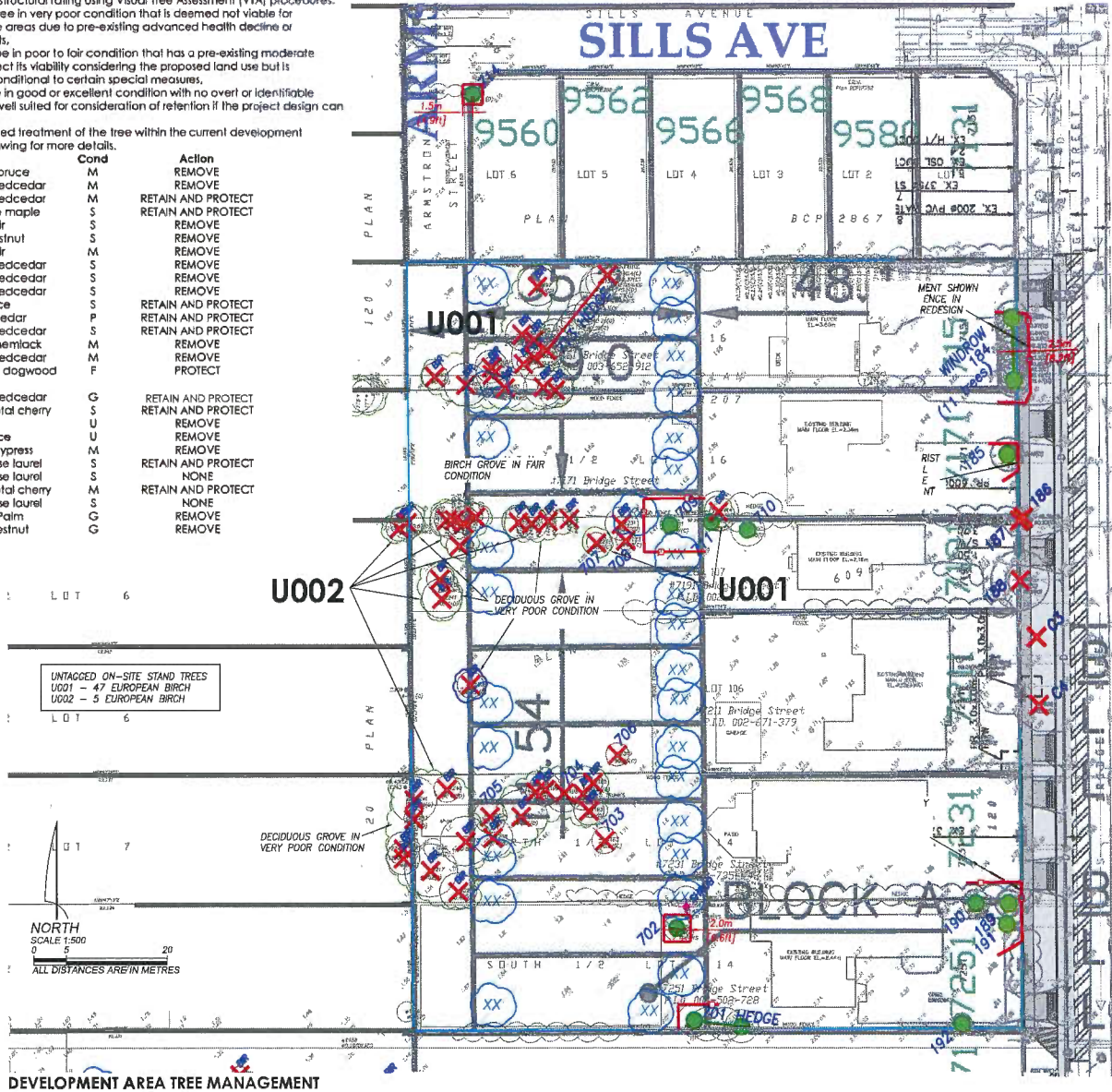
SUBJECT PROPERTIES



TREE INVENTORY AND ASSESSMENT LIST:

