



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: August 22, 2016

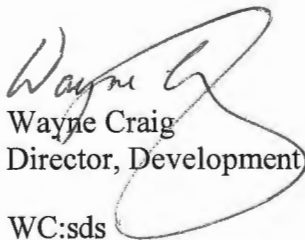
From: Wayne Craig
Director, Development

File: RZ 15-710447

Re: Application by Dod Construction Ltd. for Rezoning at 3360/3380 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9579, for the rezoning of 3360/3380 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>APPROVE FOR JOE CERCEG</i>

Staff Report

Origin

Dod Construction Ltd. has applied to the City of Richmond for permission to rezone the property at 3360/3380 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Blundell Road (Attachment 1). The site is currently occupied by a stratified duplex, which will be demolished. A site survey showing the proposed subdivision plan 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: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Blundell Road.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Dalemore Road.
- To the East: Duplex dwellings on lots zoned “Two-Unit Dwellings (RD1)” fronting Blundell Road.
- To the West: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Dalemore Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning and subdivision would comply with this designation.

Single-Family Lot Size Policy 5474/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5474 (adopted by Council on May 20, 2008) (Attachment 4). The Policy permits properties with existing duplexes to be rezoned and subdivided into no more than two (2) equal single-family lots. Each lot proposed at the subject site will be approximately 12 m (39 ft.) wide and approximately 446 m² (4,800 ft²) in area. The proposed subdivision would comply with these requirements, and the minimum lot dimensions and size of the “Single Detached (RS2/B)” zone.

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 of 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

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way registered on Title for utilities in the rear yard of the subject property; which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

There is also an existing restrictive covenant registered on the Title of each strata lot, restricting the use of the subject property to a duplex (Document No. AE26583 and AE26584). These covenants must be discharged from Title as a condition of rezoning.

Site Access

Vehicle access to the proposed lots will be from Blundell Road via separate driveway crossings.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal related to the proposed development. The report assesses three (3) trees on the subject property, two (2) trees on neighbouring properties, and one (1) tree on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain and protect one (1) Cedar tree (tag# 19) located on-site due to its good condition (46 cm dbh). The City's Tree Preservation Coordinator recommends that the applicant install tree protection fencing a minimum 3.0 m from the base of the tree.

- Retain and protect one (1) City-owned Douglas fir tree (tag# 18) located in front of the subject property due to its good condition (23 cm dbh). The tree has been identified by Parks Arboriculture staff for retention.
- Retain and protect one (1) Katsura tree (tag# 17) and one (1) Silver maple tree (tag# A) located on neighbouring properties due to their good condition (23 cm & 150 cm dbh).
- Remove one (1) Cedar tree (tag# 16) and one (1) Apple tree (tag# 20) located on-site due to either being dead, dying, infected, or exhibiting structural defects (35 cm & 22 cm dbh).

Tree Protection

The proposed Tree Management Drawing is shown in Attachment 5, which outlines the protection of one (1) tree on-site and three (3) trees off-site, including one (1) City tree.

To ensure the protection of the four (4) trees (tag# 17, 18, 19, & A), 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 close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections, any special measures required to ensure tree protection, 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 \$2,280 for the one (1) City tree. 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.
- Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) on-site tree to be retained.

Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all on and off-site 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 works are completed.

Tree Replacement

For the removal of the two (2) trees, the OCP tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant a minimum of two (2) trees on each lot for a total of four (4) replacement trees on-site.

As per Tree Protection Bylaw No. 8057, based on the size of the trees being removed (35 cm & 22 cm dbh), replacement trees shall be the following minimum sizes:

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

To ensure that the four (4) replacement trees are planted on-site at development stage, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works, prior to final adoption of the rezoning bylaw. A portion of the security will be released after construction and landscaping of the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance 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 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/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft² of total buildable area of the single-family developments (i.e. \$5,280.77) in-lieu of providing a secondary suite on 50% of the new lots. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At future construction stage, the applicant is required to complete frontage improvements, which include, but are not limited to, the following:

- A minimum 1.5 m wide grass and treed boulevard along Blundell Road (width of the boulevard is exclusive of the 0.15 m wide top of curb) and a 1.5 m wide concrete sidewalk behind the boulevard. A second boulevard is to be provided between the sidewalk and the property line.
- Driveways constructed to City design standards. If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described above.