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

Tag #	Dbh (cm)	Tree Type	Cond	Action
699	24	Norway spruce	M	REMOVE
700	50	Western redcedar	M	REMOVE
701	46-58	Western redcedar	M	RETAIN AND PROTECT
702	23	Japanese maple	S	RETAIN AND PROTECT
703	31	Douglas-fir	S	REMOVE
704	21	Horsechestnut	S	REMOVE
705	22	Douglas-fir	M	REMOVE
706	25	Western redcedar	S	REMOVE
707	34	Western redcedar	S	REMOVE
708	33	Western redcedar	S	REMOVE
709	35	Blue spruce	S	RETAIN AND PROTECT
710	43	Deodar cedar	P	RETAIN AND PROTECT
711	30	Western redcedar	S	RETAIN AND PROTECT
712	68	Western hemlock	M	REMOVE
713	20-40	Western redcedar	M	REMOVE
714	18	Flowering dogwood	F	PROTECT
184	43-53	Western redcedar	G	RETAIN AND PROTECT
185	41	Ornamental cherry	S	RETAIN AND PROTECT
186	11, 9, 10	Rowan	U	REMOVE
187	24	Blue spruce	U	REMOVE
188	52, 58	Sawara cypress	M	REMOVE
189	31	Portuguese laurel	S	RETAIN AND PROTECT
190	26, 24	Portuguese laurel	S	NONE
191	25	Ornamental cherry	M	RETAIN AND PROTECT
192	16	Portuguese laurel	S	NONE
C3	1.5M ht.	Windmill Palm	G	REMOVE
C4	7	Horse chestnut	G	REMOVE



SUGGESTED PLANT LIST: REPLACEMENT TREES

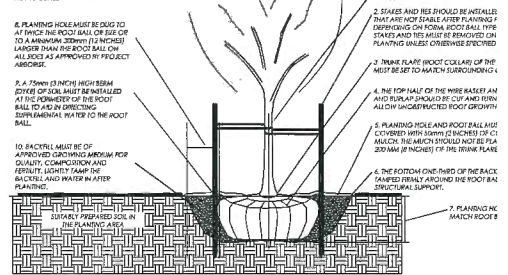
Please use botanical name when ordering.
Current arboricultural best management practices and BCCLA/BCUNA standards apply to quality, root ball, health, form, handling, planting, staking/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA	6m C		Acer campestre	Field maple
AG	6m C		Acer griseum	Paperbark maple
ARB	6m C		Acer rubrum 'Bowhall'	Bowhall maple
ARRS	6m C		Acer rubrum 'Red Sunset'	Red Sunset maple
DI	6m C		Davidia involucreta	Dove tree
FSD	6m C		Fagus sylvatica 'Dawick'	Dawick beech
FSP	6m C		Fagus sylvatica 'Pendula'	Weeping European beech
MSO	3.5m H		Magnolia soulangeana	Saucer magnolia
SP	6m C		Stewartia pseudocamellia	Japanese stewartia
AP	6m C		Acer palmatum	Japanese maple
AU	6m C		Arbutus unedo	Strawberry tree
CC	3.5m H		Cercis canadensis	Redbud
WRGR	6m C		Magnolia grandiflora	Southern magnolia (evergreen)
MST	6m C		Magnolia stellata	Star magnolia
PSAR	6m C		Prunus sargentii 'Rancho'	Sargent cherry
PY	6m C		Prunus x yedoensis	Yoshino cherry
SI	6m C		Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC	3.5m H		Abies procera 'Glauca'	Noble fir
PO	3.5m H		Picea omorika	Serbian spruce

TREE PLANTING GUIDELINES:

- CONCRETE DESIGN:** The planting area must be constructed at a minimum 100mm above the finished ground level to ensure adequate drainage. The depth of the concrete must be at least 100mm. The concrete must be finished with a non-slip surface. The concrete must be finished with a non-slip surface.
- SHADE:** Shade cloth should be used to protect the tree from direct sunlight. The shade cloth should be removed when the tree has established.
- WATERING:** The tree should be watered regularly. The watering should be done at the base of the tree. The watering should be done at the base of the tree.
- STAKING:** The tree should be staked to provide support. The staking should be done at the base of the tree. The staking should be done at the base of the tree.
- MAINTENANCE:** The tree should be maintained regularly. The maintenance should be done at the base of the tree. The maintenance should be done at the base of the tree.

TREE PLANTING DETAIL:





City of Richmond

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

Address: 7151, 7171, 7191, 7211, 7231, & 7251 Bridge Street

File No.: RZ 16-732490

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, the developer is required to complete the following:

1. 9.0 m wide road dedication along the entire rear property lines of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street. The applicant is responsible for securing 50% of the required 9.0 m wide road dedication on the east property line of 7280 Ash Street.
2. Submission of a Landscape Security in the amount of \$15,000 (\$500/tree) to ensure that a total of 30 replacement trees are planted and maintained in the development. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
2	11 cm	6 m
4	10 cm	5.5 m
8	8 cm	4 m
16	6 cm	3.5 m

3. City acceptance of the developer's offer to voluntarily contribute \$19,900 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$67,600 for the nine trees and two hedge rows to be retained, and the two City-owned trees to be relocated.
6. Registration of a flood indemnity covenant on Title.
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 each of the ten future lots on Armstrong Street, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$50,733.51) to the City's Affordable Housing Reserve Fund for the six lots on Bridge Street.
9. Submission of functional road plans for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.
10. Registration of a legal agreement on Title to ensure prior to final building inspection granting occupancy all required off-site works (from Sills Avenue to General Currie) are completed.
11. Enter into a Servicing Agreement* for the design and construction of the required site servicing and off-site improvements, to be combined with the requirements for RZ 16-738953. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 150 L/s of water available at a 20 psi residual at the Bridge Street frontage, and 274 L/s of water available at a 20 psi residual at the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install 10 new water service connections, one for each new lot, complete with meter and meter box.
 - Retain the existing water service connections along the Bridge Street frontage.
 - Install approximately 200 m of new 200 mm water main in the extension of Armstrong Street from Sills Avenue to tie in to the existing water main fronting 7368 Armstrong Street, complete with fire hydrants to meet City spacing requirements.

- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the Servicing Agreement design.
 - Upgrade the approximately 120 m of existing 375 mm storm sewer along the development's Bridge Street frontage to 600 mm, and reconnect all existing leads.
 - Install approximately 200 m of new 600 mm storm sewer in the extension of Armstrong Street from the existing storm sewer in Sills Avenue to tie in to the existing storm sewer fronting 7368 Armstrong Street.
 - Confirm all service connections currently in use by the lots along Bridge Street. The connections not in use shall be capped at the main and their inspection chambers removed.
 - Provide, at no cost to the City, two 3.0 x 3.0 m statutory right-of-ways for the existing storm inspection chambers STIC53528 and STIC43442 on the Bridge Street frontage of 7211 Bridge Street.
 - Install 10 new storm service connections, one for each lot and complete with inspection chambers, off of the proposed storm main in the extension of Armstrong Street. Where possible, a single service connection and inspection chamber with dual service leads shall be installed at the adjoining property line of two lots.

- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 200 m of new 200 mm sanitary sewer in the extension of Armstrong Street from the existing sanitary sewer in Sills Avenue to tie in to the existing sanitary sewer fronting 7368 Armstrong Street.
 - Install 10 new sanitary service connections, one for each lot and complete with inspection chambers, off of the proposed sanitary main in the extension of Armstrong Street. Where possible, a single service connection and inspection chamber with dual service leads shall be installed at the adjoining property line of two lots.
 - Retain the existing sanitary service connections serving the properties on the Bridge Street frontage of the development site.

- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Provide a 9.0m-wide road dedication along the entire west property line of the development site, and along the entire east property lines of 7280 Ash Street, and construct a functional road complete with asphalt pavement, sidewalk, boulevard, curb and gutter, lighting, and drainage, connecting Sills Avenue to the north to the developed portion of Armstrong Street to the south.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To underground private utility poles, overhead distribution lines, and overhead service lines and poles along the entire Bridge Street frontage, including the overhead service lines serving the single family lots with existing buildings to remain on Bridge Street. This will require underground conduits and aboveground structures to be placed in private property within the existing single family lots, and the clearance poles and overhead service lines removed.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the Servicing Agreement drawings, and registered prior to Servicing Agreement design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - Assess the street lighting levels along all road frontages and upgrade to Richmond standards as required.
 - Construct an extension of Armstrong Street to access the new lots, which includes, but may not be limited to:
 - Submission of a functional road plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation. All interim works to be constructed, including interim concrete curbs, required to delineate a smooth road alignment and vehicular wheel path movement for northbound and southbound traffic around the undeveloped lots. This will also require interim frontage works and driveway locations. Through the ultimate design, the reconstruction and reinstatement of all final works will be required.
 - Ultimate condition to provide 11.2 m pavement width, minimum 0.15 m wide concrete curb and gutter, minimum 1.5 m wide landscaped/treed boulevard, and a minimum 1.5 m wide concrete sidewalk at the property line.
 - The ultimate curb alignment is to match that set by redevelopment south of General Currie Road.
 - Frontage works to extend from Sills Avenue to General Currie Road.
 - Complete improvements on Bridge Street including, but not limited to:
 - Road widening, 0.15 m concrete curb and gutter, min. 1.5 m wide landscaped/treed boulevard behind curb and min. 1.5 m wide concrete sidewalk at the property line; to match improvements to the north at 7131 Bridge Street, and taper back to existing condition to the south.