At future subdivision and Building Permit stage, the applicant is required to pay the current year's taxes in full and complete the required service connection works as described in Attachment 6.

Prior to subdivision, the applicant must cancel the existing Strata Plan (NW112) from the Title of the subject property.

Financial Impact or Economic 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).

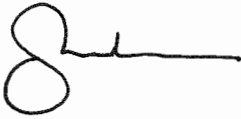
Conclusion

The purpose of this rezoning application is to rezone the property at 3360/3380 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots.

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

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9579 be introduced and given first reading.



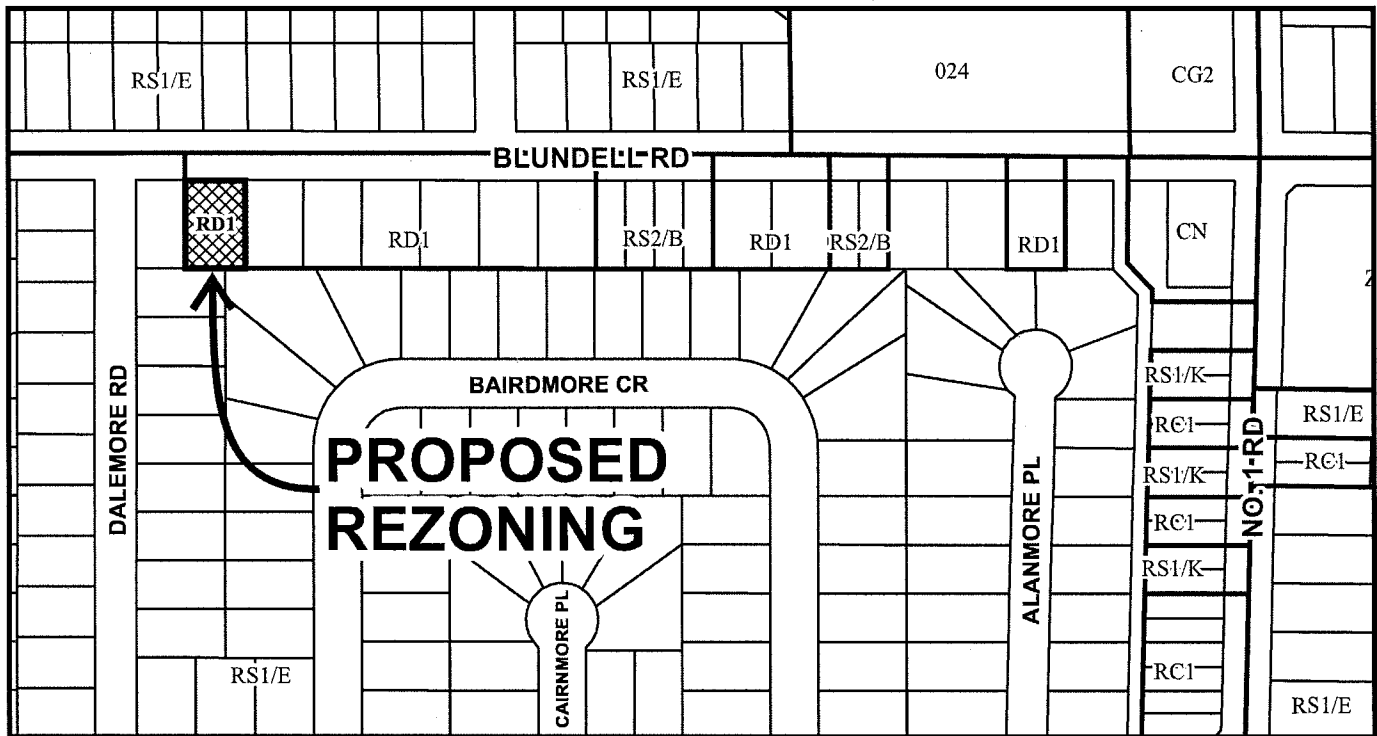
Steven De Sousa
Planning Technician – Design