- All utility pole or other infrastructure conflicts to be relocated at Developer's cost.
- Locate driveways so as to conform to Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Interim and ultimate driveway designs may be required.
- Provide a cash-in-lieu contribution to the City, for all of the ultimate condition off-site works to be deferred to accommodate functional two-way traffic in the interim condition, for the City to complete the construction of the ultimate condition when the adjacent lots develop. The cash-in-lieu contribution amount will be determined through the Servicing Agreement* design review process and will be based on the submission of a functional plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.

General Items:

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

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Prior to removal of any off-site trees, the applicant must obtain written permission from the adjacent property owner. If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9796 (RZ 16-732490)
7151/7171/7191/7211/7231/7251 Bridge Street

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 (ZS14) - SOUTH MCLENNAN (CITY CENTRE)".

That area shown as "BLOCK A" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9796".

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/C)".

That area shown as "BLOCK B" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9796".

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9796".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

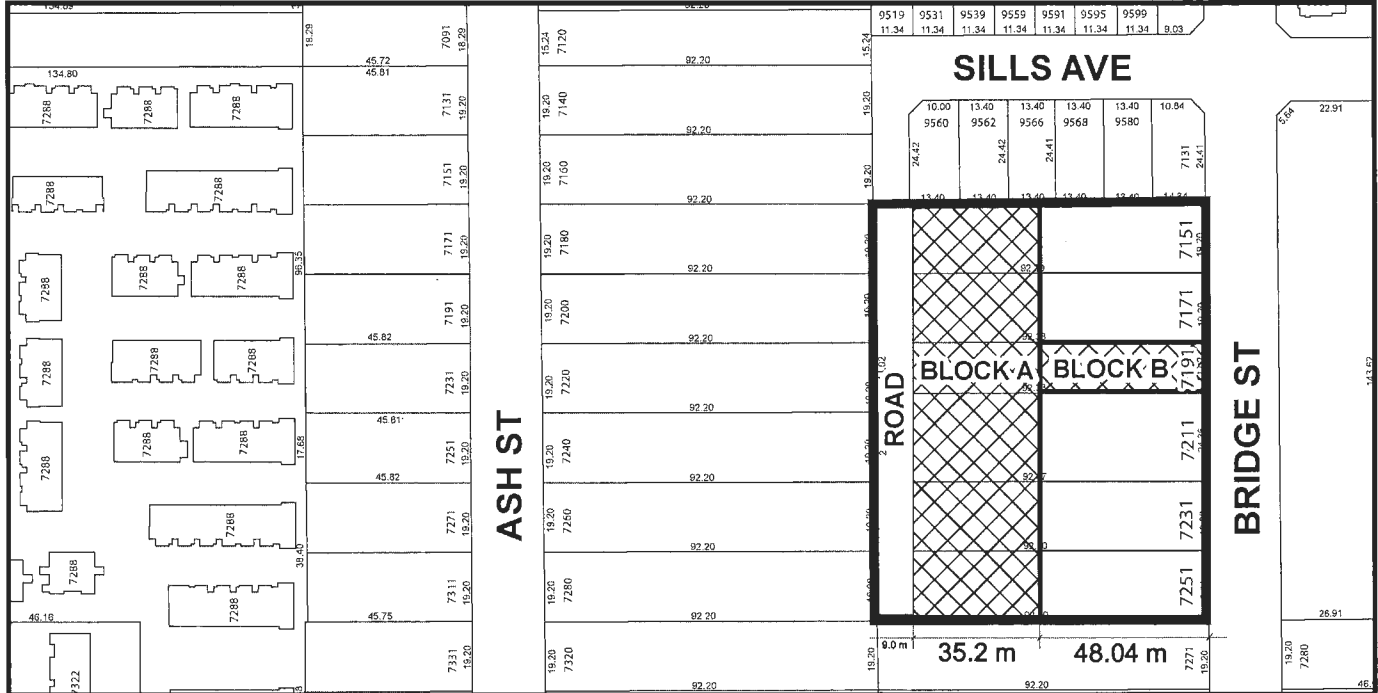
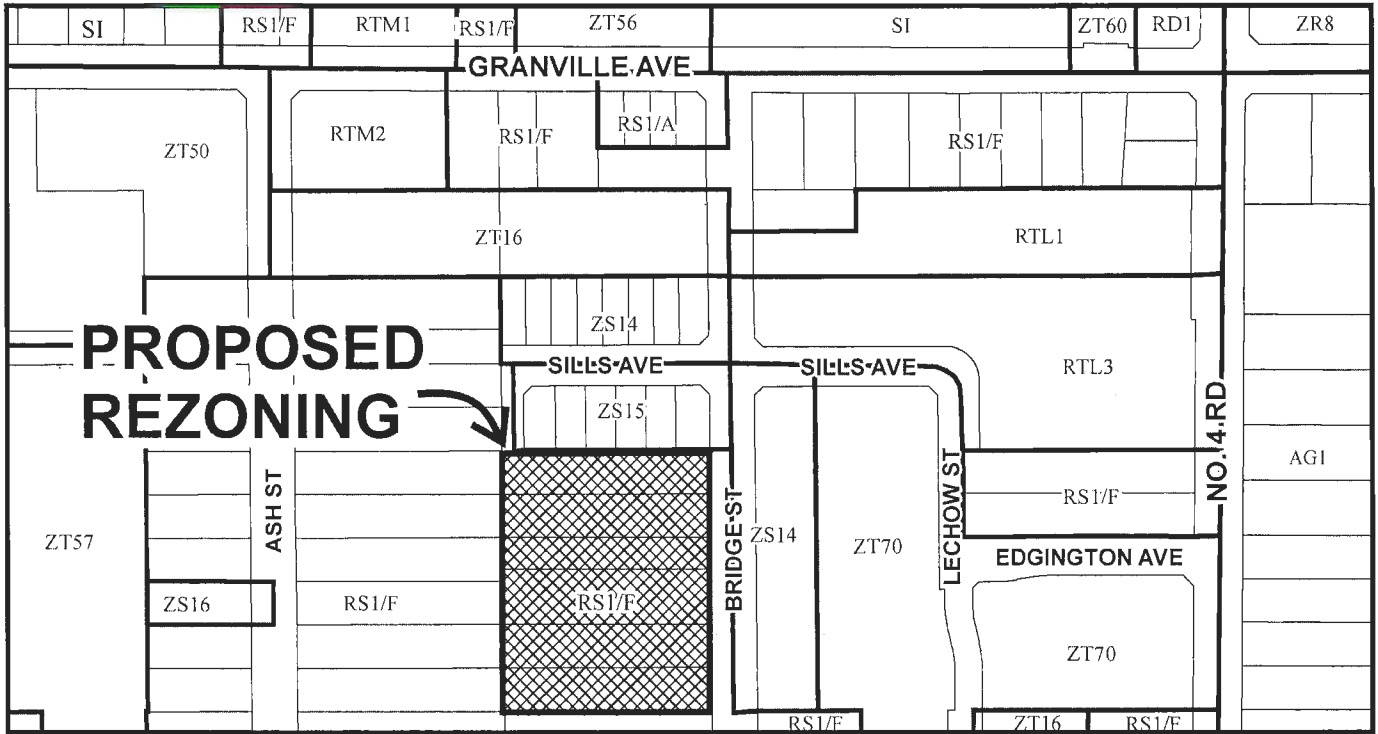
CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor BK

MAYOR

CORPORATE OFFICER



City of
Richmond



	<h1>RZ 16-732490</h1>	<p>Original Date: 06/07/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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