SDS:rg

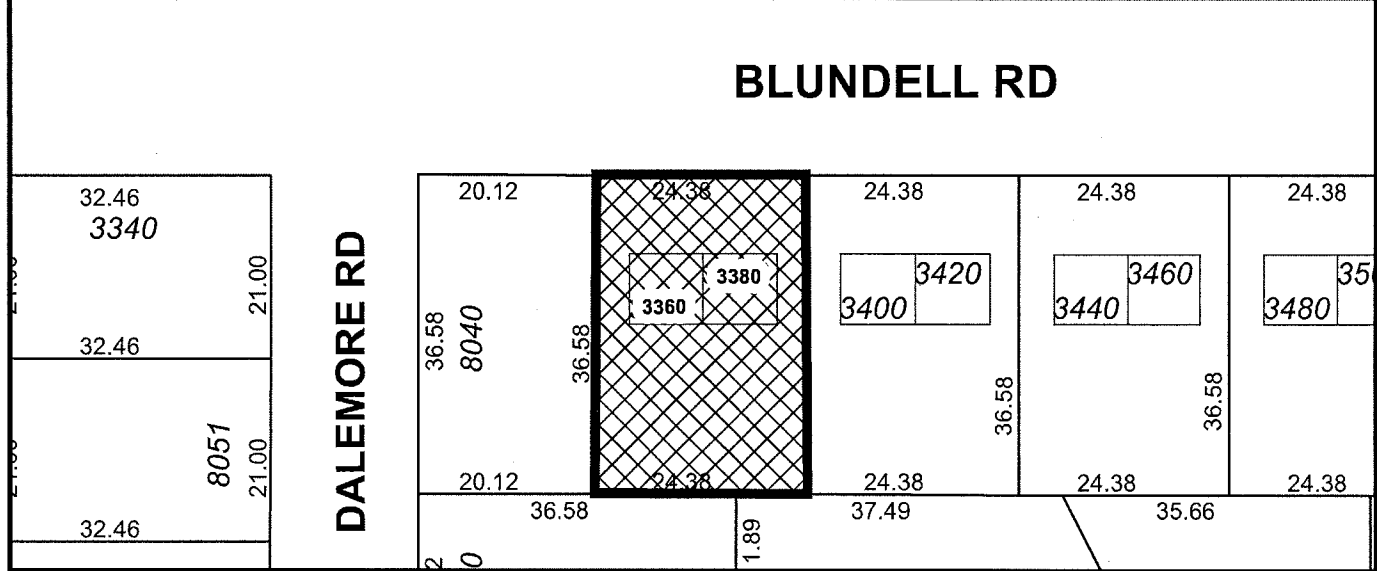
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



3331	3351	3371	3391	3411	3431	3451	3471	3491
18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29



	<h1>RZ 15-710447</h1>	Original Date: 10/07/15
		Revision Date: 08/19/16
		Note: Dimensions are in METRES



City of Richmond



RZ 15-710447

Original Date: 10/08/15

Revision Date:

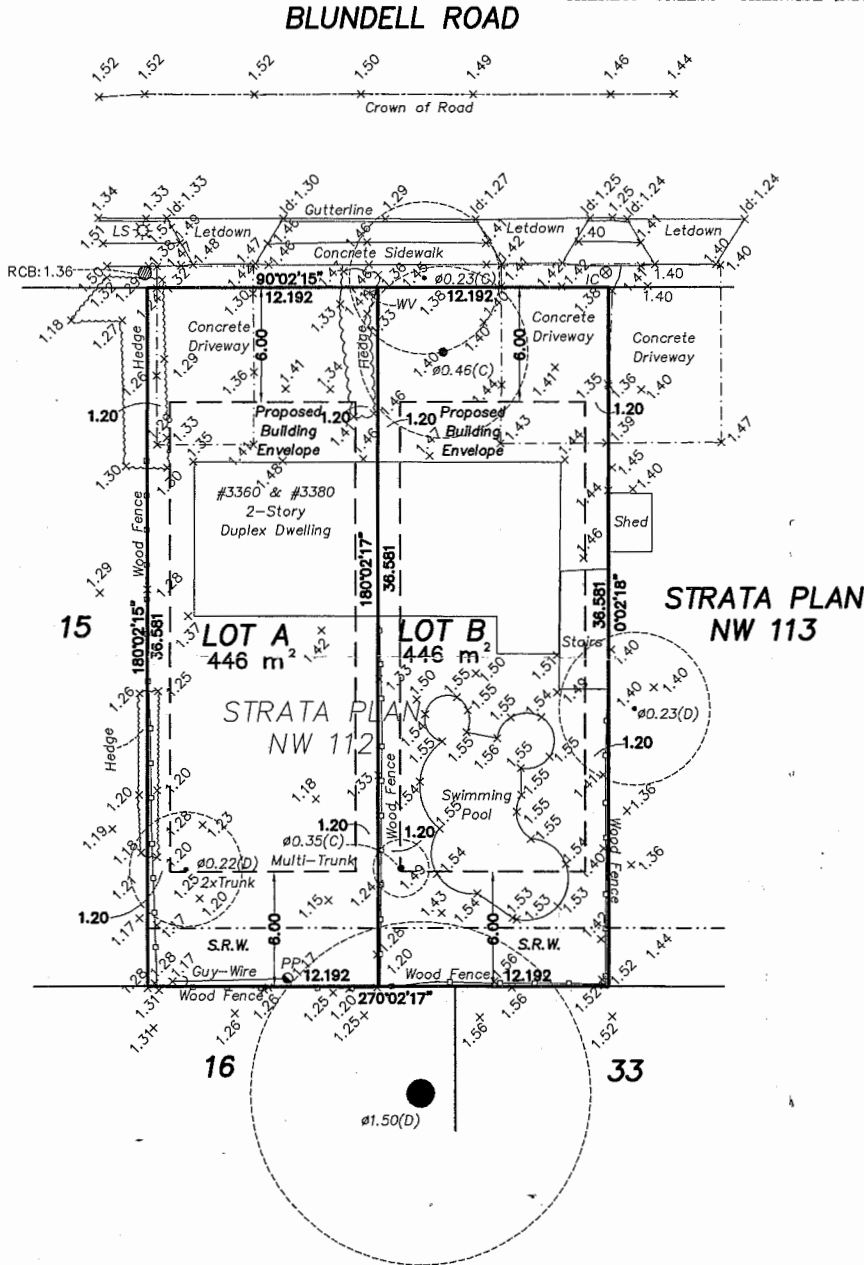
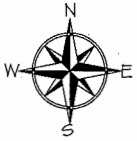
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW12
SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT**

#3360 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-124-056
#3380 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-124-064

SCALE: 1:250

0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- IP ● denotes iron post set
- LP ■ denotes lead plug set
- WT denotes witness
- ⊙ denotes trees
- PP ⊙ denotes power pole
- RCB ⊙ denotes round catch basin
- WV ⊙ denotes water valve
- (D) denotes deciduous
- (C) denotes conifer
- IC ⊙ denotes inspection chamber
- denotes anchor
- ld denotes letdown

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network. Benchmark: HPN #234, Control Monument 77H4891, Located at CL Gibbons Dr & Gamba Dr, E side of grass median

Elevation = 1.125 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

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

OCTOBER 10th, 2014

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
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Richmond, B.C. V6X 3Z7
Telephone: 214-8928
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E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5766
FB-268 P6-9
Drawn By: VC

CNCL - 167

DWG No. 5766-TOPO



RZ 15-710447

Attachment 3

Address: 3360/3380 Blundell Road

Applicant: Dod Construction Ltd.

Planning Area(s): Seafair

	Existing	Proposed	
Owner:	3360 Blundell Rd: Dod Construction Ltd. 3380 Blundell Rd: B. Matta	To be determined	
Site Size:	Approx. 892 m ² (9,600 ft ²)	Lot A: 446 m ² (4,800 ft ²) Lot B: 446 m ² (4,800 ft ²)	
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings	
Designations: OCP Lot Size Policy 5474	Neighbourhood Residential Existing duplex into two (2) equal halves	No change No change	
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)	
Units:	2	2	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	None permitted
Buildable Floor Area*:	Lot A: Max. 245 m ² (2,640 ft ²) Lot B: Max. 245 m ² (2,640 ft ²)	Lot A: Max. 245 m ² (2,640 ft ²) Lot B: Max. 245 m ² (2,640 ft ²)	None permitted
Lot Coverage: Buildings Non-Porous Landscaping	Max. 45% Max. 70% Min. 25%	Max. 45% Max. 70% Min. 25%	None
Lot Size: Frontage Width Depth Area	Min. 6.0 m Min. 12.0 m Min. 24.0 m Min. 360 m ²	12 m 12 m 36 m 446 m ²	None
Setbacks: Front Yard Side Yard Rear Yard	Min. 6 m Min. 1.2 m Min. 6 m	Min. 6 m Min. 1.2 m Min. 6 m	None
Height:	Max. 2 ½ storeys & within Residential Vertical Lot Envelopes	Max. 2 ½ storeys & within Residential Vertical Lot Envelopes	None

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

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

**Policy 5474:**

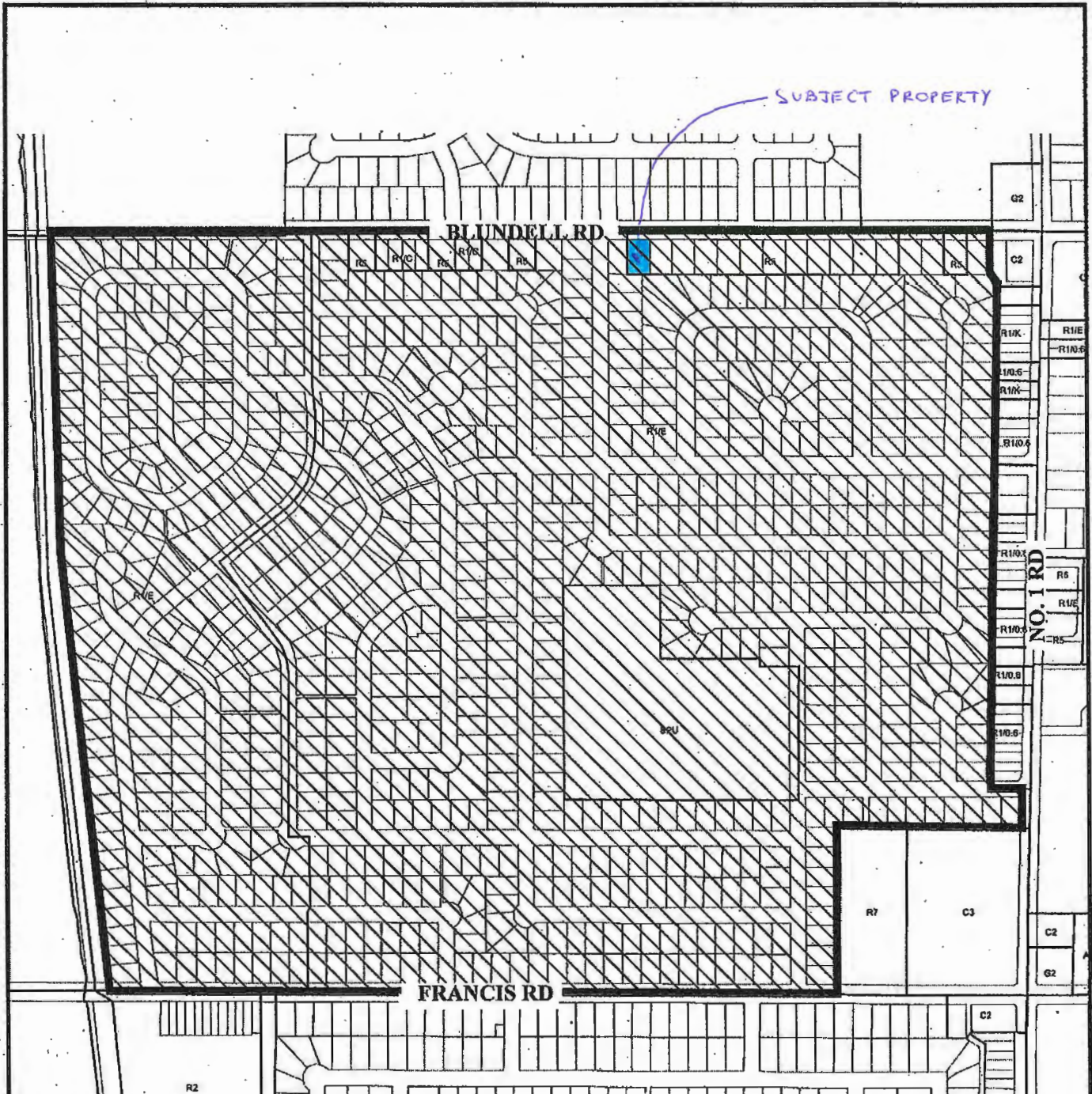
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:


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

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

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

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



 Subdivision permitted as per R1/E



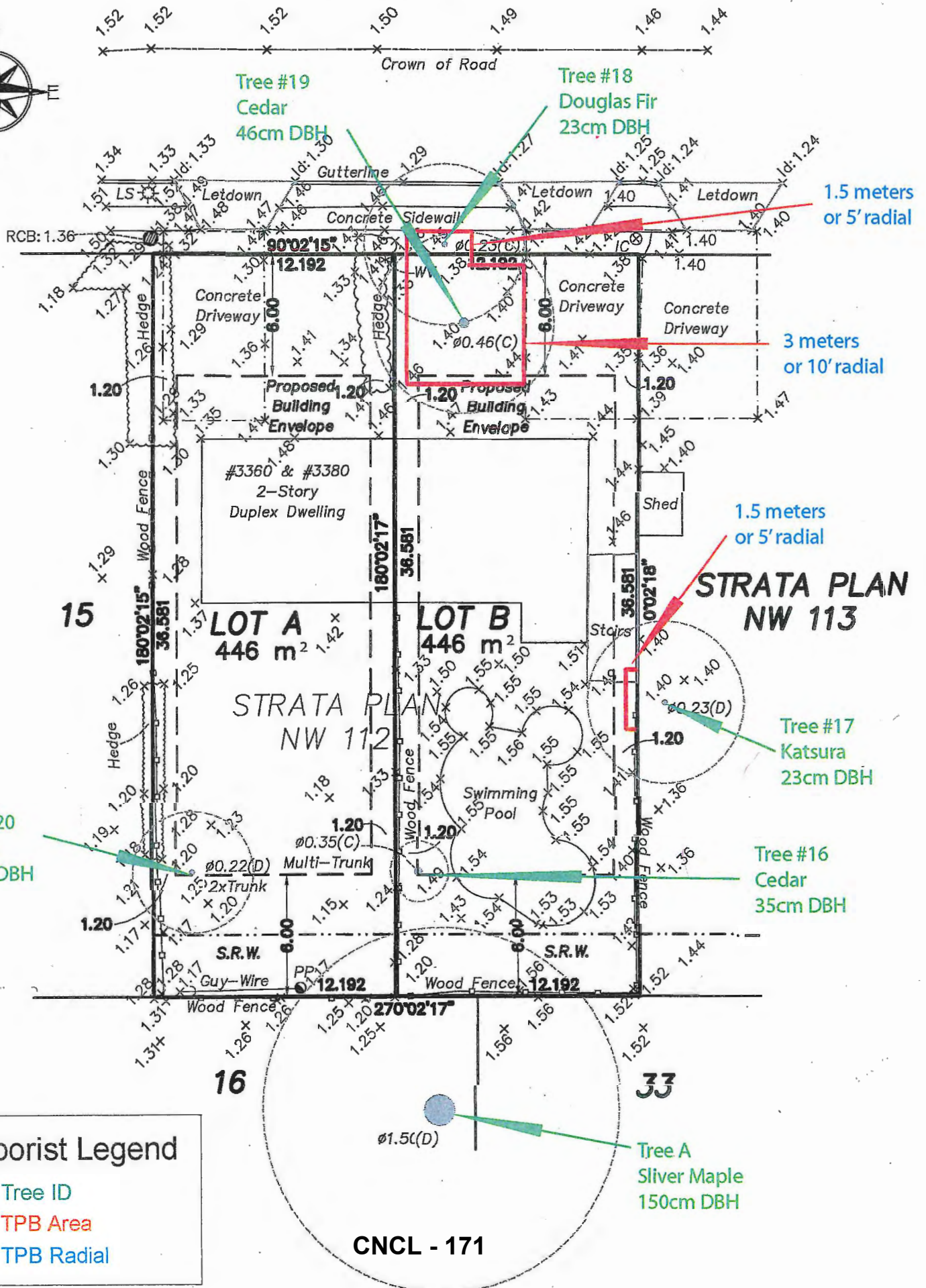
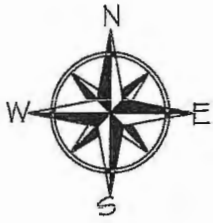
Policy 5474
21-4-7 & 22-4-7

Original Date: 02/29/08

Amended Date: 05/20/08

Note: Dimensions are in METRES

BLUNDELL ROAD



Arborist Legend

- # - Tree ID
- TPB Area
- # - TPB Radial



City of Richmond

Rezoning Considerations

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

Address: 3360/3380 Blundell Road

File No.: RZ 15-710447

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9579, the developer is required to complete the following:

1. Submission of a Landscape Plan, 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:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include low fencing outside of the rear yard (max 1.2 m);
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - include the four (4) required 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
2	8 cm		4.0 m

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

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. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) on-site tree to be retained.
4. Submission of a Tree Survival Security to the City in the amount of \$2,280 for the one (1) City tree to be retained. 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 may retain a portion of the security for a one-year maintenance period.
5. Registration of a flood indemnity covenant on title.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,280.77) to the City's Affordable Housing Reserve Fund.
7. Discharge of the existing covenants registered on Title of the subject property (i.e. AE26583 and AE26584); which restrict the use of the subject property to a duplex.

At Demolition Permit* stage, the developer is required to complete the following:

1. 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 must remain in place until construction and landscaping on-site is completed.

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

1. Cancellation of existing Strata Plan (NW112).
2. Payment of current year's taxes and the cost associated with the completion of the required servicing works and frontage improvements.
3. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of

Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- a) Using the OCP Model, there is 157.0 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) 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.
- c) At Developers cost, the City is to:
 - Cut and cap the existing water service connection along the Blundell Rd frontage.
 - Install 2 new water service connections complete with meters and meter boxes along the Blundell Rd frontage.

Storm Sewer Works:

- d) At Developers cost, the City is to:
 - If required, upgrade the existing storm inspection chamber and lead at the northwest corner of the lot. The existing connection to the box culvert on the north side of Blundell Rd may be utilized, granted on terms that the condition of it is okay, to the satisfaction of City crews.
 - Install a new storm service connection complete with IC located at the north east corner of the lot.

Sanitary Sewer Works:

- e) At Developers cost, the City is to:
 - If required, upgrade the existing sanitary inspection chamber and lead at the northeast corner of the lot. The existing connection to the 200mm AC sewer on Blundell Rd may be utilized, granted on terms that the condition of it is okay, to the satisfaction of City crews.
 - Install a new sanitary service connection complete with IC located at the northwest corner of the lot.

Frontage Improvements:

- f) The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - Complete other frontage improvements as per Transportation's requirements.
- g) Transportation's frontage improvements requirements, include but are not limited to:
 - Construct a minimum 1.5 m wide grass/treed boulevard along Blundell Road (width of the boulevard is exclusive of the 0.15 m wide top of curb); and a 1.5 m wide concrete sidewalk behind the boulevard. A second boulevard is to be provided between the sidewalk and the property line.
 - Driveways are to be constructed to City design standards (4.0 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard). If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described above.
 - Adjust sidewalk alignment for tree protection purposes and submit a new frontage improvement plan to show the new sidewalk alignment for staff approval.

General Items:

- a) 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.
- 4. 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.
- 5. 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 copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9579 (RZ 15-710447)
3360/3380 Blundell Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

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

P.I.D. 001-124-056

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW112 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. 001-124-064

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW112 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 9579".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER