



Land Use Contract	Bylaws	Pg. #
Land Use Contract 002	Bylaw 9300 (Zoning) Bylaw 9301 (LUC Termination)	<b>LUC-1</b>
Land Use Contract 003	Bylaw 9302 (Zoning) Bylaw 9303 (LUC Termination)	<b>LUC-5</b>
Land Use Contract 006	Bylaw 9304 (Zoning) Bylaw 9305 (LUC Termination)	<b>LUC-11</b>
Land Use Contract 007	Bylaw 9306 (Zoning) Bylaw 9307 (LUC Termination)	<b>LUC-15</b>
Land Use Contract 009	Bylaw 9308 (Zoning) Bylaw 9309 (LUC Termination)	<b>LUC-19</b>
Land Use Contract 010	Bylaw 9310 (Zoning) Bylaw 9311 (LUC Termination)	<b>LUC-27</b>
Land Use Contract 011	Bylaw 9312 (Zoning) Bylaw 9313 (LUC Termination)	<b>LUC-37</b>
Land Use Contract 012	Bylaw 9314 (Zoning) Bylaw 9315 (LUC Termination)	<b>LUC-41</b>
Land Use Contract 014	Bylaw 9316 (Zoning) Bylaw 9317 (LUC Termination)	<b>LUC-45</b>
Land Use Contract 015	Bylaw 9318 (Zoning) Bylaw 9319 (LUC Termination)	<b>LUC-49</b>
Land Use Contract 018	Bylaw 9320 (Zoning) Bylaw 9321 (LUC Termination)	<b>LUC-55</b>

<b>Land Use Contract</b>	<b>Bylaws</b>	<b>Pg. #</b>
Land Use Contract 020	Bylaw 9322 (Zoning) Bylaw 9323 (LUC Termination)	<b>LUC-59</b>
Land Use Contract 023	Bylaw 9324 (Zoning) Bylaw 9325 (LUC Termination)	<b>LUC-65</b>
Land Use Contract 027	Bylaw 9326 (Zoning) Bylaw 9327 (LUC Termination)	<b>LUC-72</b>
Land Use Contract 030	Bylaw 9328 (Zoning) Bylaw 9329 (LUC Termination)	<b>LUC-76</b>
Land Use Contract 031	Bylaw 9330 (Zoning) Bylaw 9331 (LUC Termination)	<b>LUC-80</b>
Land Use Contract 032	Bylaw 9332 (Zoning) Bylaw 9333 (LUC Termination)	<b>LUC-84</b>
Land Use Contract 033	Bylaw 9334 (Zoning) Bylaw 9335 (LUC Termination)	<b>LUC-88</b>
Land Use Contract 036	Bylaw 9336 (Zoning) Bylaw 9337 (LUC Termination)	<b>LUC-92</b>
Land Use Contract 037	Bylaw 9338 (Zoning) Bylaw 9339 (LUC Termination)	<b>LUC-96</b>
Land Use Contract 041	Bylaw 9340 (Zoning) Bylaw 9341 (LUC Termination)	<b>LUC-100</b>
Land Use Contract 042	Bylaw 9342 (Zoning) Bylaw 9343 (LUC Termination)	<b>LUC-104</b>
Land Use Contract 043	Bylaw 9344 (Zoning) Bylaw 9345 (LUC Termination)	<b>LUC-108</b>
Land Use Contract 044	Bylaw 9346 (Zoning) Bylaw 9347 (LUC Termination)	<b>LUC-112</b>

<b>Land Use Contract</b>	<b>Bylaws</b>	<b>Pg. #</b>
Land Use Contract 048	Bylaw 9348 (Zoning) Bylaw 9349 (LUC Termination)	<b>LUC-118</b>
Land Use Contract 049	Bylaw 9350 (Zoning) Bylaw 9351 (LUC Termination)	<b>LUC-112</b>
Land Use Contract 050	Bylaw 9352 (Zoning) Bylaw 9353 (LUC Termination)	<b>LUC-126</b>
Land Use Contract 052	Bylaw 9354 (Zoning) Bylaw 9355 (LUC Termination)	<b>LUC-130</b>
Land Use Contract 053	Bylaw 9356 (Zoning) Bylaw 9357 (LUC Termination)	<b>LUC-134</b>
Land Use Contract 054	Bylaw 9358 (Zoning) Bylaw 9359 (LUC Termination)	<b>LUC-138</b>
Land Use Contract 057	Bylaw 9360 (Zoning) Bylaw 9361 (LUC Termination)	<b>LUC-142</b>
Land Use Contract 058	Bylaw 9362 (Zoning) Bylaw 9363 (LUC Termination)	<b>LUC-146</b>
Land Use Contract 060	Bylaw 9364 (Zoning) Bylaw 9365 (LUC Termination)	<b>LUC-150</b>
Land Use Contract 063	Bylaw 9366 (Zoning) Bylaw 9367 (LUC Termination)	<b>LUC-154</b>
Land Use Contract 065	Bylaw 9368 (Zoning) Bylaw 9369 (LUC Termination)	<b>LUC-158</b>
Land Use Contract 066	Bylaw 9370 (Zoning) Bylaw 9371 (LUC Termination)	<b>LUC-162</b>
Land Use Contract 069	Bylaw 9372 (Zoning) Bylaw 9373 (LUC Termination)	<b>LUC-166</b>

<b>Land Use Contract</b>	<b>Bylaws</b>	<b>Pg. #</b>
Land Use Contract 071	Bylaw 9374 (Zoning) Bylaw 9375 (LUC Termination)	<b>LUC-170</b>
Land Use Contract 072	Bylaw 9376 (Zoning) Bylaw 9377 (LUC Termination)	<b>LUC-174</b>
Land Use Contract 074	Bylaw 9378 (Zoning) Bylaw 9379 (LUC Termination)	<b>LUC-178</b>
Land Use Contract 077	Bylaw 9380 (Zoning) Bylaw 9381 (LUC Termination)	<b>LUC-182</b>
Land Use Contract 081	Bylaw 9382 (Zoning) Bylaw 9383 (LUC Termination)	<b>LUC-186</b>
Land Use Contract 083	Bylaw 9384 (Zoning) Bylaw 9385 (LUC Termination)	<b>LUC-194</b>
Land Use Contract 084	Bylaw 9386 (Zoning) Bylaw 9387 (LUC Termination)	<b>LUC-198</b>
Land Use Contract 088	Bylaw 9388 (Zoning) Bylaw 9389 (LUC Termination)	<b>LUC-202</b>
Land Use Contract 089	Bylaw 9390 (Zoning) Bylaw 9391 (LUC Termination)	<b>LUC-206</b>
Land Use Contract 090	Bylaw 9392 (Zoning) Bylaw 9393 (LUC Termination)	<b>LUC-210</b>
Land Use Contract 093	Bylaw 9394 (Zoning) Bylaw 9395 (LUC Termination)	<b>LUC-214</b>
Land Use Contract 095	Bylaw 9396 (Zoning) Bylaw 9397 (LUC Termination)	<b>LUC-218</b>
Land Use Contract 098	Bylaw 9398 (Zoning) Bylaw 9399 (LUC Termination)	<b>LUC-222</b>



<b>Land Use Contract</b>	<b>Bylaws</b>	<b>Pg. #</b>
Land Use Contract 099	Bylaw 9400 (Zoning) Bylaw 9401 (LUC Termination)	<b>LUC-226</b>
Land Use Contract 101	Bylaw 9402 (Zoning) Bylaw 9403 (LUC Termination)	<b>LUC-230</b>
Land Use Contract 102	Bylaw 9404 (Zoning) Bylaw 9405 (LUC Termination)	<b>LUC-234</b>
Land Use Contract 105	Bylaw 9406 (Zoning) Bylaw 9407 (LUC Termination)	<b>LUC-238</b>
Land Use Contract 107	Bylaw 9408 (Zoning) Bylaw 9409 (LUC Termination)	<b>LUC-242</b>
Land Use Contract 109	Bylaw 9410 (Zoning) Bylaw 9411 (LUC Termination)	<b>LUC-246</b>
Land Use Contract 110	Bylaw 9412 (Zoning) Bylaw 9413 (LUC Termination)	<b>LUC-250</b>
Land Use Contract 111	Bylaw 9414 (Zoning) Bylaw 9415 (LUC Termination)	<b>LUC-254</b>
Land Use Contract 112	Bylaw 9416 (Zoning) Bylaw 9417 (LUC Termination)	<b>LUC-258</b>
Land Use Contract 113	Bylaw 9418 (Zoning) Bylaw 9419 (LUC Termination)	<b>LUC-262</b>
Land Use Contract 114	Bylaw 9420 (Zoning) Bylaw 9421 (LUC Termination)	<b>LUC-266</b>
Land Use Contract 116	Bylaw 9422 (Zoning) Bylaw 9423 (LUC Termination)	<b>LUC-270</b>
Land Use Contract 117	Bylaw 9424 (Zoning) Bylaw 9425 (LUC Termination)	<b>LUC-274</b>

<b>Land Use Contract</b>	<b>Bylaws</b>	<b>Pg. #</b>
Land Use Contract 120	Bylaw 9426 (Zoning) Bylaw 9427 (LUC Termination)	<b>LUC-278</b>
Land Use Contract 121	Bylaw 9428 (Zoning) Bylaw 9429 (LUC Termination)	<b>LUC-282</b>
Land Use Contract 123	Bylaw 9430 (Zoning) Bylaw 9431 (LUC Termination)	<b>LUC-286</b>
Land Use Contract 124	Bylaw 9432 (Zoning) Bylaw 9433 (LUC Termination)	<b>LUC-290</b>
Land Use Contract 125	Bylaw 9434 (Zoning) Bylaw 9435 (LUC Termination)	<b>LUC-294</b>
Land Use Contract 129	Bylaw 9436 (Zoning) Bylaw 9437 (LUC Termination)	<b>LUC-298</b>
Land Use Contract 130	Bylaw 9438 (Zoning) Bylaw 9439 (LUC Termination)	<b>LUC-302</b>
Land Use Contract 132	Bylaw 9440 (Zoning) Bylaw 9441 (LUC Termination)	<b>LUC-309</b>
Land Use Contract 133	Bylaw 9442 (Zoning) Bylaw 9443 (LUC Termination)	<b>LUC-313</b>
Land Use Contract 134	Bylaw 9444 (Zoning) Bylaw 9445 (LUC Termination)	<b>LUC-319</b>
Land Use Contract 135	Bylaw 9446 (Zoning) Bylaw 9447 (LUC Termination)	<b>LUC-325</b>
Land Use Contract 136	Bylaw 9448 (Zoning) Bylaw 9449 (LUC Termination)	<b>LUC-329</b>
Land Use Contract 137	Bylaw 9450 (Zoning) Bylaw 9451 (LUC Termination)	<b>LUC-333</b>

<b>Land Use Contract</b>	<b>Bylaws</b>	<b>Pg. #</b>
Land Use Contract 140	Bylaw 9452 (Zoning) Bylaw 9453 (LUC Termination)	<b>LUC-337</b>
Land Use Contract 141	Bylaw 9454 (Zoning) Bylaw 9455 (LUC Termination)	<b>LUC-341</b>
Land Use Contract 142	Bylaw 9456 (Zoning) Bylaw 9457 (LUC Termination)	<b>LUC-345</b>
Land Use Contract 143	Bylaw 9458 (Zoning) Bylaw 9459 (LUC Termination)	<b>LUC-349</b>
Land Use Contract 144	Bylaw 9460 (Zoning) Bylaw 9461 (LUC Termination)	<b>LUC-353</b>
Land Use Contract 145	Bylaw 9462 (Zoning) Bylaw 9463 (LUC Termination)	<b>LUC-357</b>
Land Use Contract 146	Bylaw 9464 (Zoning) Bylaw 9465 (LUC Termination)	<b>LUC-361</b>
Land Use Contract 147	Bylaw 9466 (Zoning) Bylaw 9467 (LUC Termination)	<b>LUC-365</b>
Land Use Contract 148	Bylaw 9468 (Zoning) Bylaw 9469 (LUC Termination)	<b>LUC-369</b>
Land Use Contract 149	Bylaw 9470 (Zoning) Bylaw 9471 (LUC Termination)	<b>LUC-373</b>
Land Use Contract 152	Bylaw 9472 (Zoning) Bylaw 9473 (LUC Termination)	<b>LUC-377</b>
Land Use Contract 157	Bylaw 9474 (Zoning) Bylaw 9475 (LUC Termination)	<b>LUC-381</b>
Land Use Contract 159	Bylaw 9476 (Zoning) Bylaw 9477 (LUC Termination)	<b>LUC-385</b>

<b>Land Use Contract</b>	<b>Bylaws</b>	<b>Pg. #</b>
Land Use Contract 160	Bylaw 9478 (Zoning) Bylaw 9479 (LUC Termination)	<b>LUC-389</b>
Land Use Contract 161	Bylaw 9480 (Zoning) Bylaw 9481 (LUC Termination)	<b>LUC-393</b>
Land Use Contract 162	Bylaw 9482 (Zoning) Bylaw 9483 (LUC Termination)	<b>LUC-397</b>
Land Use Contract 164	Bylaw 9484 (Zoning) Bylaw 9485 (LUC Termination)	<b>LUC-401</b>



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 002**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9300" as "**SINGLE DETACHED (RS1/E)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9300" as "**SINGLE DETACHED (RS1/D)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



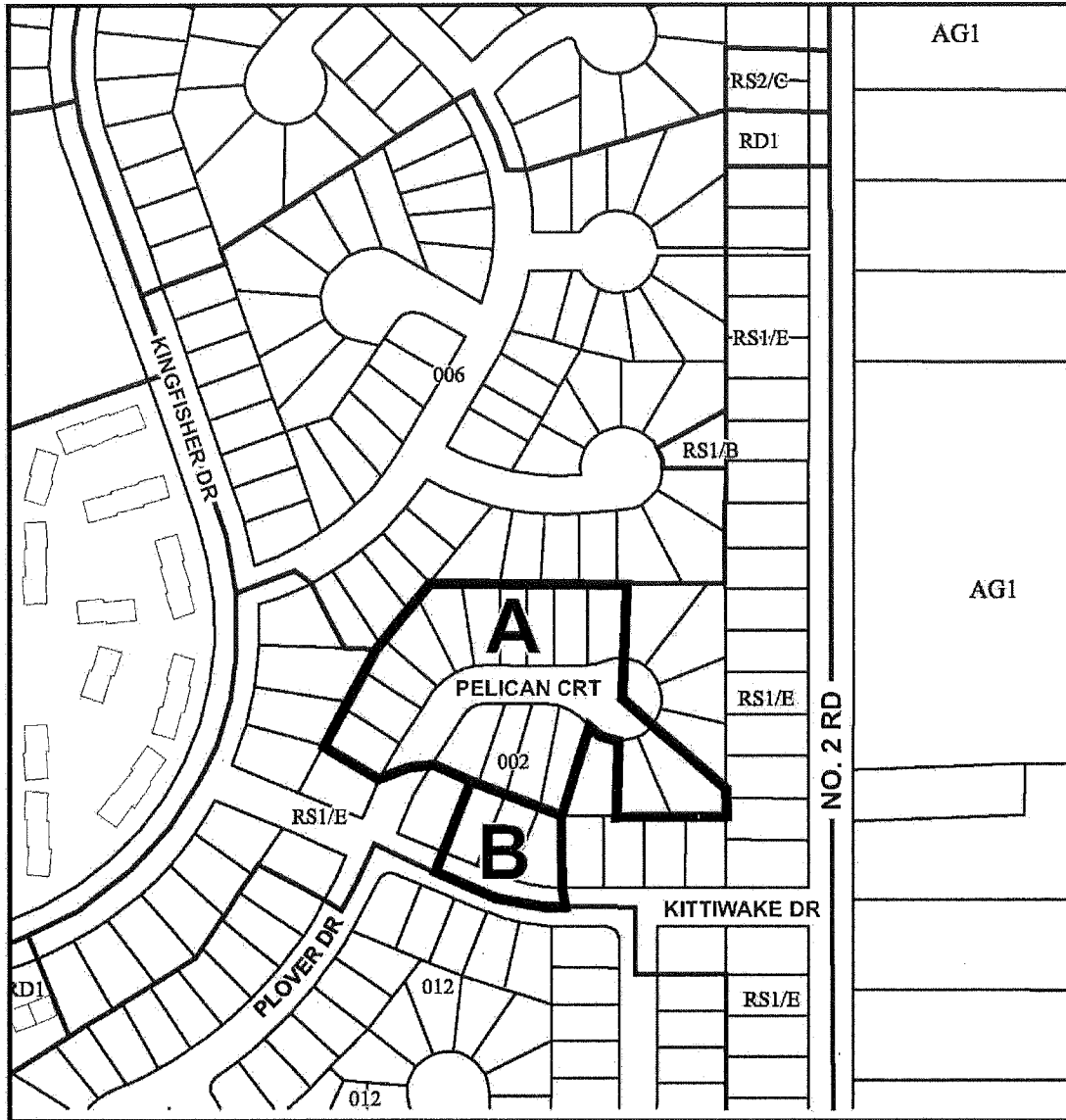
MAYOR


  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9300



City of Richmond



	<p>LUC 002 Bylaw 9300 Schedule "A"</p>	<p>Original Date: 06/19/15 Revision Date: 09/23/15 Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 002  
Early Termination Bylaw No. 9301**

Whereas “Land Use Contract 002”, having Charge Number H62473, including all amendments, modifications and extensions to Charge Number H62473, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9301”.

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

1. That “Land Use Contract 002”, having Charge Number H62473, including all amendments, modifications and extensions to Charge Number H62473, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 002” be one year from the date of adoption of Richmond Land Use Contract 002 Early Termination Bylaw No. 9301.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 002” in its entirety.
4. This Bylaw may be cited as **“Richmond Land Use Contract 002 Early Termination Bylaw No. 9301”**.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

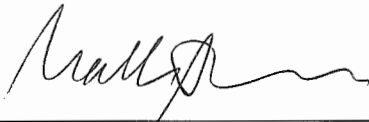
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



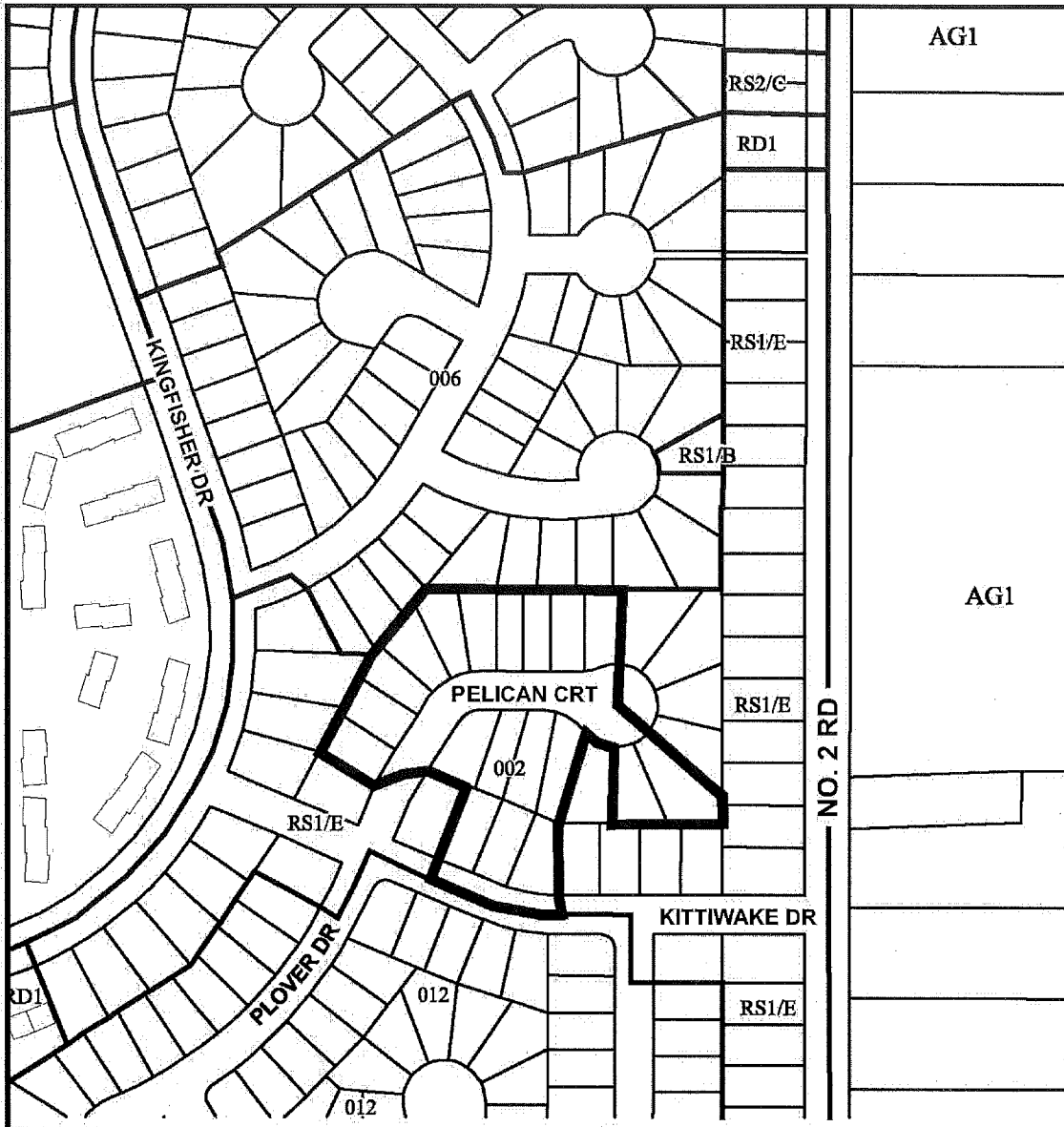
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9301



City of  
Richmond



LUC 002 Bylaw 9301  
Schedule "A"

Original Date: 07/16/15  
Revision Date: 09/23/15  
Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 003**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 (Site Specific Residential (Town Housing) Zones), in numerical order:

**“17.73 Town Housing (ZT73) – Edgewater Park (Seafair)**

**17.73.1 Purpose**

The zone provides for **town housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 003.

**17.73.2 Permitted Uses**

- **child care**
- **housing, town**

**17.73.3 Secondary Uses**

- **boarding and lodging**
- **home business**
- **community care facility, minor**

**17.73.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** is 208.
2. The maximum **floor area ratio** (FAR) is 0.33, together with an additional 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

**17.73.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 22% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.73.6 Yards & Setbacks**

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **side yard** is 3.0 m, except that where a wall includes a **balcony** or a window to a **habitable space**, the **side yard adjacent** to such wall shall be a minimum of 5.3 m.
3. The minimum **exterior side yard** is 6.0 m
4. The minimum **rear yard** is 6.0 m. For **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 3.0 m provided that such **building** or that portion thereof located between 3.0 m and 6.0 m from the **rear lot line** is not more than 1 **storey** above **finished site grade**.
5. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

**17.73.7 Permitted Heights**

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.
4. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

**17.73.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** for **town housing** is 2.21 hectares.

**17.73.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**17.73.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents, together with 0.2 spaces per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

**17.73.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw No. 9302” as “**SINGLE DETACHED (RS1/E)**”.
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw No. 9302” as “**TOWN HOUSING (ZT73) – EDGEWATER PARK (SEAFAIR)**”.
4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302**”.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



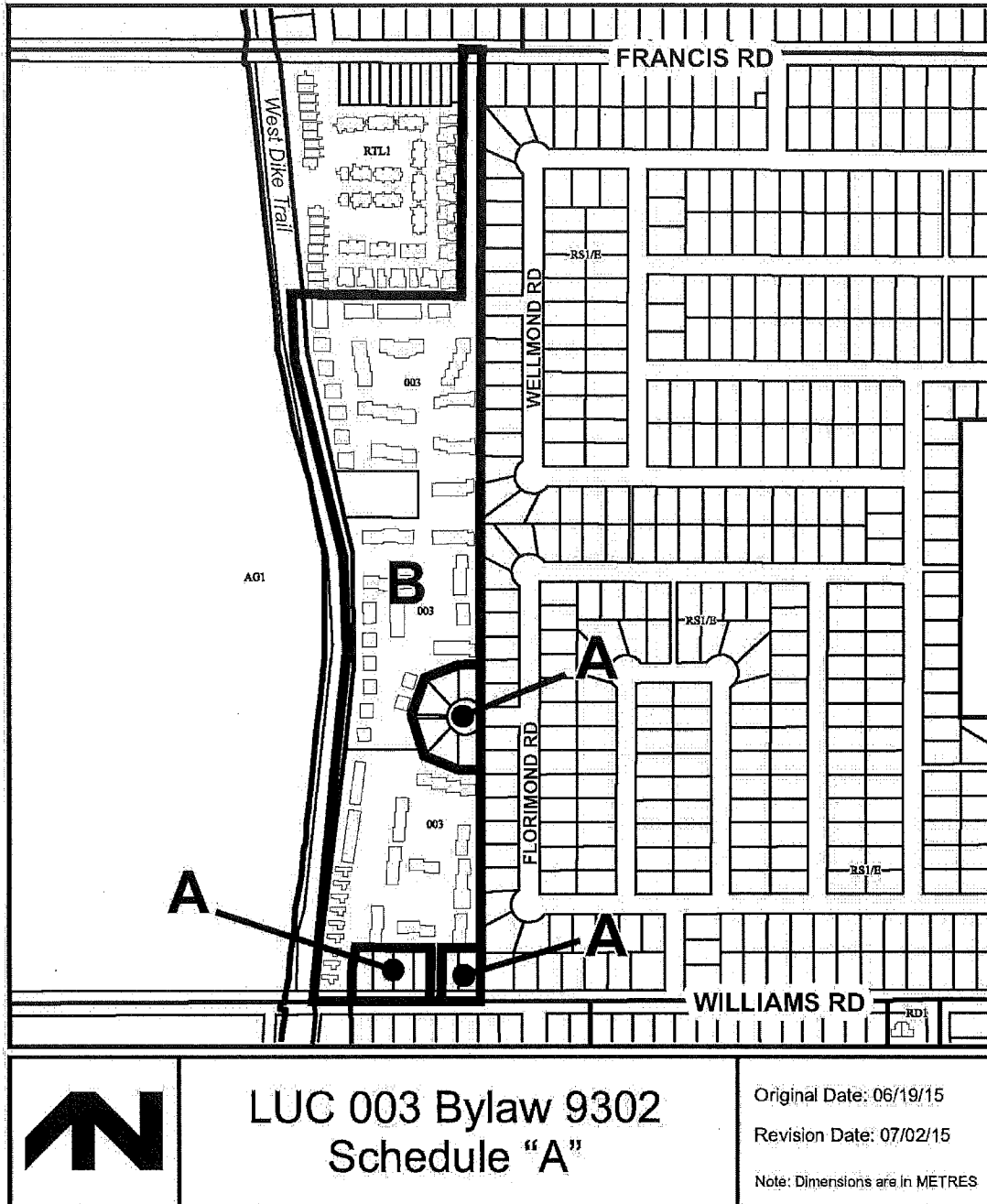
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw No. 9302



City of  
Richmond





Richmond Land Use Contract 003
Early Termination Bylaw No. 9303

Whereas "Land Use Contract 003", having Charge Number H64756, including all amendments, modifications and extensions to Charge Number H64756, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9303".

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

- 1. That "Land Use Contract 003", having Charge Number H64756, including all amendments, modifications and extensions to Charge Number H64756, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 003" be one year from the date of adoption of Richmond Land Use Contract 003 Early Termination Bylaw No. 9303.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 003" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 003 Early Termination Bylaw No. 9303".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

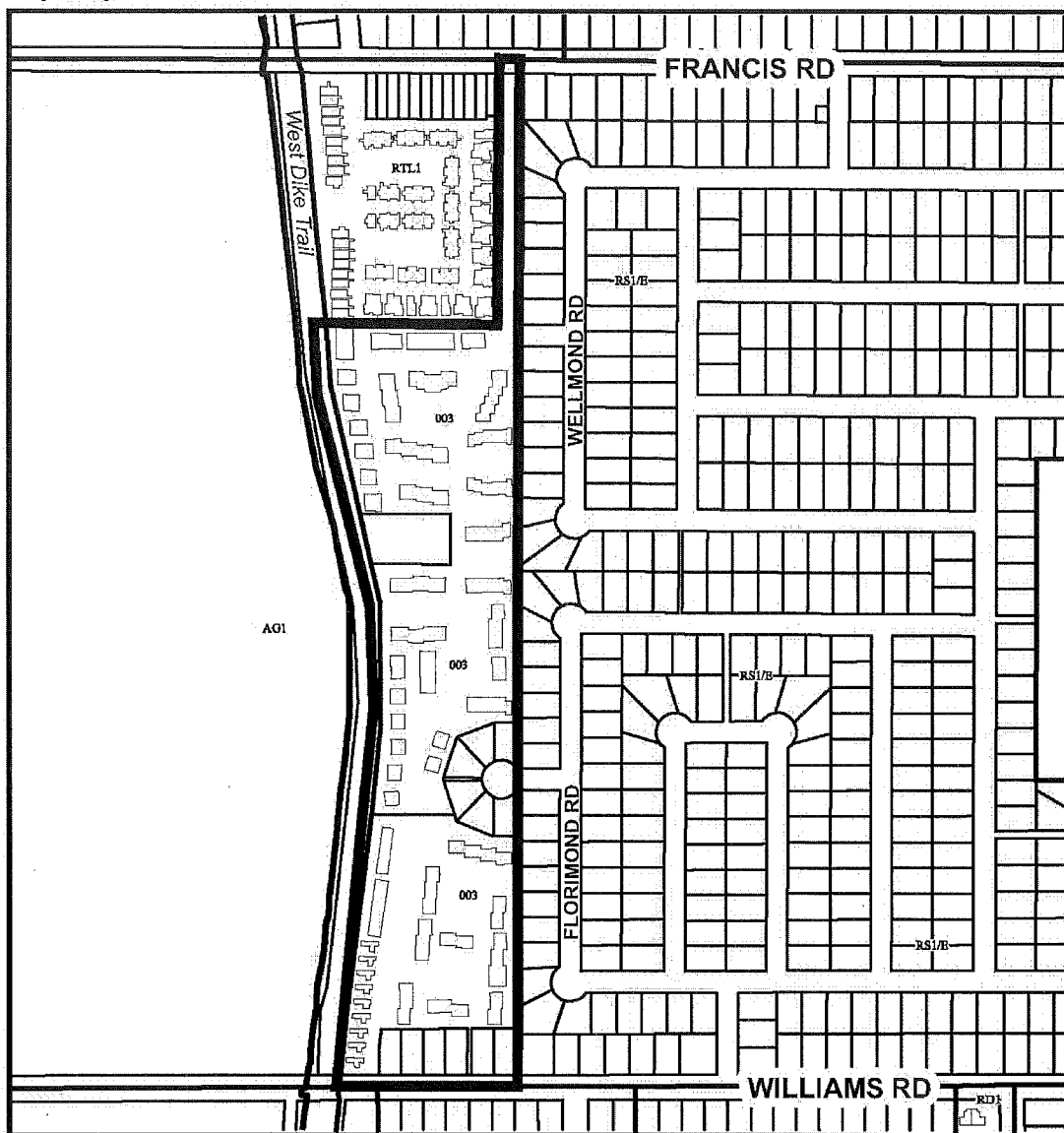
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9303



City of  
Richmond



LUC 003 Bylaw 9303  
Schedule "A"

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 006**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9304" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

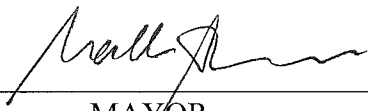
NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

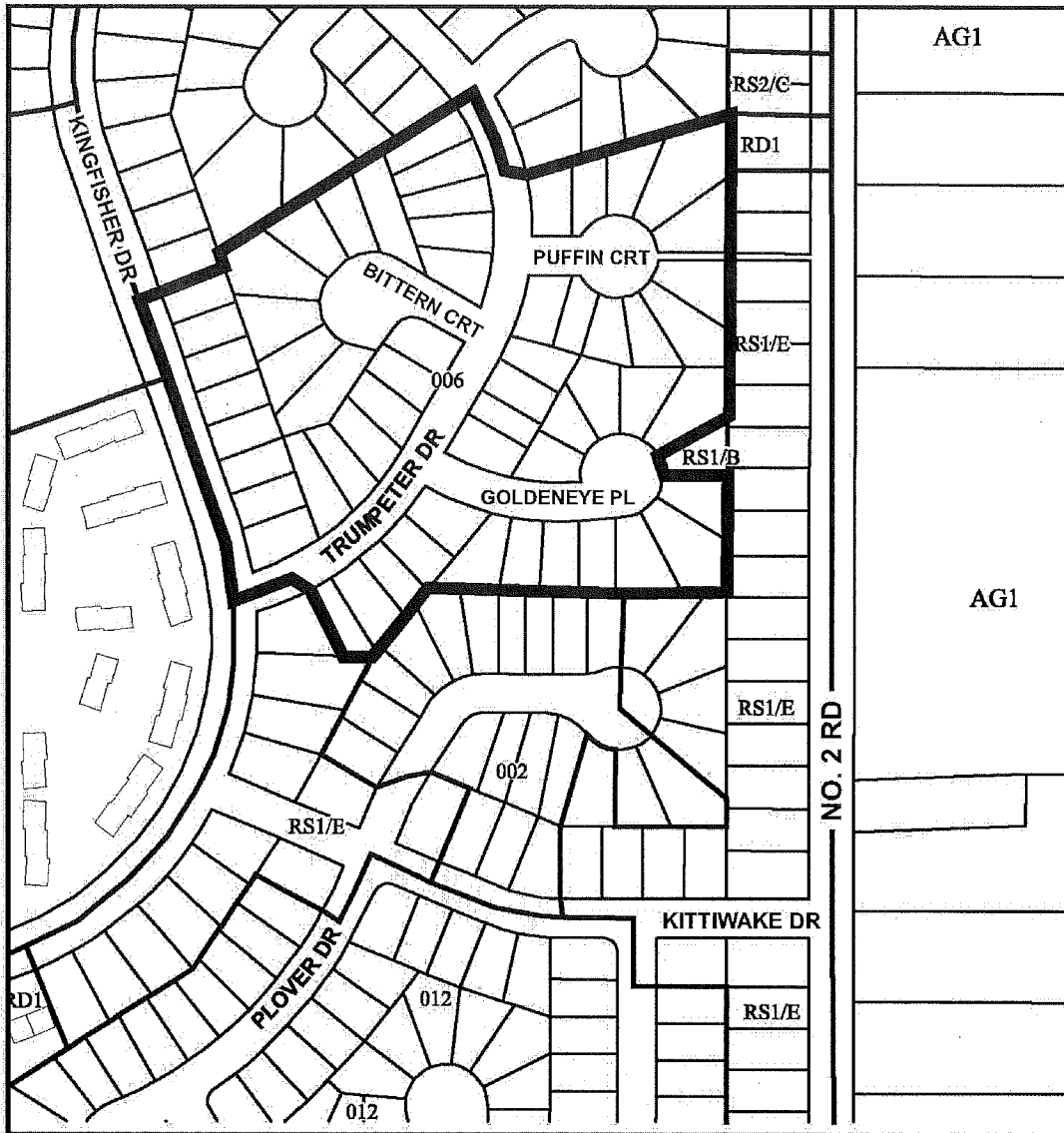

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9304



City of Richmond



	<p>LUC 006 Bylaw 9304 Schedule "A"</p>	<p>Original Date: 07/02/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 006  
Early Termination Bylaw No. 9305**

Whereas "Land Use Contract 006", having Charge Number J91083, including all amendments, modifications and extensions to Charge Number J91083, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9305".

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

1. That "Land Use Contract 006", having Charge Number J91083, including all amendments, modifications and extensions to Charge Number J91083, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 006" be one year from the date of adoption of Richmond Land Use Contract 006 Early Termination Bylaw No. 9305.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 006" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 006 Early Termination Bylaw No. 9305**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

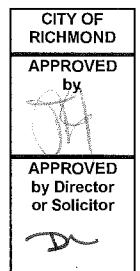
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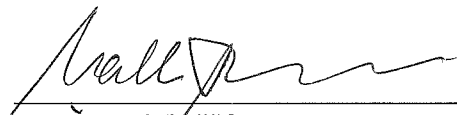
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



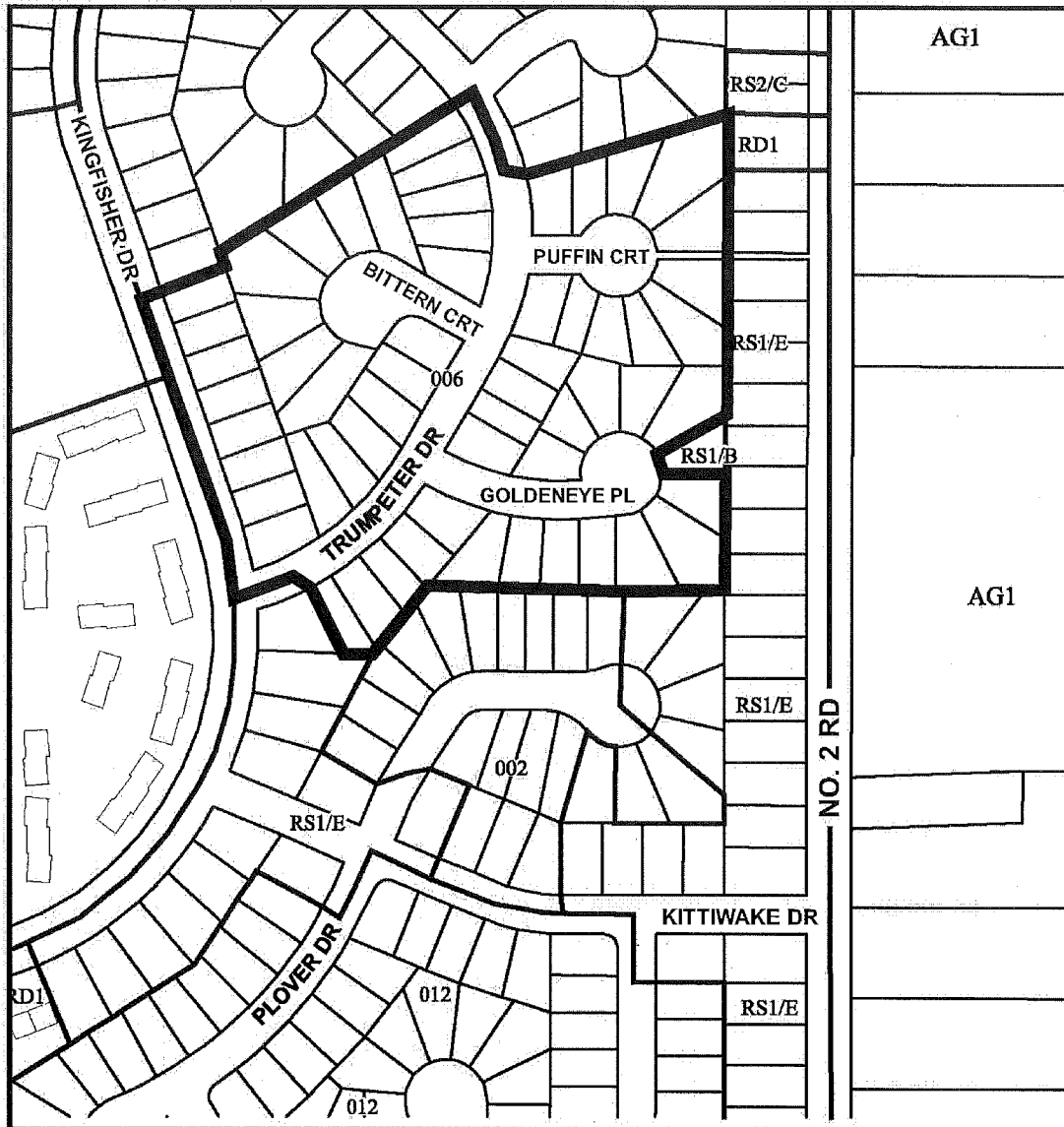
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9305



City of  
Richmond



	<p>LUC 006 Bylaw 9305 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 007**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9306" as "**SINGLE DETACHED (RS1/C)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

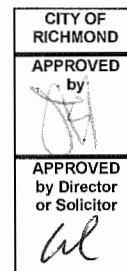
NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
 \_\_\_\_\_  
 MAYOR


  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9306



# City of Richmond



	<p>LUC 007 Bylaw 9306 Schedule "A"</p>	<p>Original Date: 07/02/15 Revision Date: 09/23/15 Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 007  
Early Termination Bylaw No. 9307

Whereas "Land Use Contract 007", having Charge Number J121561, including all amendments, modifications and extensions to Charge Number J121561, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9307".

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

1. That "Land Use Contract 007" having Charge Number J121561, including all amendments, modifications and extensions to Charge Number J121561, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 007" be one year from the date of adoption of Richmond Land Use Contract 007 Early Termination Bylaw No. 9307.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 007" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 007 Early Termination Bylaw No. 9307**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

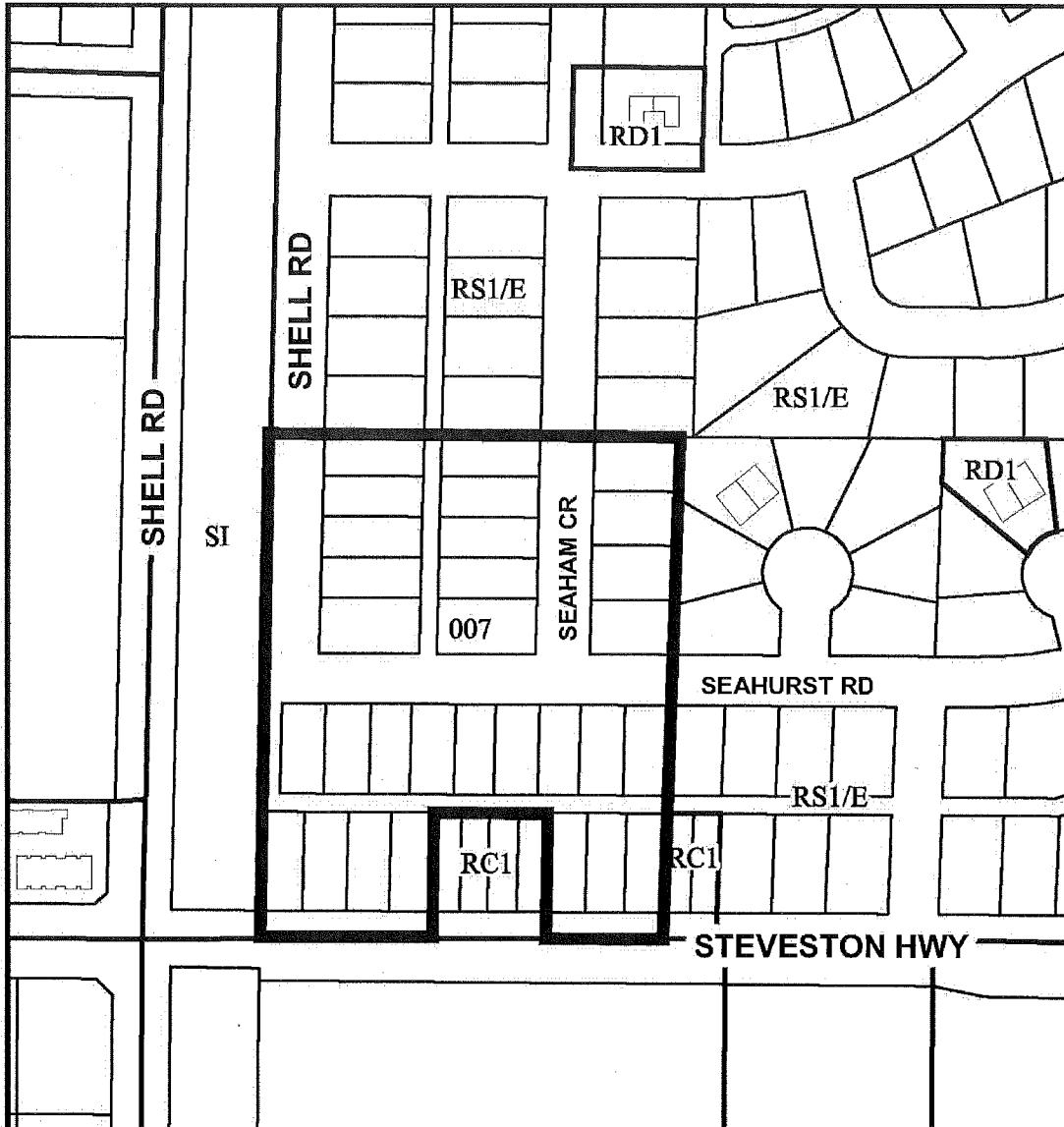
*[Signature]*  
MAYOR

*[Signature]*  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9307



# City of Richmond



	<h2>LUC 007 Bylaw 9307 Schedule "A"</h2>	Original Date: 07/16/15 Revision Date: 09/23/15 Note: Dimensions are in METRES
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 009**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 (Site Specific Residential (Town Housing) Zones), in numerical order:

**17.74 Town Housing (ZT74) – Parksville (Seafair)**

**17.74.1 Purpose**

The **zone** provides for **town housing** and **apartment housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 009.

**17.74.2 Permitted Uses**

- child care
- housing, town
- housing, apartment

**17.74.3 Secondary Uses**

- boarding and lodging
- home business
- community care facility, minor

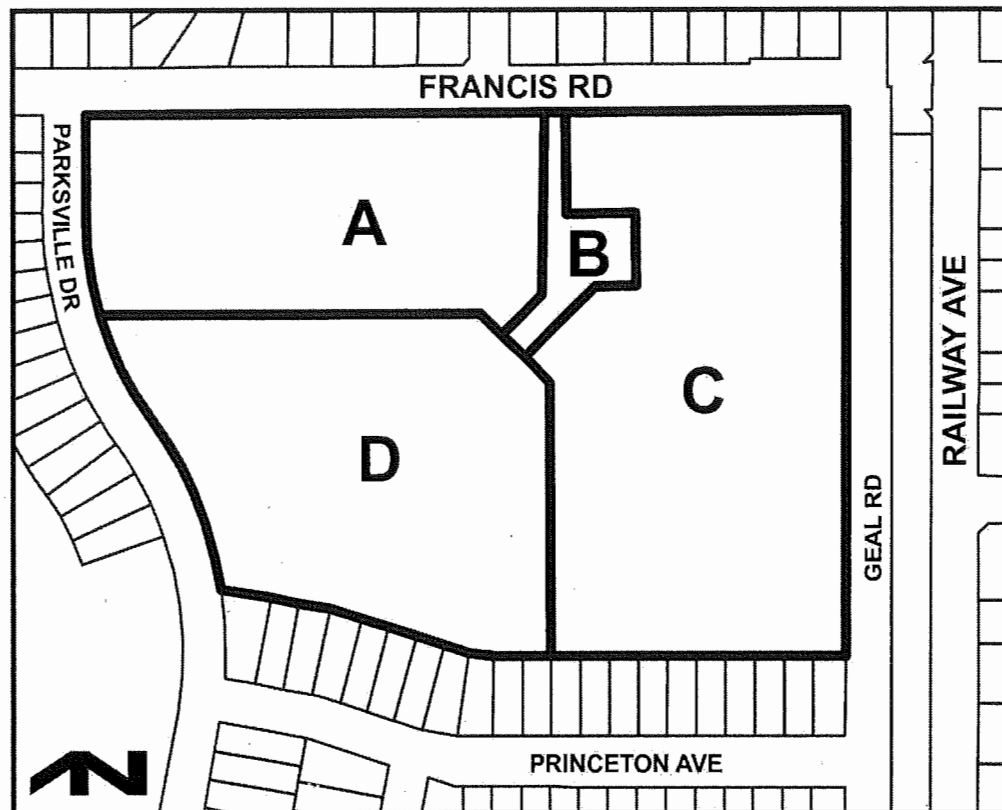
**17.74.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in the area identified as “A” on Diagram 1, Section 17.74.4.5 is 65. The maximum **floor area** per **dwelling unit** is 157.93 m<sup>2</sup>. The maximum **floor area ratio** (FAR) is 0.64.
2. The maximum **floor area** permitted in the area identified as “B” on Diagram 1, Section 17.74.4.5 is 232.25 m<sup>2</sup> provided that it is entirely used to accommodate **amenity space**.
3. The maximum number of **dwelling units** for **town housing** in the area identified as “C” on Diagram 1, Section 17.74.4.5 is 100. The



maximum **floor area** per **dwelling unit** is 157.93 m<sup>2</sup>. The maximum **floor area ratio (FAR)** is 0.59.

4. The maximum number of **dwelling units** for **apartment housing** in the area identified as "D" on Diagram 1, Section 17.74.4.5 is 145. The maximum number of **buildings** for **apartment housing** is 2. The maximum **floor area** permitted is 20,438 m<sup>2</sup>. The maximum **floor area ratio (FAR)** is 1.0.
5. Diagram 1



#### 17.74.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

#### 17.74.6 Yards & Setbacks

1. For **town housing**, the minimum **front yard, side yard** and **rear yard** is 7.6 m. The minimum **building separation space** is 1.8 m,



except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

2. For **apartment housing**, the minimum **front yard**, **side yard** and **rear yard** is 18.3 m. The minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

#### 17.74.7 Permitted Heights

1. For **town housing**, the maximum **height** for **buildings** for **town housing** is 8.3 m, but containing no more than 2 **storeys**.
2. For **apartment housing**, the maximum **height** for **buildings** for **apartment housing** is 25.0 m, but containing no more than 7 **storeys**.
3. The maximum **height** for **accessory buildings** is 5.0 m, expect that the maximum **height** for a recreation and multi-purpose centre in the area identified as "B" on Diagram 1, Section 17.74.4.5 is 8.3 m, but containing no more than 2 **storeys**.
4. The maximum **height** for **accessory structures** is 9.0 m.
5. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

#### 17.74.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **town housing** is 1.62 hectares.
2. The minimum **lot area** for **apartment housing** is 2.04 hectares.

#### 17.74.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### 17.74.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for **apartment housing**.

**17.74.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
  2. **Town housing** shall be limited to the areas identified as "A" and "C" on Diagram 1, Section 17.74.4.5.
  3. **Apartment housing** shall be limited to the area identified as "D" on Diagram 1, Section 17.74.4.5.
  4. The maximum pool size in the area identified as "B" on Diagram 1, Section 17.74.4.5 shall be limited to 7.7 m x 15.3 m.
  5. **Accessory buildings** shall satisfy all the following provisions:
    - a) Shall not be used for any other purpose than the storage of private passenger automobiles;
    - b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
    - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
    - d) Shall not exceed 4.5 m in **height**; and
    - e) Shall not be greater in **floor area** than 23.23 m<sup>2</sup> for each **dwelling unit** in the **principal building** served by such **accessory building**."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9308" as "**SINGLE DETACHED (RS1/E)**".
  3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9308" as "**SINGLE DETACHED (RS1/B)**".
  4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw No. 9308" as "**TOWN HOUSING (ZT74) – PARKSVILLE (SEAFAIR)**".

- 5. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308”.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

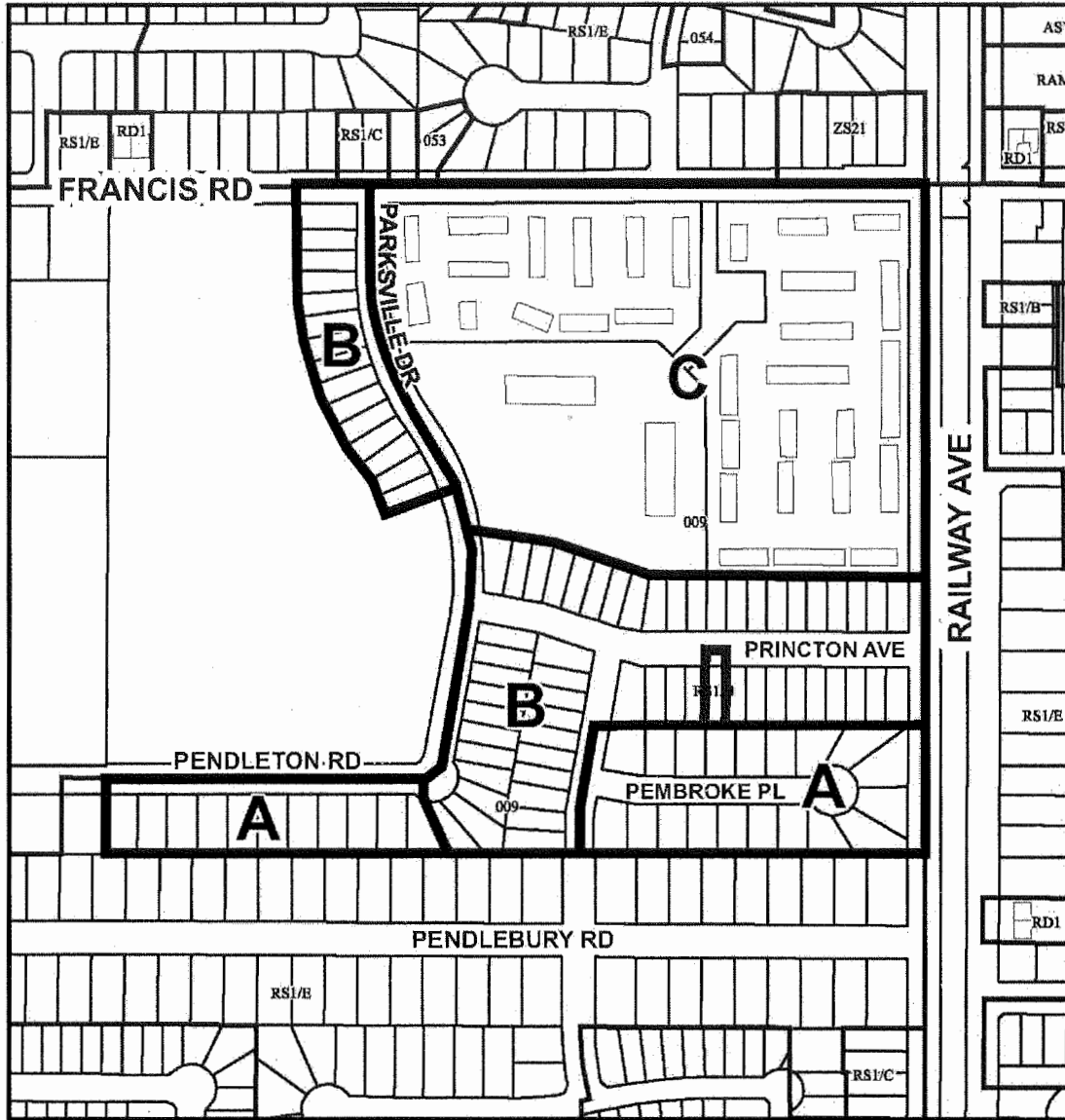

  
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 MAYOR


  
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 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw No. 9308



City of Richmond



	<p>LUC 009 Bylaw 9308 Schedule "A"</p>	<p>Original Date: 07/02/15 Revision Date: 09/23/15 Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 009  
Early Termination Bylaw No. 9309**


Whereas "Land Use Contract 009", having Charge Number K31033, including all amendments, modifications and extensions to Charge Number K31033, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9309".

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

1. That "Land Use Contract 009" having Charge Number K31033, including all amendments, modifications and extensions to Charge Number K31033, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 009" be one year from the date of adoption of Richmond Land Use Contract 009 Early Termination Bylaw No. 9309.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 009" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 009 Early Termination Bylaw No. 9309**".

FIRST READING	OCT 13 2015
PUBLIC HEARING	NOV 24 2015
SECOND READING	NOV 24 2015
THIRD READING	NOV 24 2015
ADOPTED	NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

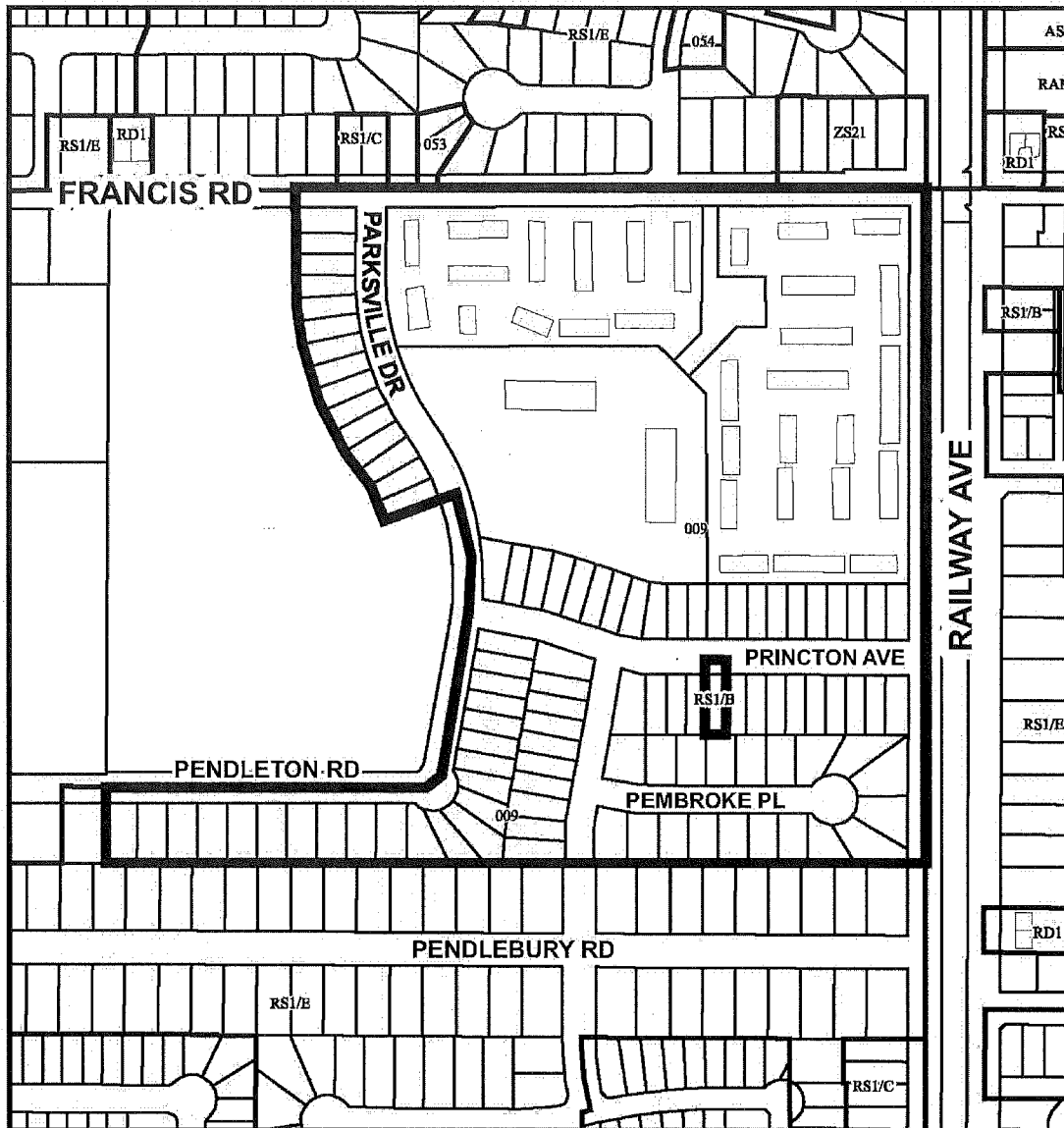
  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9309



City of  
Richmond



	<p>LUC 009 Bylaw 9309 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: 09/23/15 Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 010**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 (Site Specific Residential (Town Housing) Zones), in numerical order:

**“17.75 Town Housing (ZT75) – Rosewood (Blundell)**

**17.75.1 Purpose**

The **zone** provides for **town housing** and **apartment housing**, and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 010.

**17.75.2 Permitted Uses**

- **child care**
- **housing, town**
- **housing, apartment**

**17.75.3 Secondary Uses**

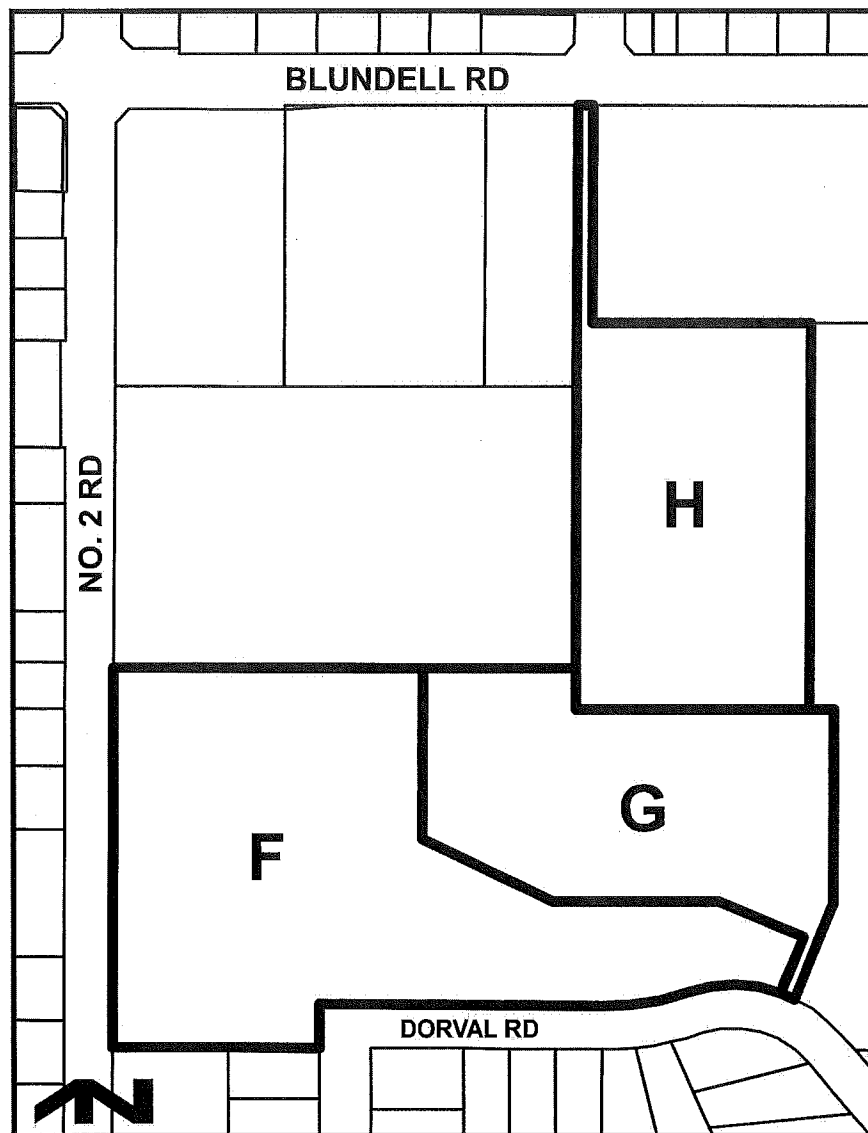
- **boarding and lodging**
- **home business**
- **community care facility, minor**

**17.75.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in the area identified as “F” on Diagram 1, Section 17.75.4.4 is 66. The maximum **floor area** permitted is 10,600 m<sup>2</sup>. The maximum **floor area ratio** (FAR) is 0.45, together with an additional 0.004 **floor area ratio** provided that it is entirely used to accommodate **amenity space** for a day care/multi-purpose centre.
2. The maximum number of **dwelling units** for **town housing** in the area identified as “G” on Diagram 1, Section 17.75.4.4 is 80. The maximum number of **buildings** is 2. The maximum **floor area** permitted is 6,689 m<sup>2</sup>. The maximum **floor area ratio** (FAR) is 0.51.



3. The maximum number of **dwelling units** for **apartment housing** in the area identified as "H" on Diagram 1, Section 17.75.4.4 is 182. The maximum number of **buildings** for **apartment housing** is 2. The maximum **floor area** permitted is 15,283 m<sup>2</sup>. The maximum **floor area ratio (FAR)** is 1.05.
4. Diagram 1.



#### 17.75.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.



3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

#### 17.75.6 Yards & Setbacks

1. For **town housing**:
  - a) the minimum **setback** from a public **road** is 7.6 m;
  - b) the minimum **front yard, side yard and rear yard** is 6.0 m, except that where a wall includes a **balcony** or a window to a **habitable space**, the **side yard adjacent** to such wall shall be a minimum of 7.6 m; and
  - c) the minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.
2. For **apartment housing**:
  - a) the minimum **front yard, side yard and rear yard** is 12.0 m; and
  - b) the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

#### 17.75.7 Permitted Heights

1. The maximum **height** for **buildings** in the areas identified as "F" and "G" on Diagram 1, Section 17.75.4.4 is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **buildings** in the area identified as "H" on Diagram 1, Section 17.75.4.4 is 25.0 m, but containing no more than 7 **storeys**.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.
5. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

#### 17.75.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 3.61 hectares.

**17.75.9 Landscaping & Screening**

1. **Landscaping and screening** shall be provided in accordance with the provisions of Section 6.0.

**17.75.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that
  - a) the basic on-site parking requirement in the area identified as "G" on Diagram 1, Section 17.75.4.4 shall be 1.5 spaces per **dwelling unit**; and
  - b) the basic on-site parking requirement in the area identified as "H" on Diagram 1, Section 17.75.4.4 shall be 1.25 spaces per **dwelling unit**.

**17.75.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. **Town housing** shall be limited to the areas identified as "F" and "G" on Diagram 1, Section 17.75.4.4.
3. **Apartment housing** shall be limited to areas identified as "G" and "H" on Diagram 1, Section 17.75.4.4.
4. **Accessory buildings** shall satisfy all the following provisions:
  - a) Shall not be used for any other purpose than the storage of private passenger automobiles;
  - b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
  - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
  - d) Shall not exceed 4.5 m in **height**; and
  - e) Shall not be greater in **floor area** than 23.23 m<sup>2</sup> for each **dwelling unit** in the **principal building** served by such **accessory building**."

2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“22.37 Office Commercial (ZC37) – Blundell**

**22.37.1 Purpose**

The **zone** provides for **office** and related **uses**. This **zone** is for commercial properties developed under Land Use Contact 010.

**22.37.2 Permitted Uses**

- **health service, minor**
- **office**
- **retail, convenience**
- **service, financial**

**22.37.3 Secondary Uses**

- **n/a**

**22.37.4 Permitted Density**

1. The maximum **floor area** permitted is 1,784 m<sup>2</sup>.
2. The maximum **floor area ratio** (FAR) is 0.44.

**22.37.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 25% for **buildings**.

**22.37.6 Yards & Setbacks**

1. The minimum **front yard** is 36.0 m.
2. The minimum **interior side yard** is 6.0 m.
3. The minimum **rear yard** is 21.0 m.

**22.37.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.6 m but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

**22.37.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 4,044 m<sup>2</sup>.

2. The minimum **lot width** is 36.0 m.
3. The minimum **lot depth** is 110.0 m.

#### **22.37.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### **22.37.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 50 spaces.

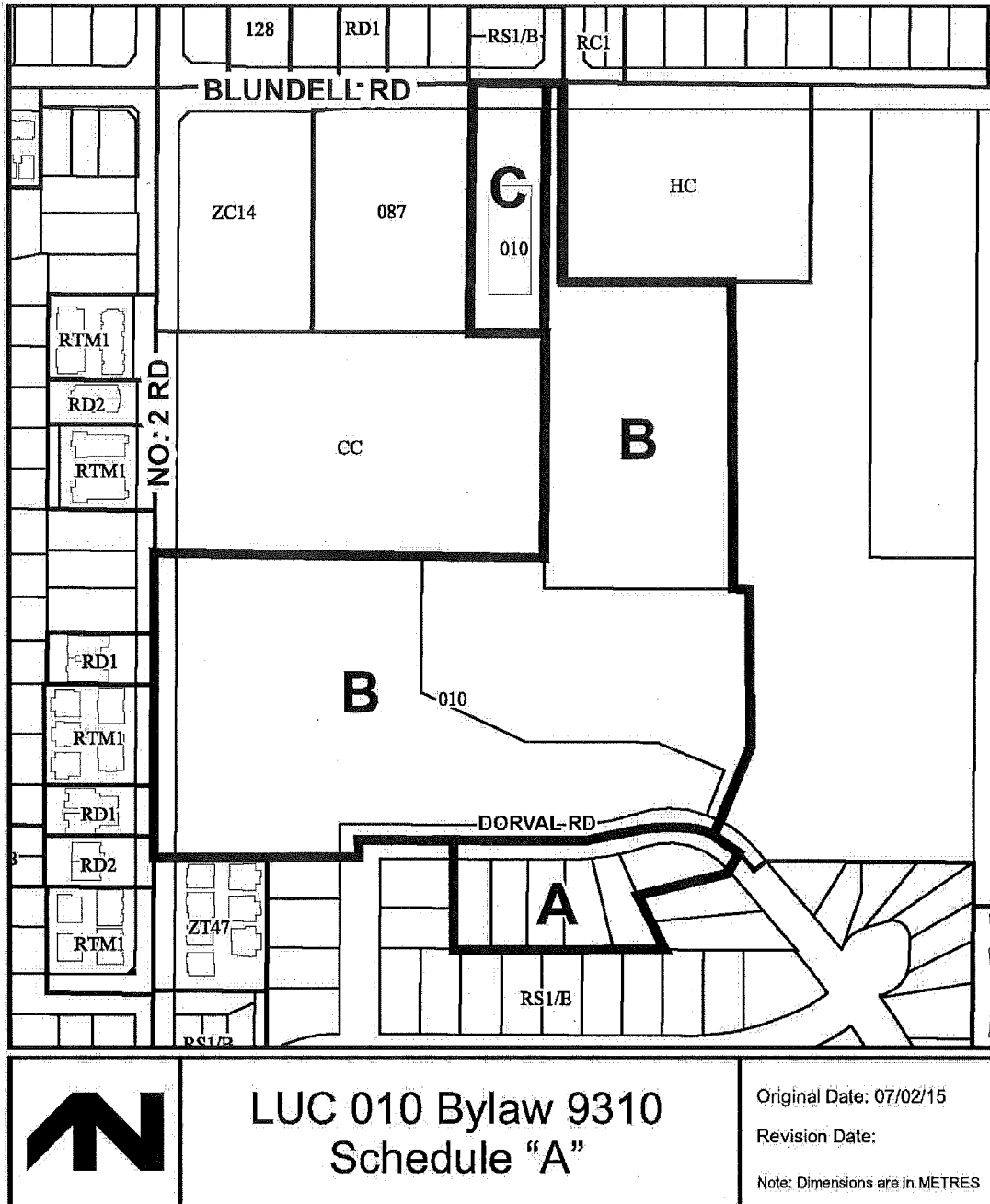
#### **22.37.11 Other Regulations**

1. **Service, financial** shall be limited to a total **floor area** of 325.15 m<sup>2</sup>.
2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 9310” as “**SINGLE DETACHED (RS1/E)**”.
4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 9310” as “**TOWN HOUSING (ZT75) – ROSEWOOD (BLUNDELL)**”.
5. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “C” on “Schedule A attached to and forming part of Bylaw No. 9310” as “**OFFICE COMMERCIAL (ZC37) – BLUNDELL**”.
6. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310**”.

Schedule A attached to and forming part of Bylaw 9310



# City of Richmond



FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

OCT 13 2015

NOV 24 2015


NOV 24 2015

NOV 24 2015

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

  
CORPORATE OFFICER



**Richmond Land Use Contract 010  
Early Termination Bylaw No. 9311**

Whereas “Land Use Contract 010”, having Charge Number K30731, including all amendments, modifications and extensions to Charge Number K30731, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9311”.

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

1. That “Land Use Contract 010” having Charge Number K30731, including all amendments, modifications and extensions to Charge Number K30731, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 010” be one year from the date of adoption of Richmond Land Use Contract 010 Early Termination Bylaw No. 9311.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 010” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 010 Early Termination Bylaw No. 9311**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

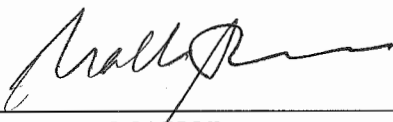
THIRD READING

NOV 24 2015

ADOPTED

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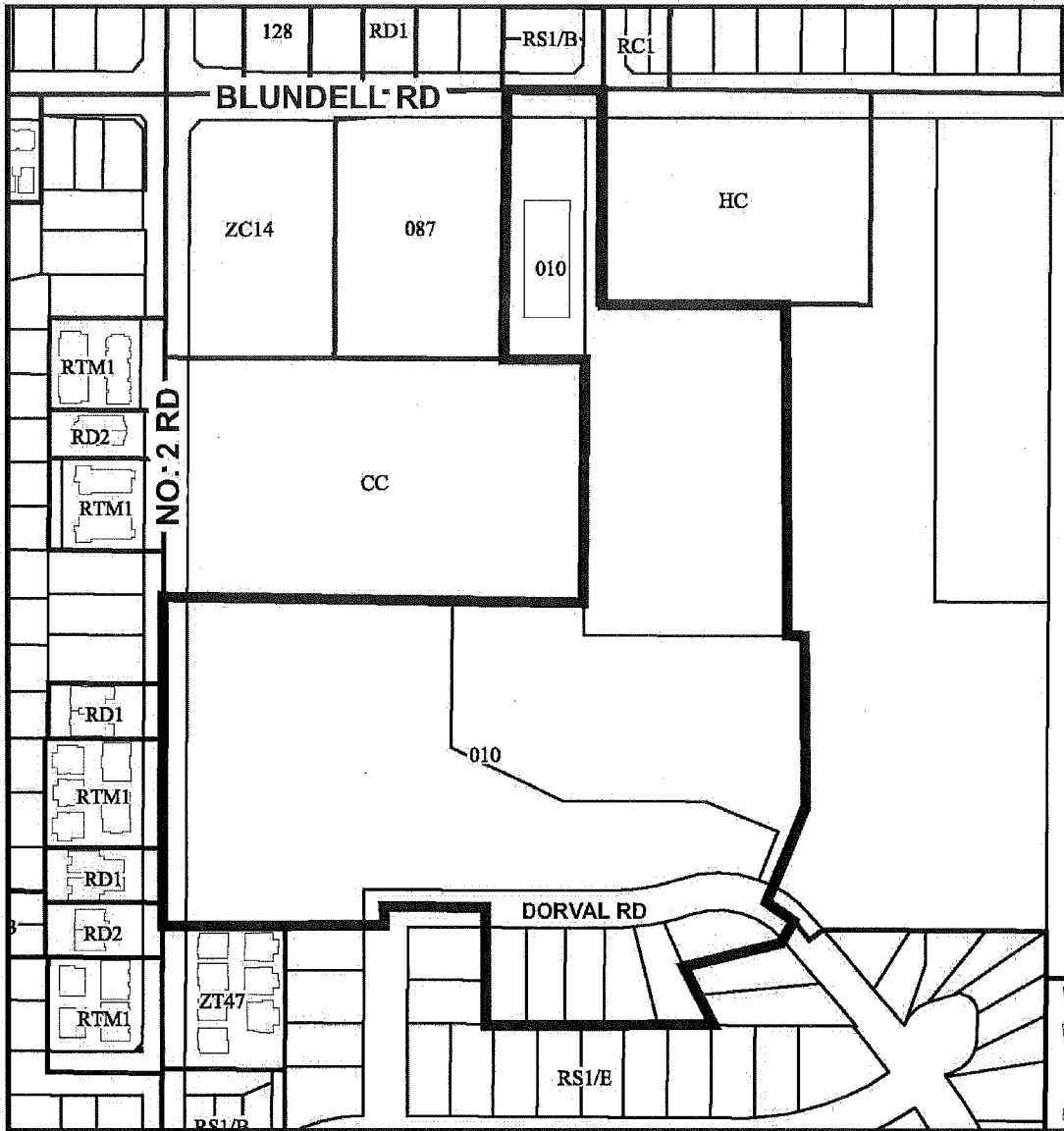
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9311



# City of Richmond



	<h2>LUC 010 Bylaw 9311 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 011**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9312" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

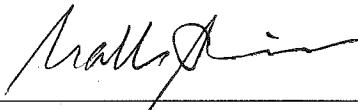
NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER





**Richmond Land Use Contract 011  
Early Termination Bylaw No. 9313**

Whereas "Land Use Contract 011", having Charge Number K66533, including all amendments, modifications and extensions to Charge Number K66533, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9313".

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

1. That "Land Use Contract 011" having Charge Number K66533, including all amendments, modifications and extensions to Charge Number K66533, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 011" be one year from the date of adoption of Richmond Land Use Contract 011 Early Termination Bylaw No. 9313.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 011" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 011 Early Termination Bylaw No. 9313**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

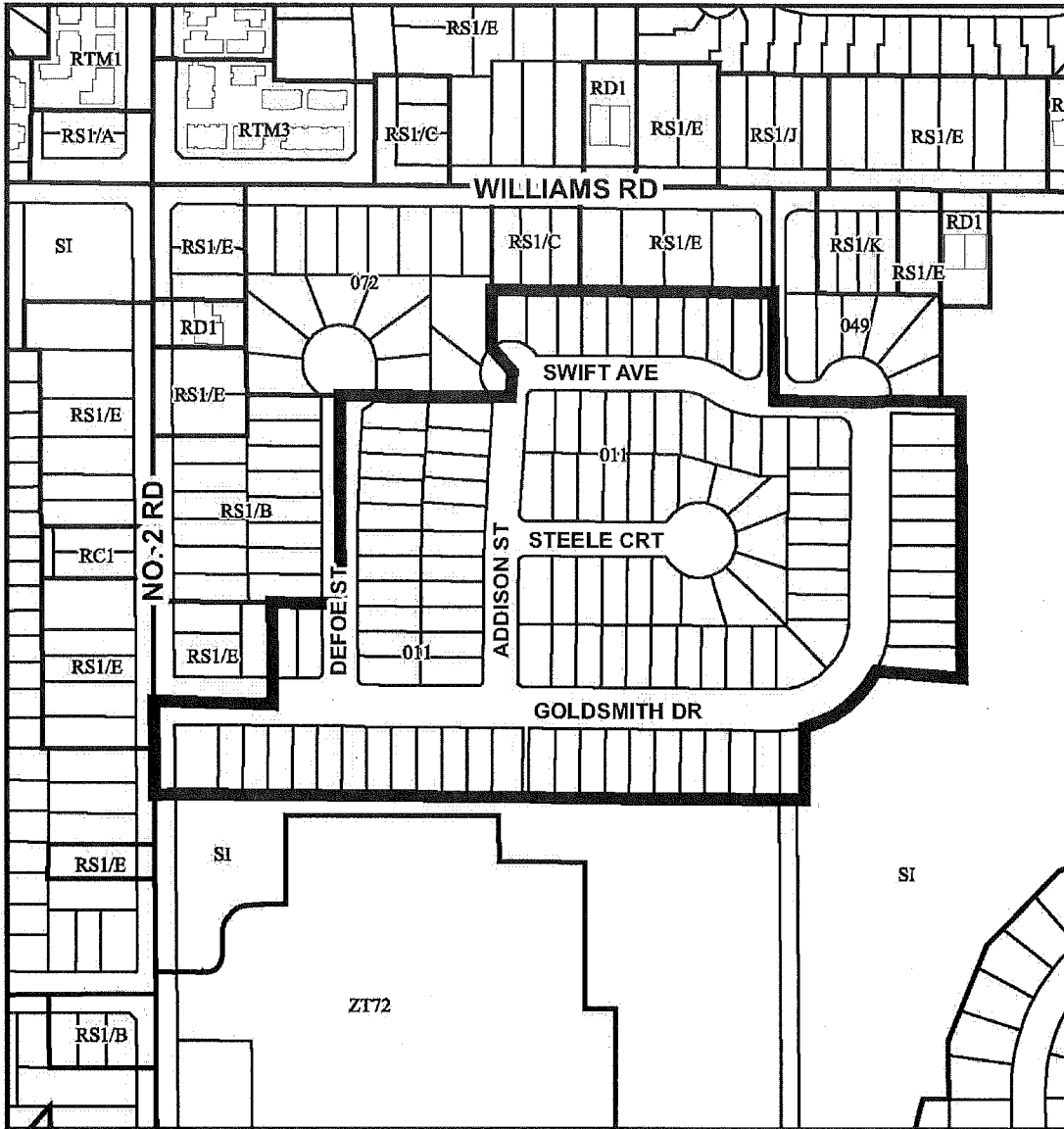

  
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 MAYOR

  
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 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9313



# City of Richmond



	<h2>LUC 011 Bylaw 9313 Schedule "A"</h2>	Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314 To Establish Zoning for the Properties Developed Under Land Use Contract 012

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9314" as "SINGLE DETACHED (RS1/D)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

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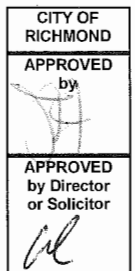
NOV 24 2015

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ADOPTED

NOV 24 2015



[Signature]
MAYOR


[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9314



# City of Richmond



	<p><b>LUC 012 Bylaw 9314</b>  <b>Schedule "A"</b></p>	<p>Original Date: 07/02/15  Revision Date:  Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 012
Early Termination Bylaw No. 9315

Whereas "Land Use Contract 012", having Charge Number K66498, including all amendments, modifications and extensions to Charge Number K66498, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9315".

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

- 1. That "Land Use Contract 012" having Charge Number K66498, including all amendments, modifications and extensions to Charge Number K66498, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 012" be one year from the date of adoption of Richmond Land Use Contract 012 Early Termination Bylaw No. 9315.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 012" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 012 Early Termination Bylaw No. 9315".

FIRST READING OCT 13 2015
PUBLIC HEARING NOV 24 2015
SECOND READING NOV 24 2015
THIRD READING NOV 24 2015
ADOPTED NOV 24 2015

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

[Signature]
MAYOR

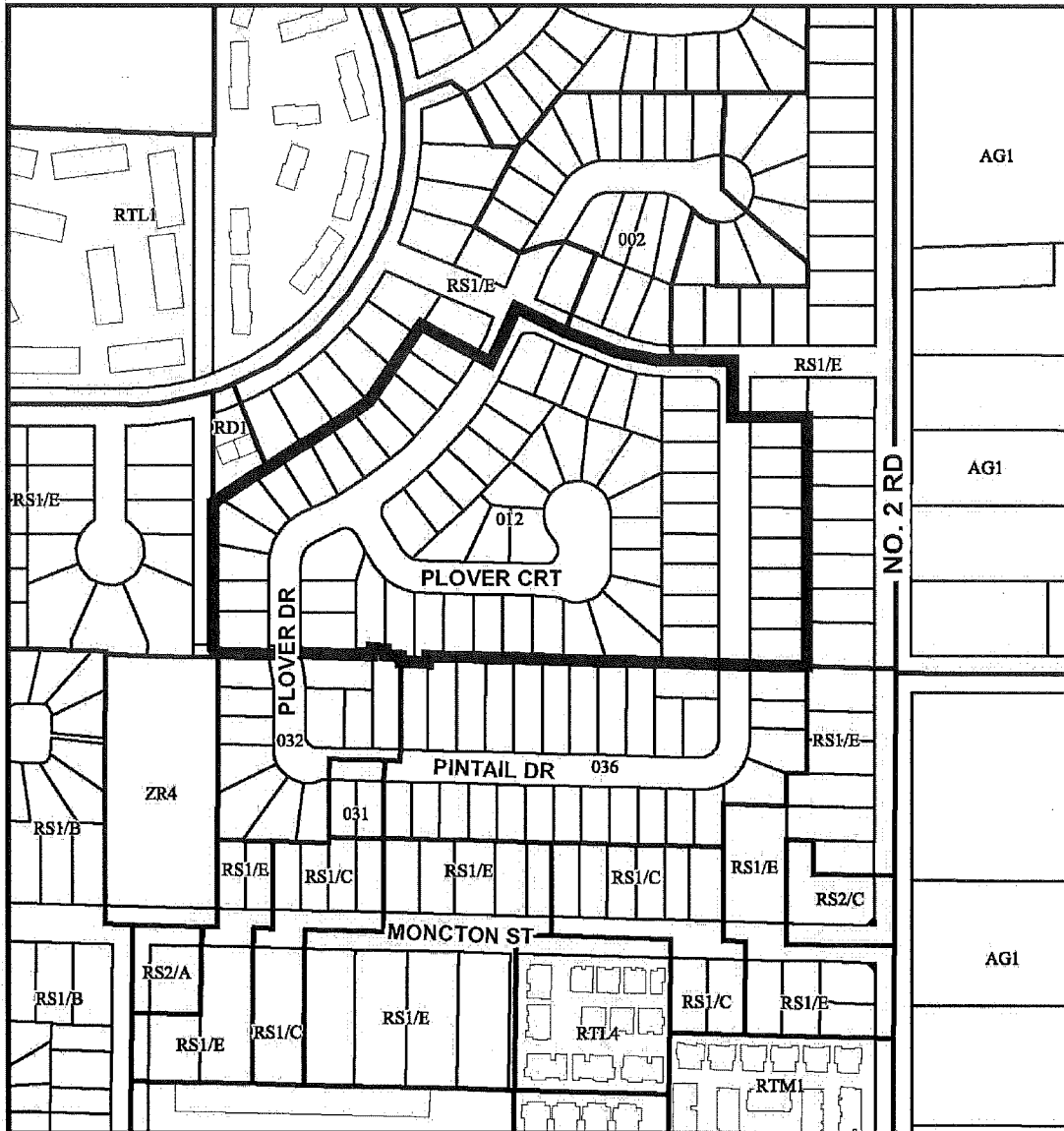
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CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9315



# City of Richmond



	<h2>LUC 012 Bylaw 9315 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 014**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9316" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

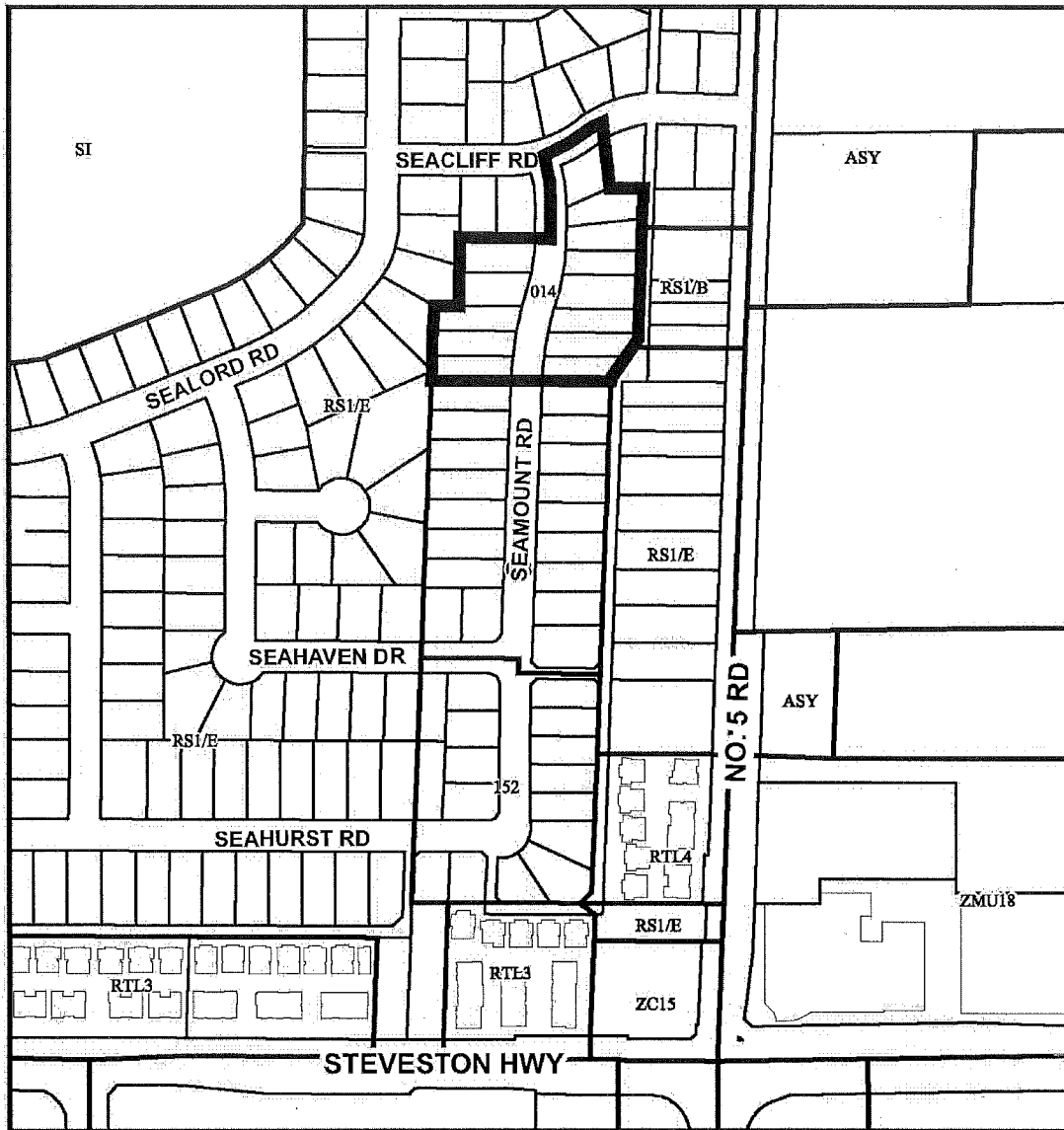

\_\_\_\_\_  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9316



City of  
Richmond



	<p>LUC 014 Bylaw 9316 Schedule "A"</p>	<p>Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 014  
Early Termination Bylaw No. 9317**

Whereas “Land Use Contract 014”, having Charge Number RD203, including all amendments, modifications and extensions to Charge Number RD203, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9317”.

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

1. That “Land Use Contract 014” having Charge Number RD203, including all amendments, modifications and extensions to Charge Number RD203, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 014” be one year from the date of adoption of Richmond Land Use Contract 014 Early Termination Bylaw No. 9317.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 014” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 014 Early Termination Bylaw No. 9317**”.

FIRST READING

OCT 13 2015

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NOV 24 2015

SECOND READING

NOV 24 2015

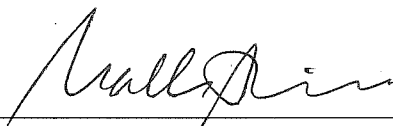
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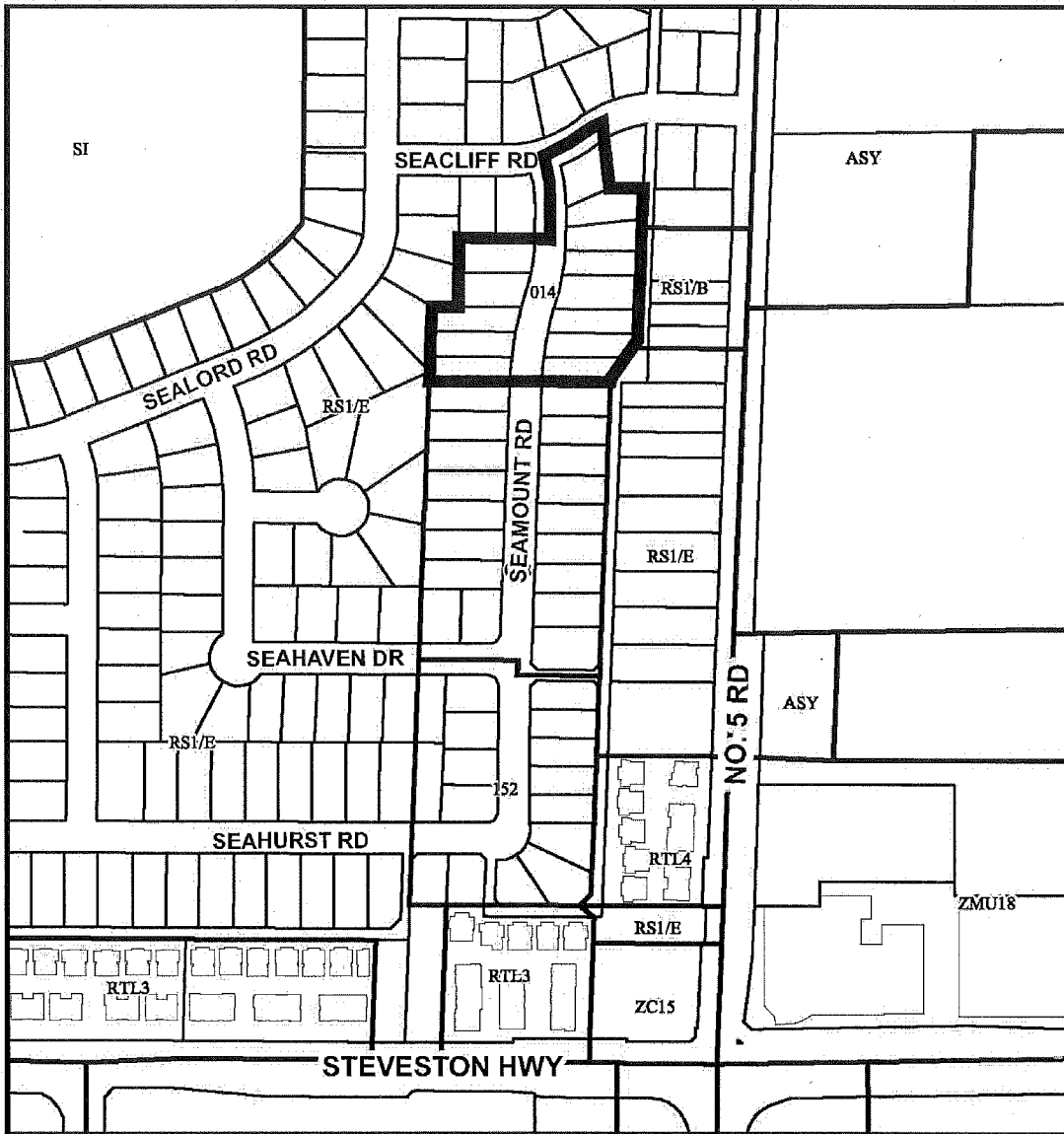
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9317



City of  
Richmond



	<p>LUC 014 Bylaw 9317 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 015**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 (Site Specific Residential (Town Housing) Zones), in numerical order:

**“17.76 Town Housing (ZT76) – Steveston**

**17.76.1 Purpose**

The **zone** provides for **town housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 015.

**17.76.2 Permitted Uses**

- child care
- housing, town

**17.76.3 Secondary Uses**

- boarding and lodging
- home business
- community care facility, minor

**17.76.4 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 0.40.

**17.76.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.76.6 Yards & Setbacks**

1. The minimum **front yard**, and **rear yard** is 7.6 m.

2. The minimum **side yard** is 4.5 m, except that where a wall includes a **balcony** or a window to a **habitable space**, the **side yard adjacent** to such wall shall be a minimum of 7.6 m.
3. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

#### 17.76.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.
4. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

#### 17.76.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **town housing** is 2.20 hectares.

#### 17.76.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### 17.76.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

#### 17.76.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. The number of **dwelling units** for **town housing** is limited to 71 units on the following **lot**:

4340 Steveston Highway  
P.I.D. 004-108-094

Lot 390 Section 2 Block 3 North Range 7 West New Westminster  
District Plan 46799

The number of **dwelling units** for **town housing** is limited to 65 units on the following lot:

4800 Trimaran Drive  
Section 2 Block 3 North Range 7 West New Westminster District Plan NWS1186"

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw No. 9318" as "**SINGLE DETACHED (RS1/B)**".
- 3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw No. 9318" as "**TOWN HOUSING (ZT76) – STEVESTON**".
- 4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

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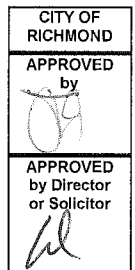
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ADOPTED

NOV 24 2015



  
MAYOR

  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw No. 9318



City of Richmond



	<p>LUC 015 Bylaw 9318 Schedule "A"</p>	<p>Original Date: 07/02/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 015  
Early Termination Bylaw No. 9319**

Whereas "Land Use Contract 015", having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9319".

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

1. That "Land Use Contract 015" having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 015" be one year from the date of adoption of Richmond Land Use Contract 015 Early Termination Bylaw No. 9319.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 015" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 015 Early Termination Bylaw No. 9319**".

FIRST READING

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PUBLIC HEARING

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SECOND READING

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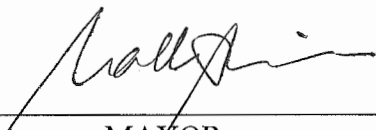
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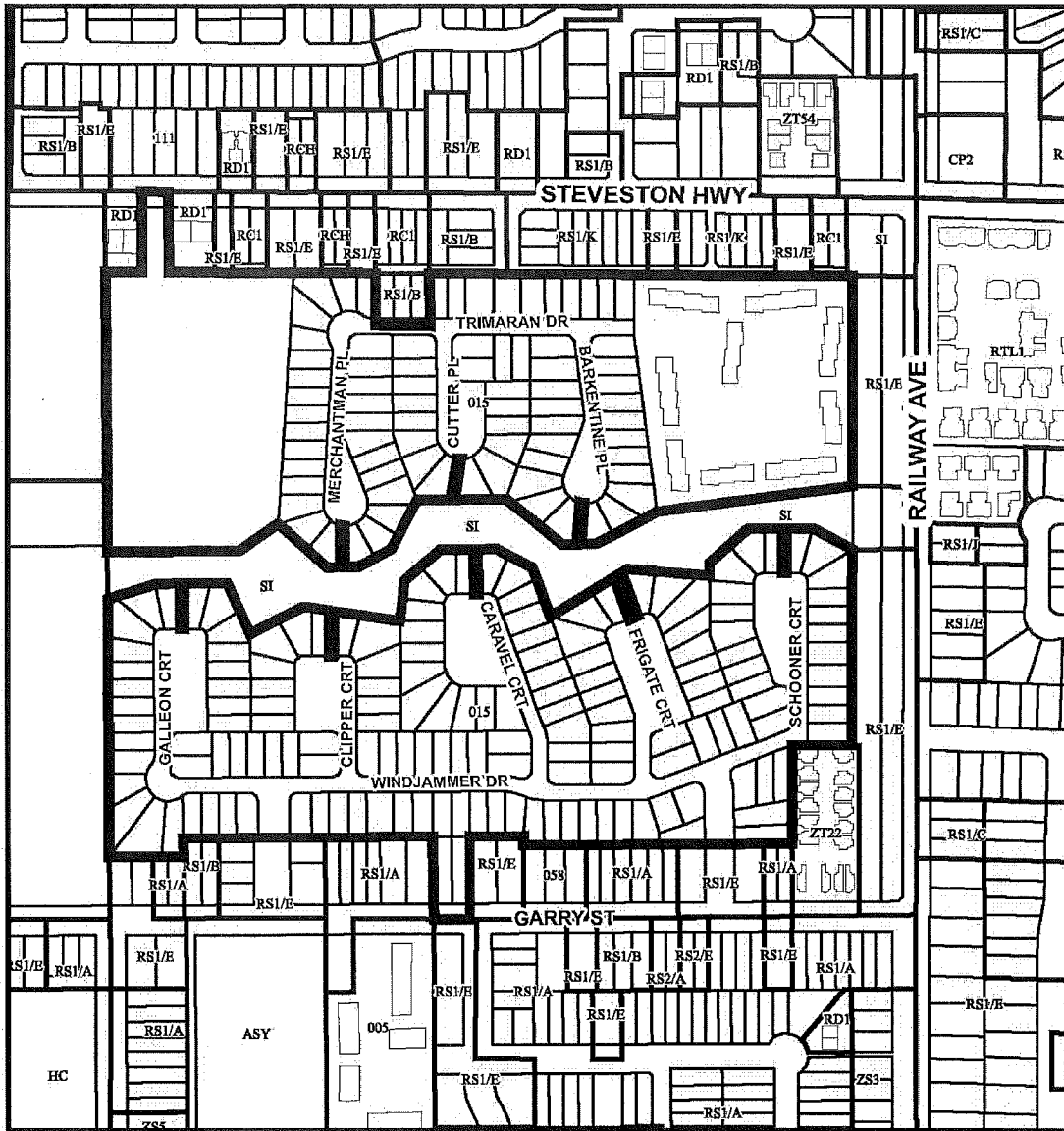
  
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MAYOR

  
\_\_\_\_\_  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9319



# City of Richmond



	<p><b>LUC 015 Bylaw 9319</b> <b>Schedule "A"</b></p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320 To Establish Zoning for the Properties Developed Under Land Use Contract 018

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9320" as "SINGLE DETACHED (RS1/E)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

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NOV 24 2015

ADOPTED

NOV 24 2015

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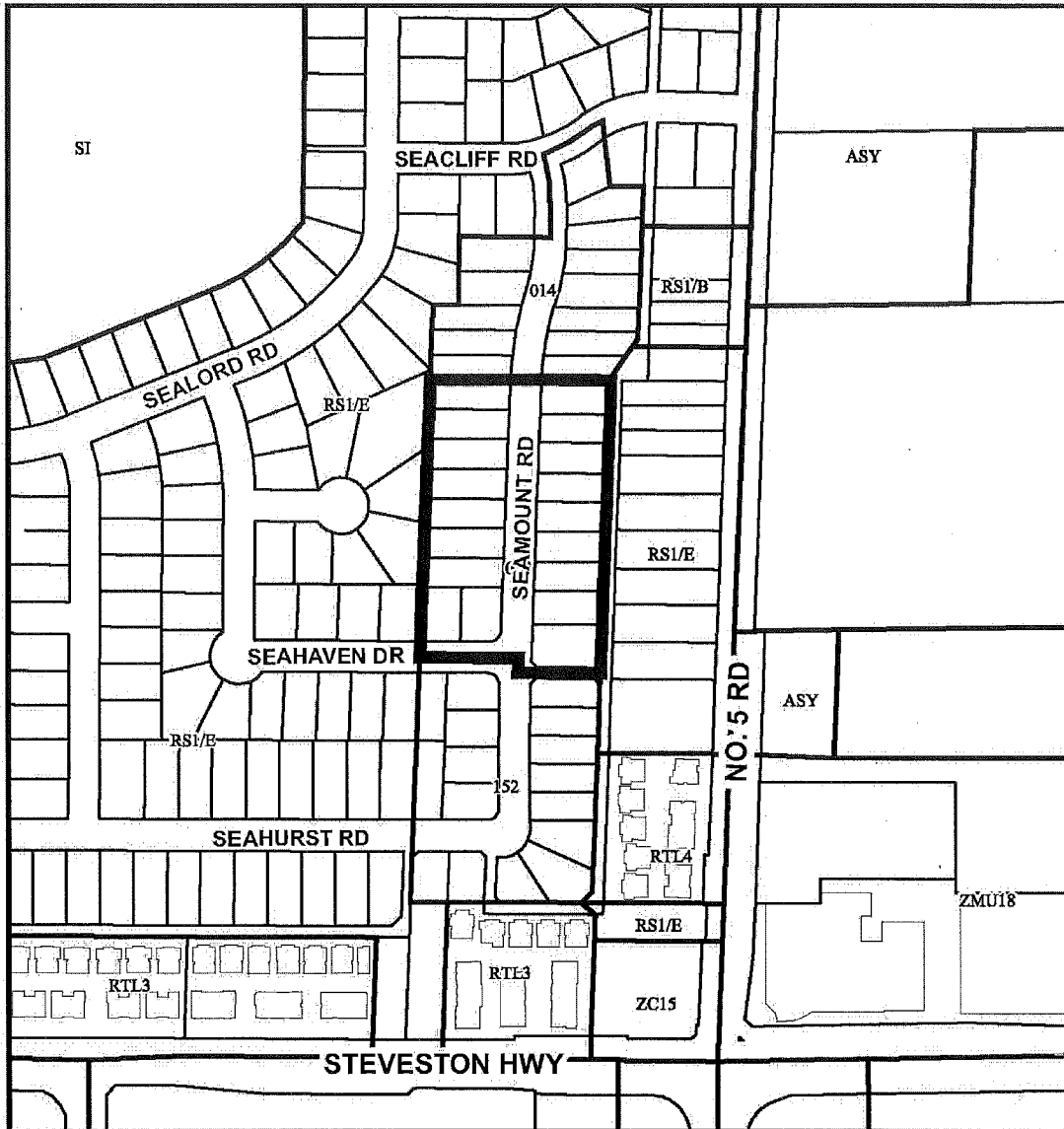
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9320



City of  
Richmond



	<p>LUC 018 Bylaw 9320 Schedule "A"</p>	<p>Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 018  
Early Termination Bylaw No. 9321**

Whereas “Land Use Contract 018”, having Charge Number RD4644, including all amendments, modifications and extensions to Charge Number RD4644, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9321”.

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

1. That “Land Use Contract 018” having Charge Number RD4644, including all amendments, modifications and extensions to Charge Number RD4644, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 018” be one year from the date of adoption of Richmond Land Use Contract 018 Early Termination Bylaw No. 9321.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 018” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 018 Early Termination Bylaw No. 9321**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


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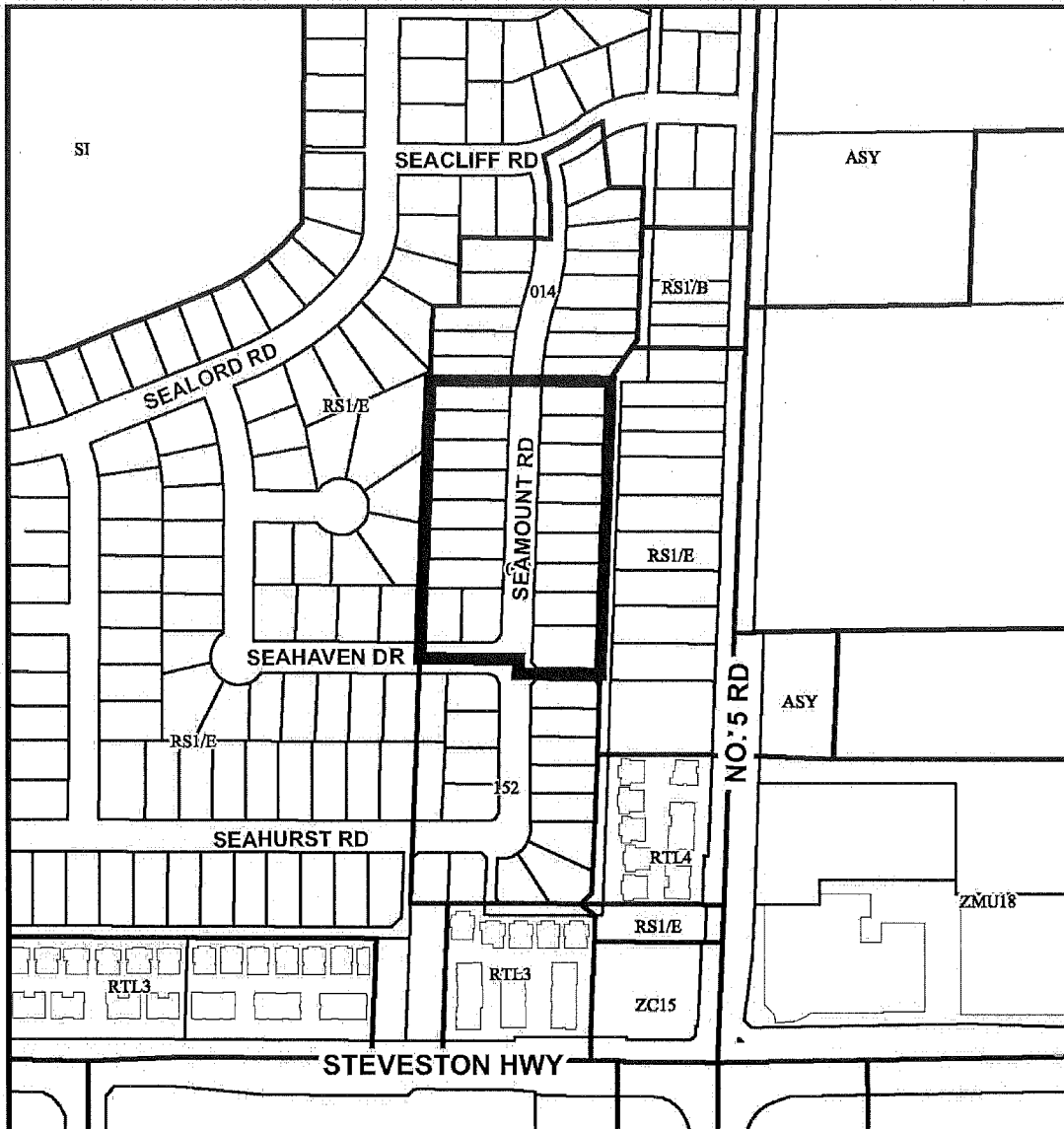
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9321



City of  
Richmond



	<p>LUC 018 Bylaw 9321 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 020**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

**“18.28 Low Rise Apartment (ZLR28) – Colonial Drive (Seafair)**

**18.28.1 Purpose**

The **zone** provides for **apartment housing** and other compatible uses. This **zone** is for multiple family residential properties developed under Land Use Contract 020.

**18.28.2 Permitted Uses**

- **child care**
- **housing, apartment**

**18.28.3 Secondary Uses**

- **boarding and lodging**
- **home business**
- **community care facility, minor**

**18.28.4 Permitted Density**

1. The maximum number of **dwelling units** for **apartment housing** is 411.
2. The maximum **floor area** permitted is 28,680 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.44, together with an additional 0.005 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

**18.28.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 80% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.



3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

#### **18.28.6 Yards & Setbacks**

1. The minimum **setback** from a public **road** is 12.0 m.
2. The minimum **side yard** is 6.0 m.
3. The minimum **rear yard** is equal to 25% of the **lot depth**.
4. The minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

#### **18.28.7 Permitted Heights**

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

#### **18.28.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** for **town housing** is 6.62 hectares.

#### **18.28.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### **18.28.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

#### **18.28.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. **Accessory buildings** shall satisfy all the following provisions:
  - a) Shall not be used for any other purpose than the storage of private passenger automobiles;



- b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
  - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
  - d) Shall not exceed 4.5 m in **height**; and
  - e) Shall not be greater in **floor area** than 23.23 m<sup>2</sup> for each **dwelling unit** in the **principal building** served by such **accessory building.**"
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw No. 9322" as "**SINGLE DETACHED (RS1/B)**".
  3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw No. 9322" as "**LOW RISE APARTMENT (ZLR28) – COLONIAL DRIVE (SEAFAIR)**".
  4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

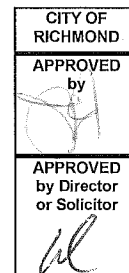
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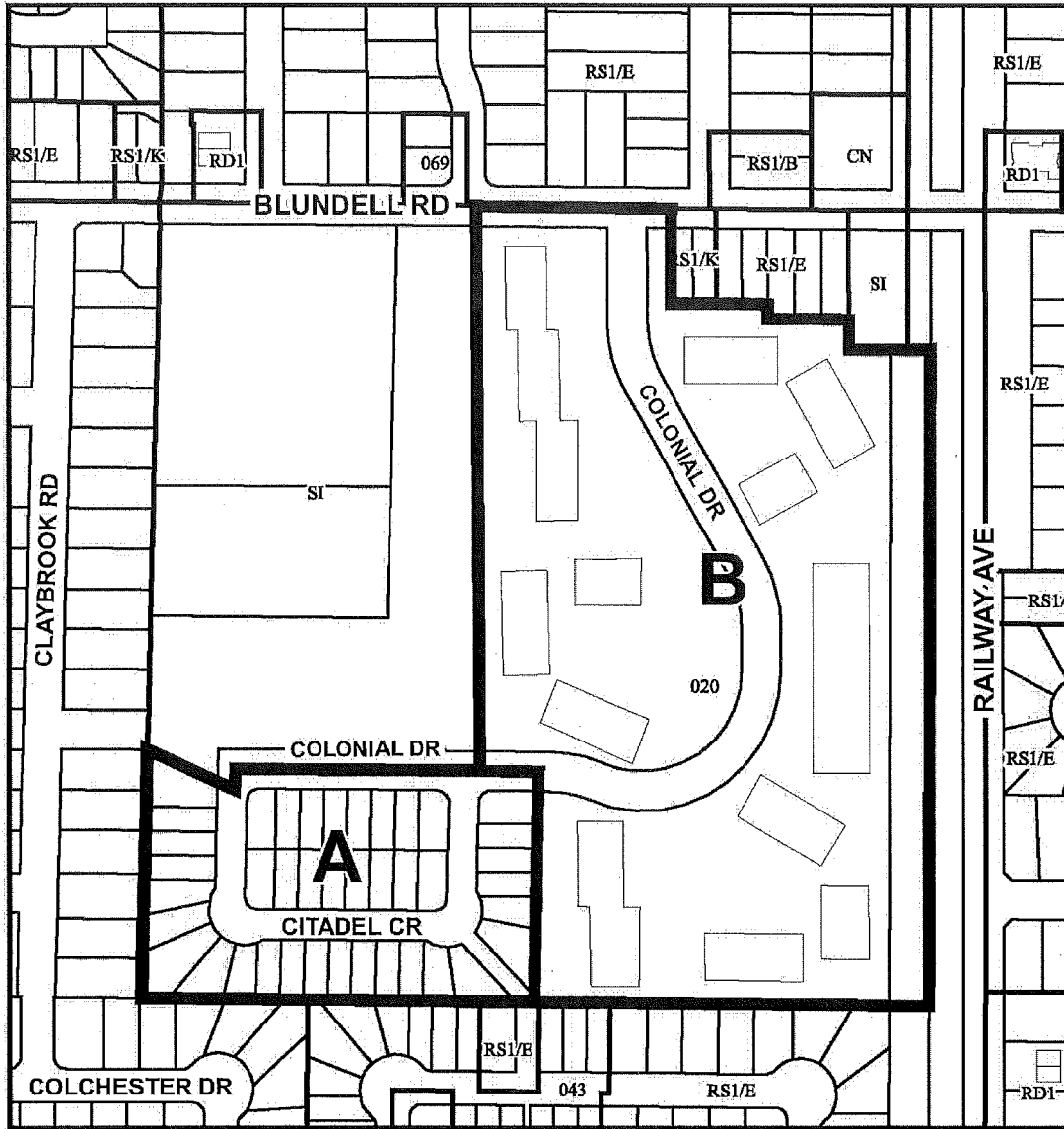
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw No. 9322



# City of Richmond



	<h2>LUC 020 Bylaw 9322</h2> <h3>Schedule "A"</h3>	Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Land Use Contract 020  
Early Termination Bylaw No. 9323**

Whereas "Land Use Contract 020", having Charge Number RD9630, including all amendments, modifications and extensions to Charge Number RD9630, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9323".

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

1. That "Land Use Contract 020" having Charge Number RD9630, including all amendments, modifications and extensions to Charge Number RD9630, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 020" be one year from the date of adoption of Richmond Land Use Contract 020 Early Termination Bylaw No. 9323.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 020" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 020 Early Termination Bylaw No. 9323**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

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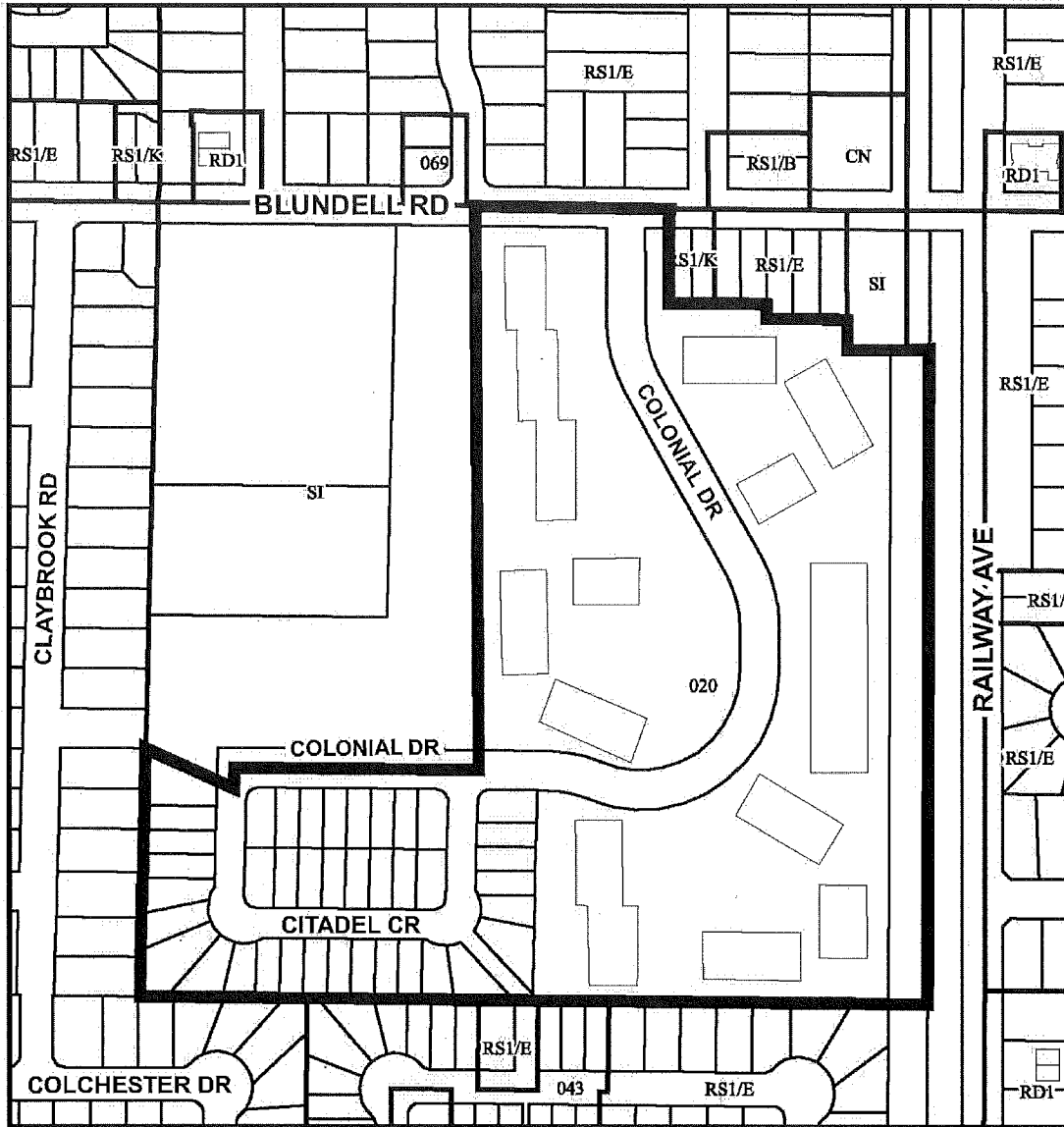
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9323



# City of Richmond



	<h2>LUC 020 Bylaw 9323 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 023**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following definition of “housing, semi-detached), in alphabetical order:

“**Housing, semi-detached** means a dwelling unit attached to another dwelling unit located on a separate fee simple lot.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

**“8.24 Single Family Zero Lot Line (ZS24)**

**8.24.1 Purpose**

The **zone** provides for **semi-detached housing** and **single detached housing** on **lots** with zero **side yard** setbacks on one side of the property. This zone is for properties developed under Land Use Contract 023, Land Use Contract 033, Land Use Contract 037, and Land Use Contract 042.

**8.24.2 Permitted Uses**

- **housing, semi-detached**
- **housing, single detached**

**8.24.3 Secondary Uses**

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**8.24.4 Permitted Density**

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.

**8.24.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

**8.24.6 Yards & Setbacks**

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. For **semi-detached housing**, an **interior side yard** is not required at the common side lot line between two paired lots along which the semi-detached residential building is located, provided that no doors, windows or other openings are provided on that side by the building.
4. For **single detached housing**, an **interior side yard** is not required on one side provided that all roof drainage from the **building** is directed onto the **site** by eaves troughs and downspouts.
5. The minimum **exterior side yard** is 3.0 m.
6. The minimum **side yard setback** to a lane is 3.0 m.
7. The minimum **rear yard** is 6.0 m.

**8.24.7 Permitted Heights**

1. The maximum **height** for **principal buildings** is 2½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

**8.24.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum lot dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
4.5 m	9.0 m	24.0 m	270.0 m <sup>2</sup>



**8.24.9 Landscaping & Screening**

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

**8.24.10 On-Site Parking and Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

**8.24.11 Other Regulations**

1. **Single detached housing** is only permitted on the following listed sites:
  - a) 7171 Lindsay Road  
P.I.D.: 004-036-841  
300 SEC 13 BLK4N RG7W PL 50385
  - b) 7140 No. 1 Road  
P.I.D.: 003-602-451  
489 SEC 14 BLK4N RG7W PL 51405
  - c) 4260 Tyson Place  
P.I.D.: 004-275-314  
476 SEC 14 BLK4N RG7W PL 51405
  - d) 4111 Tyson Place  
P.I.D.: 000-856-436  
459 SEC 14 BLK4N RG7W PL 51405
2. The **party wall** between two **semi-detached** houses shall be no less than 75% of the total area of the exterior walls on either house, including parallel walls with the same orientation as the party wall.
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown on “Schedule A attached to and forming part of Bylaw No. 9324” as “**SINGLE FAMILY ZERO LOT LINE (ZS24)**”.
4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED


OCT 13 2015

NOV 24 2015

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CITY OF RICHMOND
APPROVED by: 
APPROVED by Director or Solicitor 



MAYOR

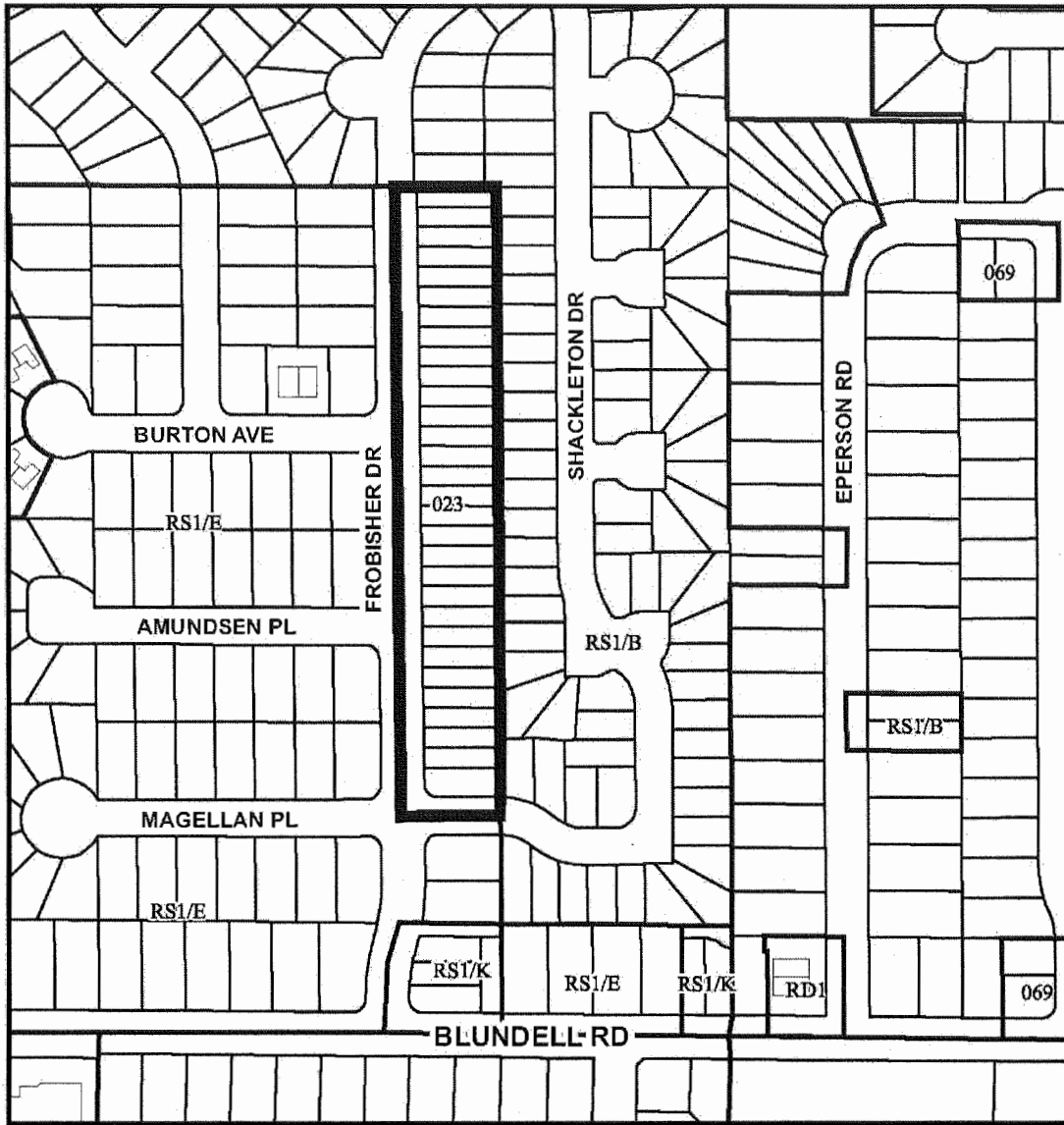
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9324



City of  
Richmond



LUC 023 Bylaw 9324  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES.



Richmond Land Use Contract 023
Early Termination Bylaw No. 9325

Whereas "Land Use Contract 023", having Charge Number RD6514, including all amendments, modifications and extensions to Charge Number RD6514, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9325".

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

- 1. That "Land Use Contract 023" having Charge Number RD6514, including all amendments, modifications and extensions to Charge Number RD6514, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 023" be one year from the date of adoption of Richmond Land Use Contract 023 Early Termination Bylaw No. 9325.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 023" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 023 Early Termination Bylaw No. 9325".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



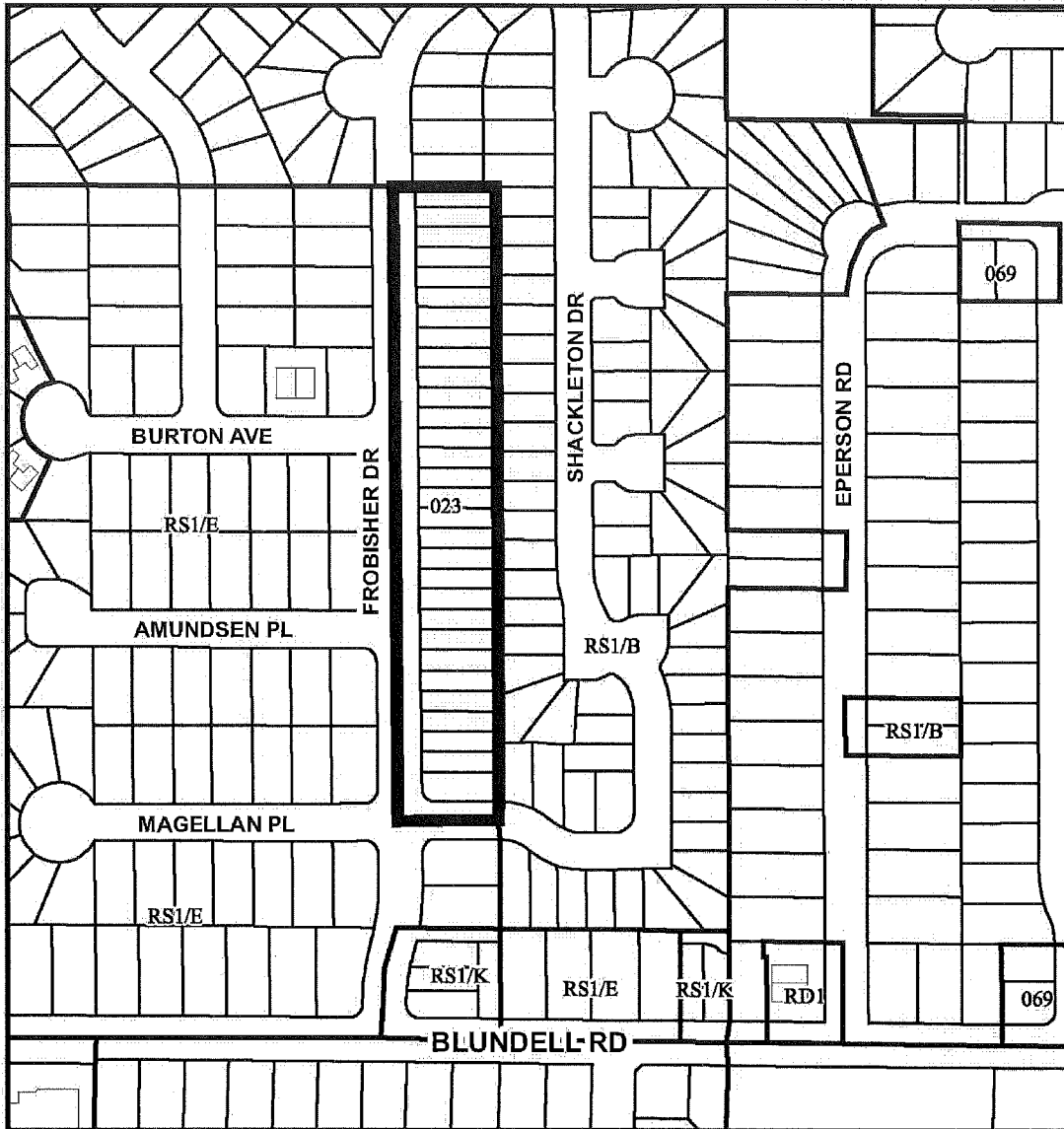
Handwritten signature of Mayor and the word MAYOR below it.

Handwritten signature of Corporate Officer and the words CORPORATE OFFICER below it.

Schedule A attached to and forming part of Bylaw 9325



City of  
Richmond



	<p>LUC 023 Bylaw 9325 Schedule "A"</p>	<p>Original Date:07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 027**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9326" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



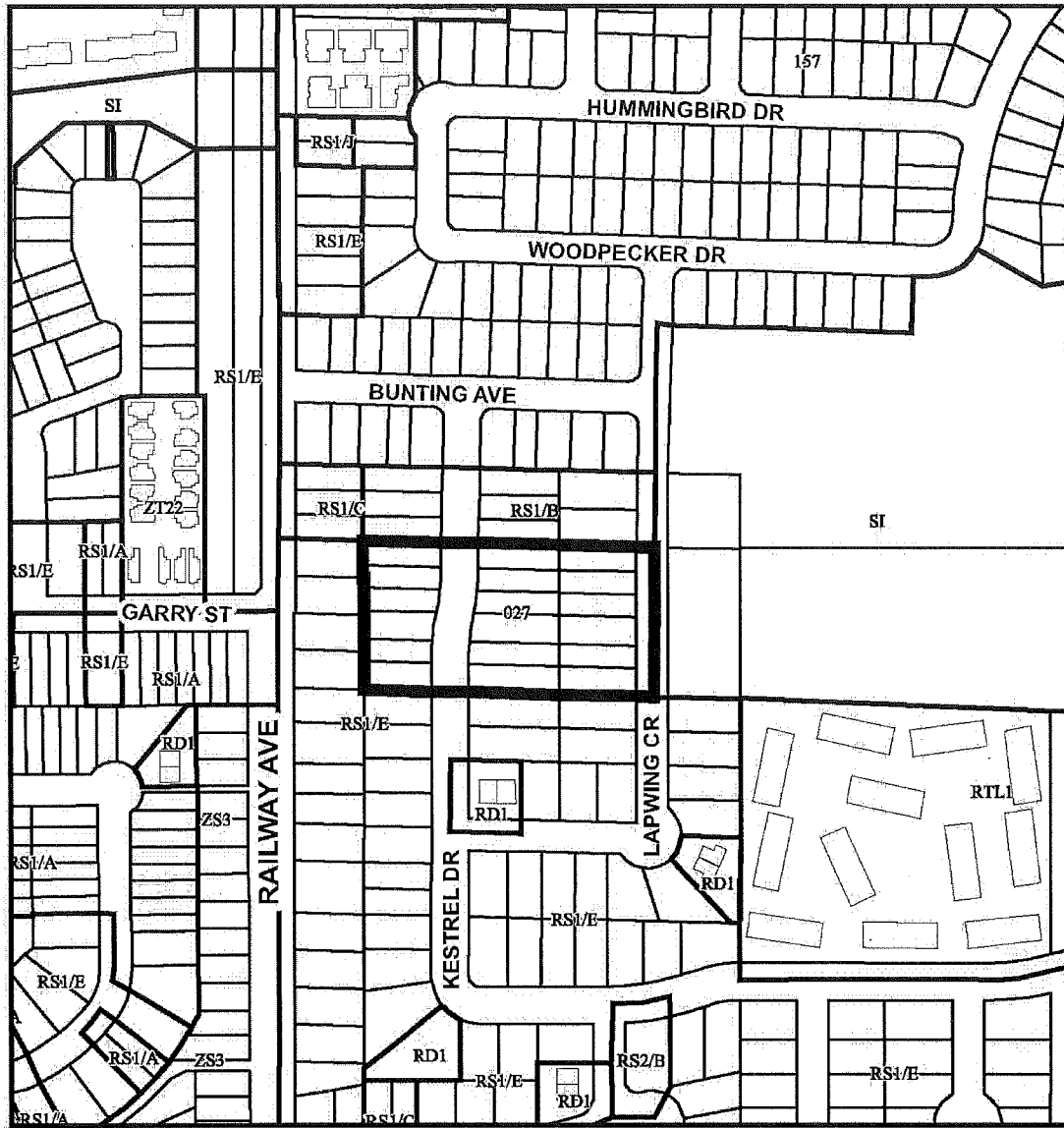
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9326



# City of Richmond



	<h2>LUC 027 Bylaw 9326 Schedule "A"</h2>	<p>Original Date: 07/02/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 027
Early Termination Bylaw No. 9327

Whereas "Land Use Contract 027", having Charge Number RD17465, including all amendments, modifications and extensions to Charge Number RD17465, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9327".

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

- 1. That "Land Use Contract 027", having Charge Number RD17465, including all amendments, modifications and extensions to Charge Number RD17465, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 027" be one year from the date of adoption of Richmond Land Use Contract 027 Early Termination Bylaw No. 9327.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 027" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 027 Early Termination Bylaw No. 9327".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

[Signature of Mayor]

MAYOR

[Signature of Corporate Officer]

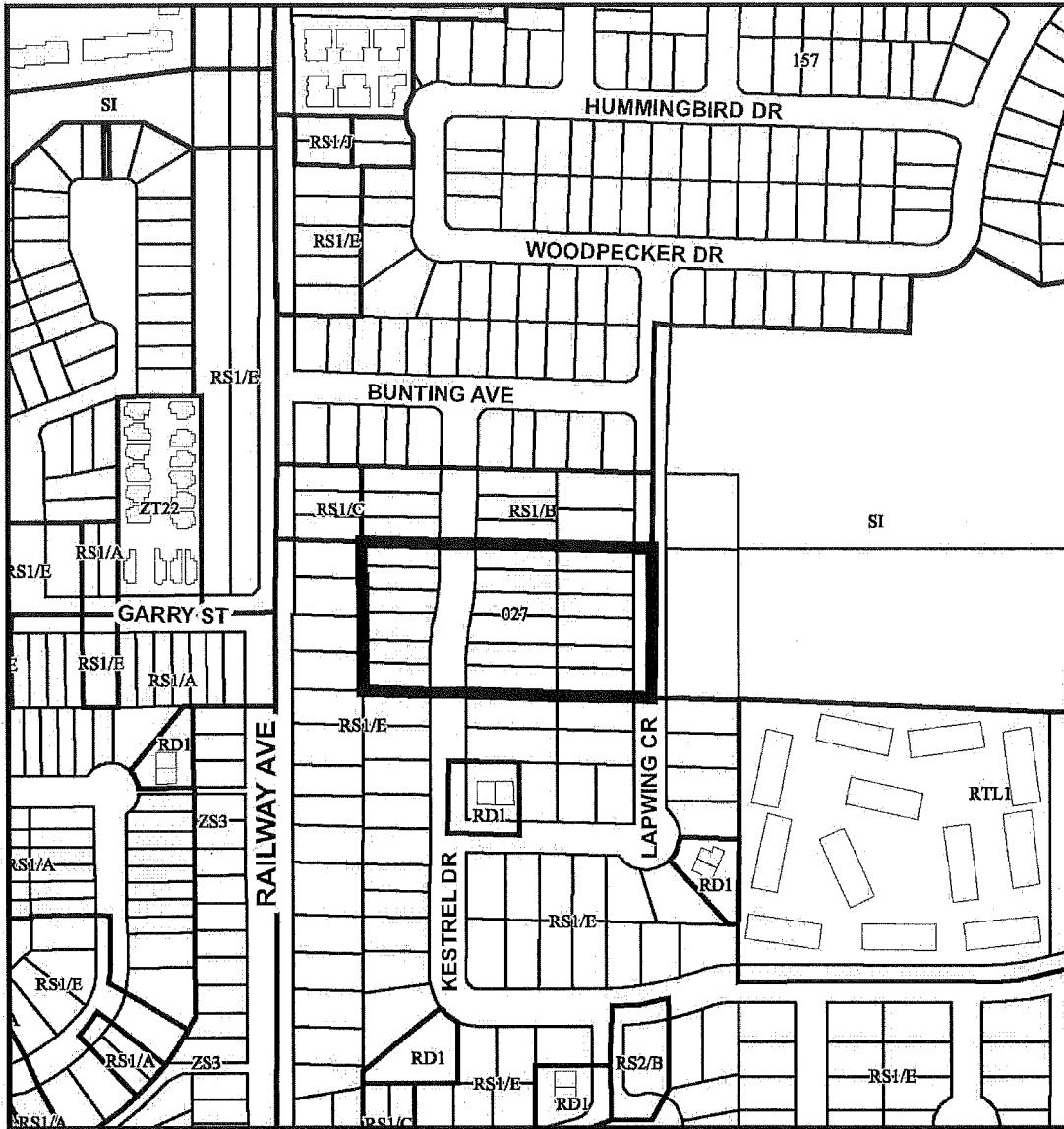
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9327



# City of Richmond



## LUC 027 Bylaw 9327 Schedule "A"

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 030**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9328" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

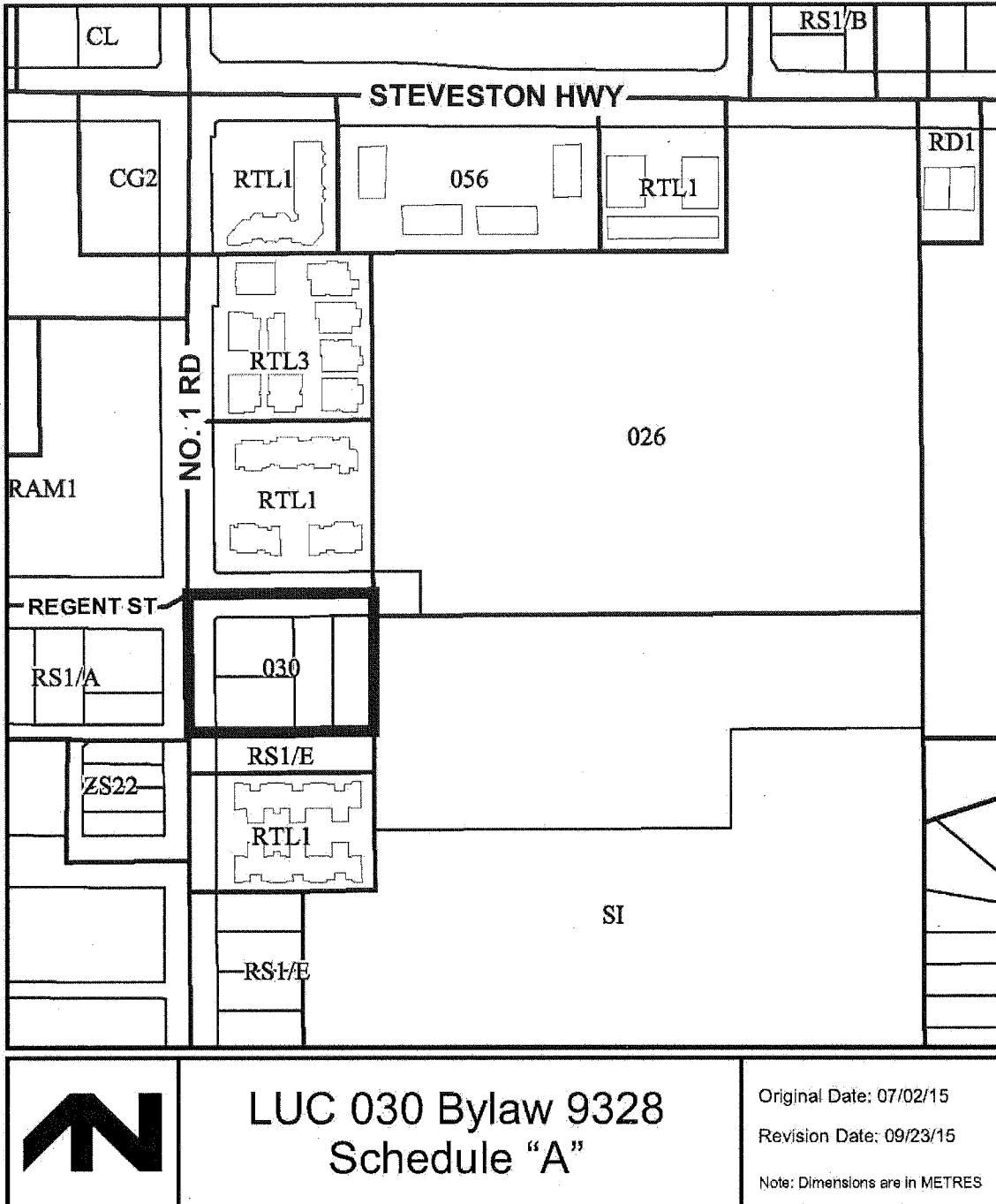
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9328



# City of Richmond



**LUC 030 Bylaw 9328  
Schedule "A"**

Original Date: 07/02/15  
Revision Date: 09/23/15  
Note: Dimensions are in METRES



**Richmond Land Use Contract 030  
Early Termination Bylaw No. 9329**

Whereas “Land Use Contract 030”, having Charge Number RD49535, including all amendments, modifications and extensions to Charge Number RD49535, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9329”.

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

1. That “Land Use Contract 030” having Charge Number RD49535, including all amendments, modifications and extensions to Charge Number RD49535, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 030” be one year from the date of adoption of Richmond Land Use Contract 030 Early Termination Bylaw No. 9329.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 030” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 030 Early Termination Bylaw No. 9329**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



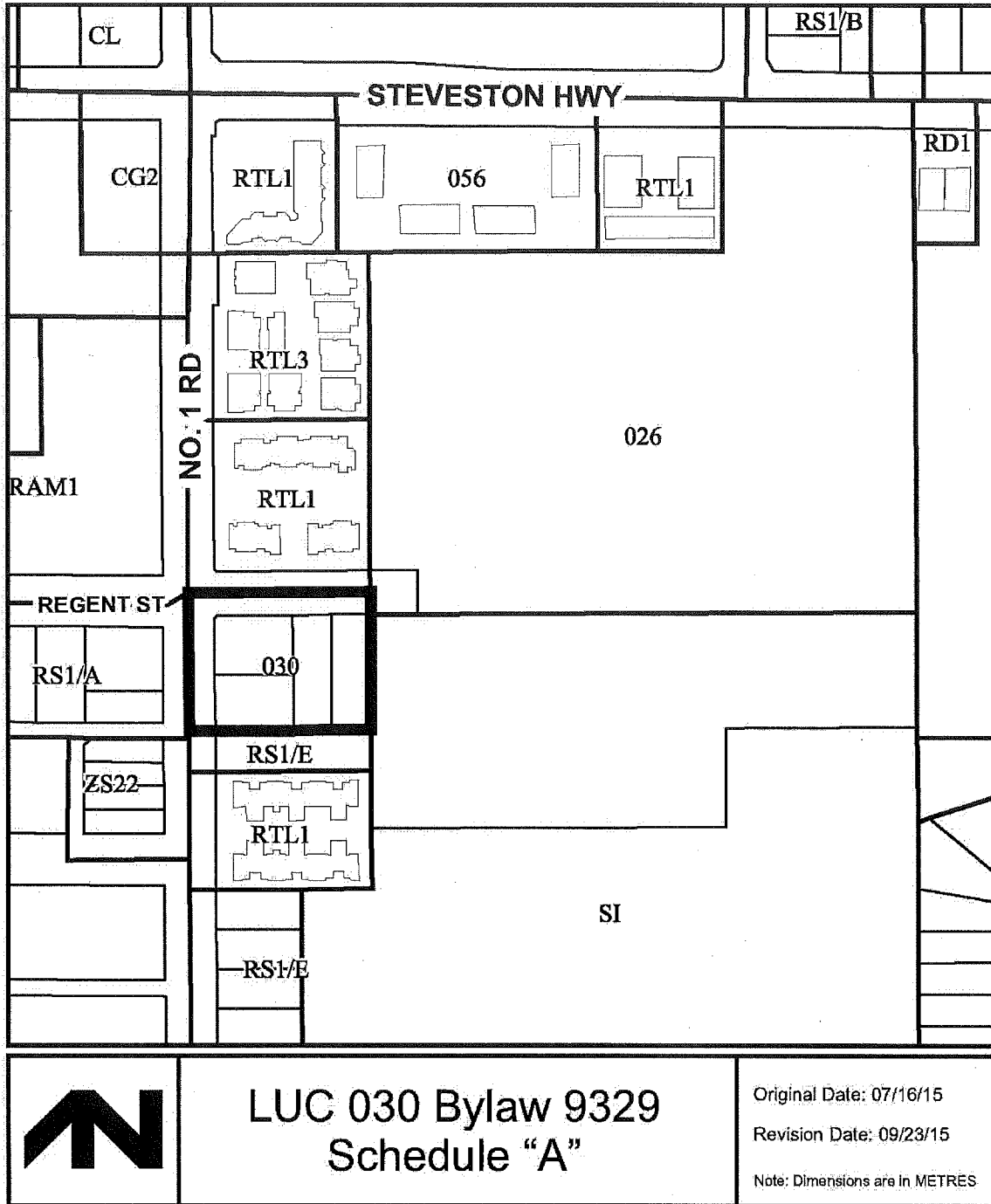
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9329



# City of Richmond



**LUC 030 Bylaw 9329  
Schedule "A"**

Original Date: 07/16/15

Revision Date: 09/23/15

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 031**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9330" as "**SINGLE DETACHED (RS1/D)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

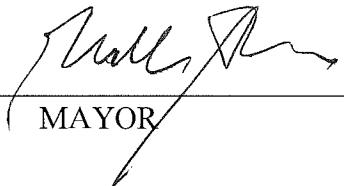
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



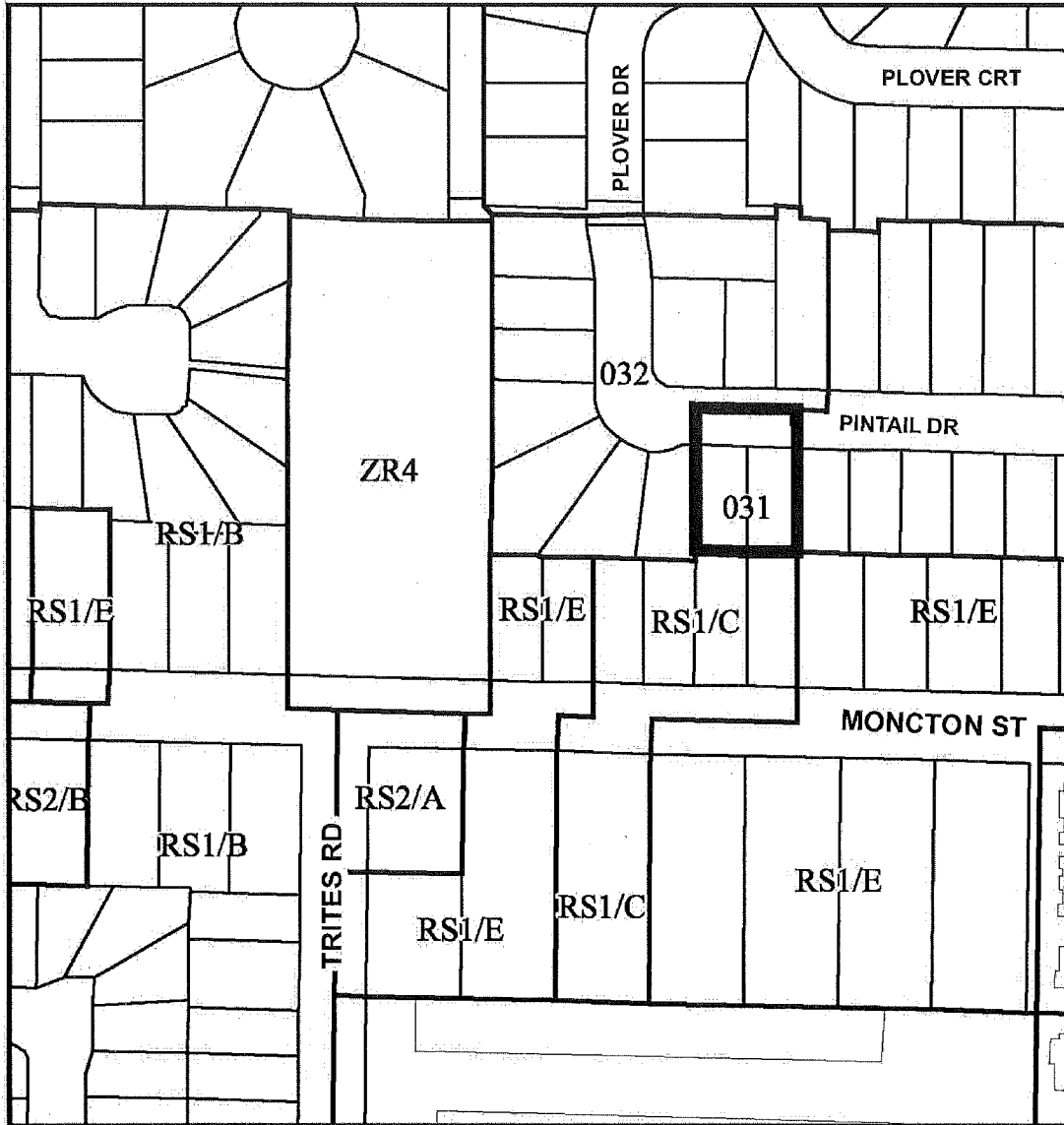
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9330



City of  
Richmond



	<p>LUC 031 Bylaw 9330 Schedule "A"</p>	<p>Original Date: 07/02/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 031  
Early Termination Bylaw No. 9331**

Whereas “Land Use Contract 031”, having Charge Number RD22095, including all amendments, modifications and extensions to Charge Number RD22095, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9331”.

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

1. That “Land Use Contract 031” having Charge Number RD22095, including all amendments, modifications and extensions to Charge Number RD22095, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 031” be one year from the date of adoption of Richmond Land Use Contract 031 Early Termination Bylaw No. 9331.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 031” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 031 Early Termination Bylaw No. 9331**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

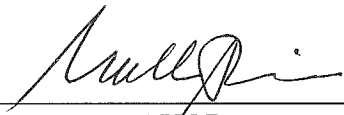
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



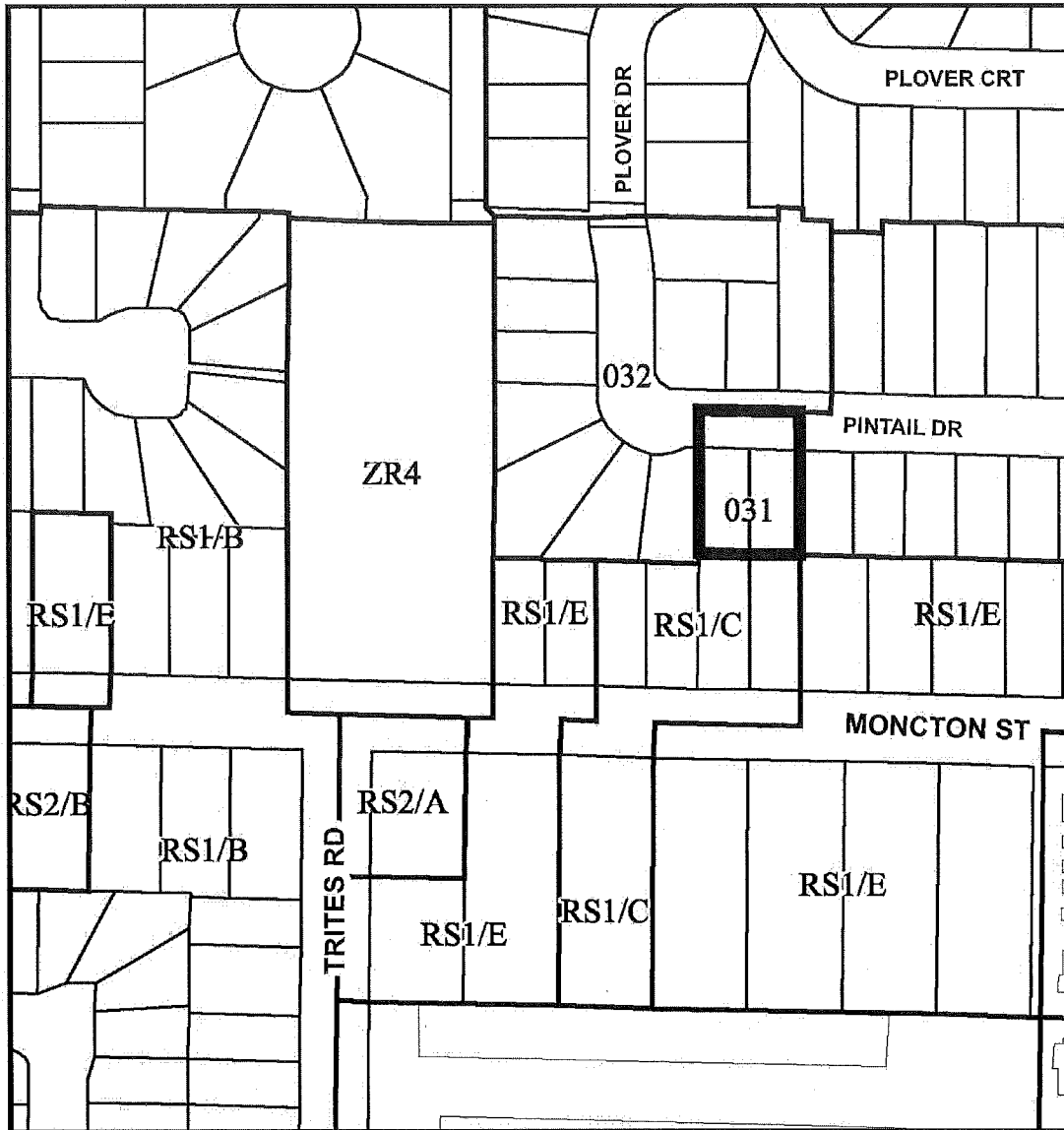
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9331



City of  
Richmond



	<p>LUC 031 Bylaw 9331 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 032**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9332" as "**SINGLE DETACHED (RS1/D)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

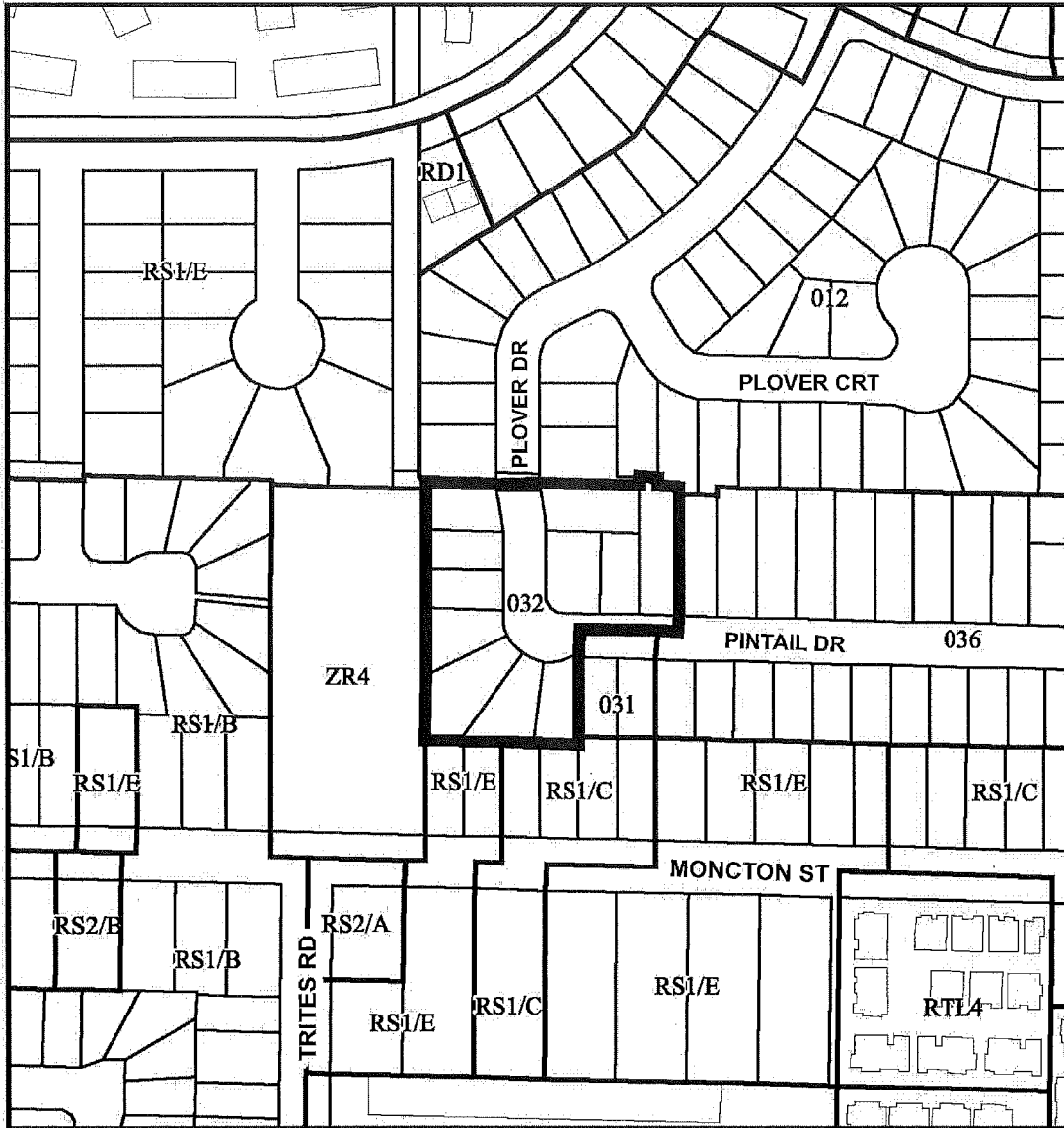
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9332



City of  
Richmond



	<p>LUC 032 Bylaw 9332 Schedule "A"</p>	<p>Original Date: 07/02/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 032  
Early Termination Bylaw No. 9333**

Whereas “Land Use Contract 032”, having Charge Number RD22096, including all amendments, modifications and extensions to Charge Number RD22096, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9333”.

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

1. That “Land Use Contract 032” having Charge Number RD22096, including all amendments, modifications and extensions to Charge Number RD22096, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 032” be one year from the date of adoption of Richmond Land Use Contract 032 Early Termination Bylaw No. 9333.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 032” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 032 Early Termination Bylaw No. 9333**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



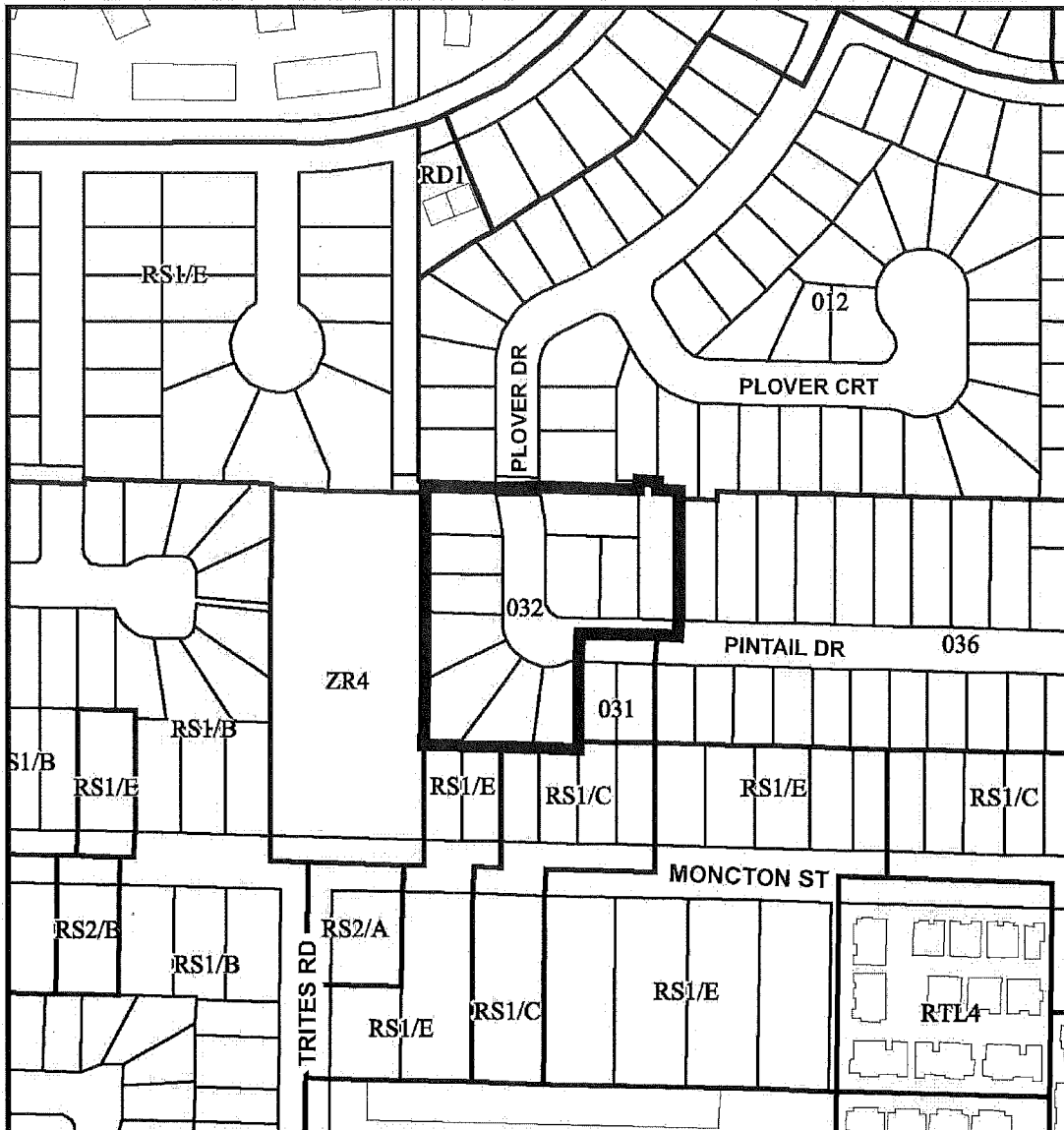
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9333



# City of Richmond



	<h2>LUC 032 Bylaw 9333 Schedule "A"</h2>	Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334 To Establish Zoning for the Properties Developed Under Land Use Contract 033

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9334" as "SINGLE FAMILY ZERO LOT LINE (ZS24)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

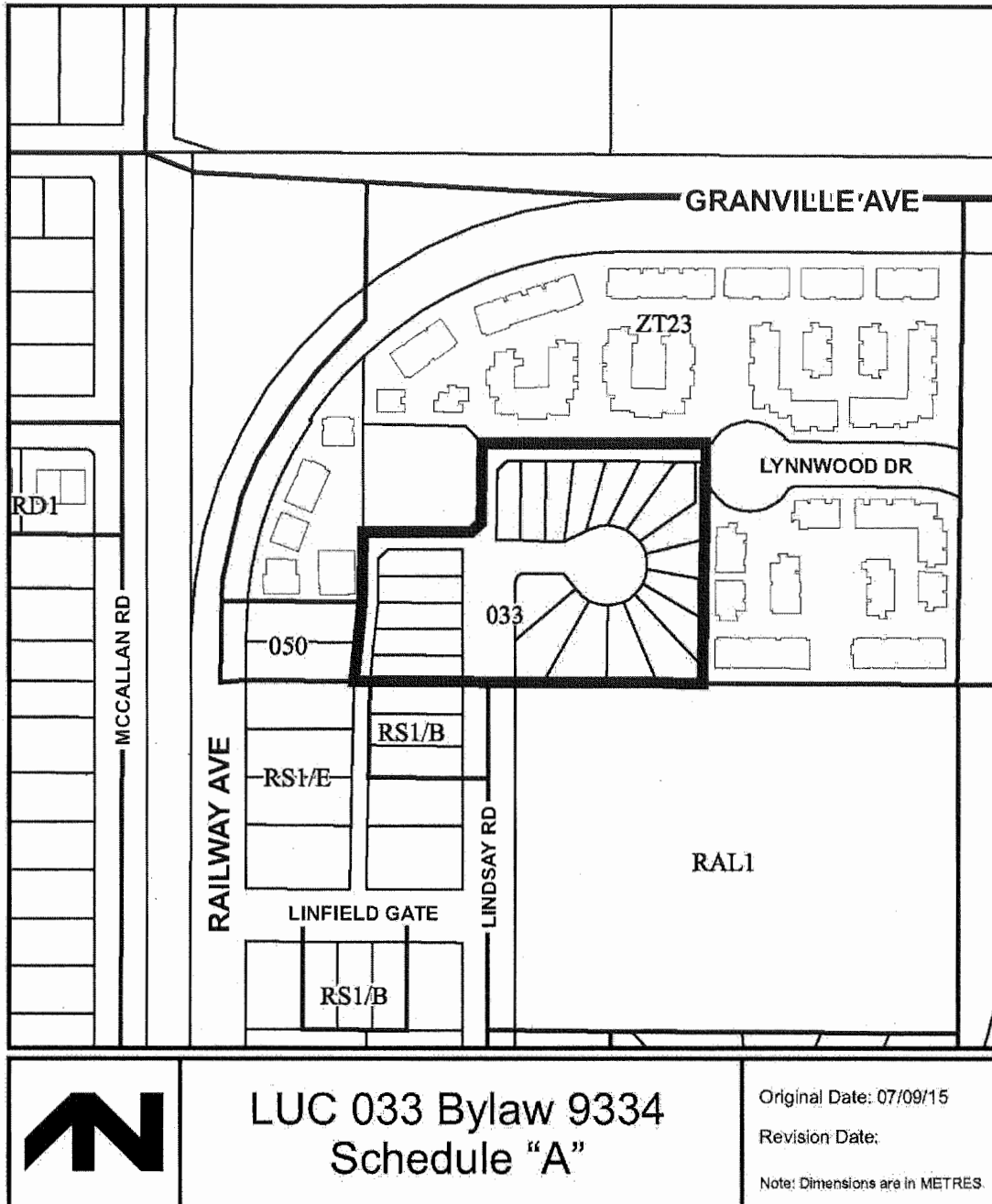
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9334



City of  
Richmond



LUC 033 Bylaw 9334  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES.



**Richmond Land Use Contract 033  
Early Termination Bylaw No. 9335**

Whereas "Land Use Contract 033", having Charge Number RD23692, including all amendments, modifications and extensions to Charge Number RD23692, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9335".

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

1. That "Land Use Contract 033" having Charge Number RD23692, including all amendments, modifications and extensions to Charge Number RD23692, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 033" be one year from the date of adoption of Richmond Land Use Contract 033 Early Termination Bylaw No. 9335.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 033" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 033 Early Termination Bylaw No. 9335**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

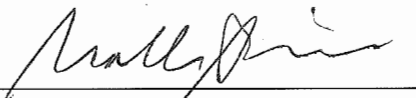
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



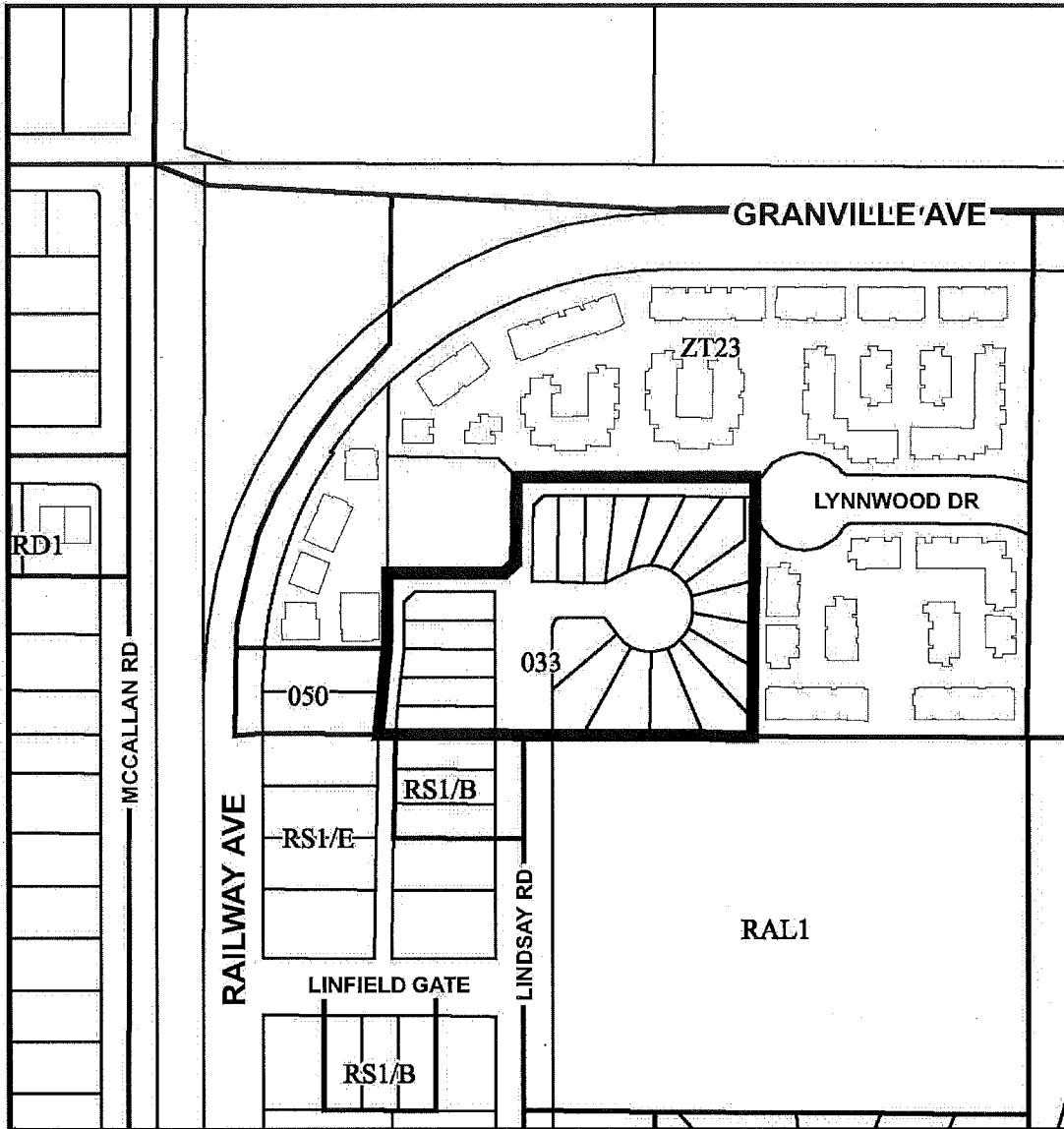
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9335



City of  
Richmond



LUC 033 Bylaw 9335  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 036**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9336" as "**SINGLE DETACHED (RS1/D)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

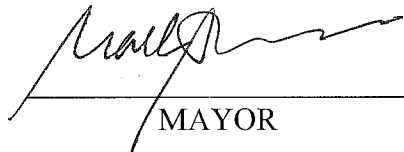
NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED
by

APPROVED
by Director or Solicitor


  
MAYOR

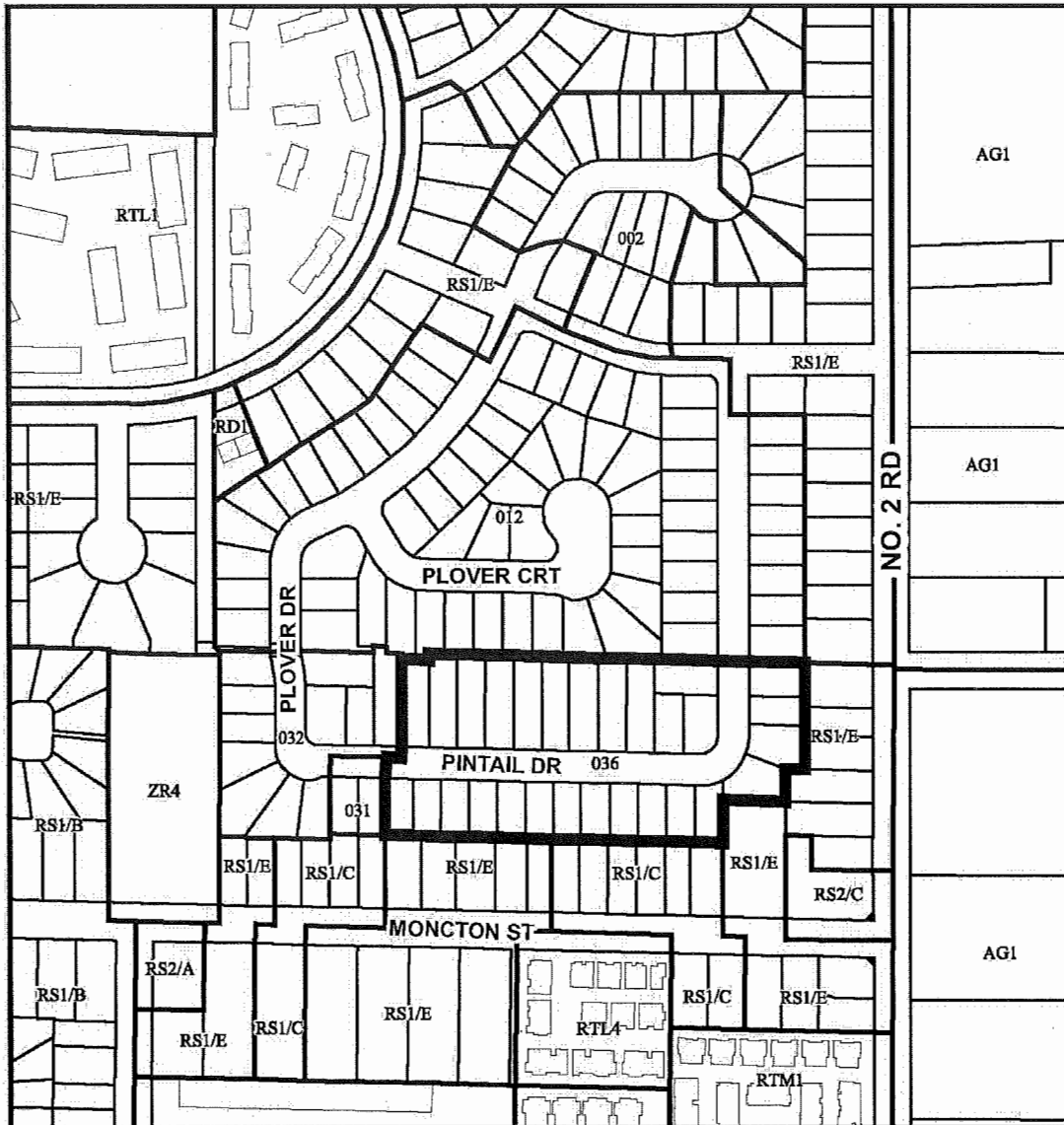
  
CORPORATE OFFICER




Schedule A attached to and forming part of Bylaw 9336



# City of Richmond



	<p><b>LUC 036 Bylaw 9336</b> <b>Schedule "A"</b></p>	<p>Original Date: 07/02/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 036  
Early Termination Bylaw No. 9337**

Whereas "Land Use Contract 036", having Charge Number RD22094, including all amendments, modifications and extensions to Charge Number RD22094, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9337".

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

1. That "Land Use Contract 036" having Charge Number RD22094, including all amendments, modifications and extensions to Charge Number RD22094, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 036" be one year from the date of adoption of Richmond Land Use Contract 036 Early Termination Bylaw No. 9337.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 036" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 036 Early Termination Bylaw No. 9337**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



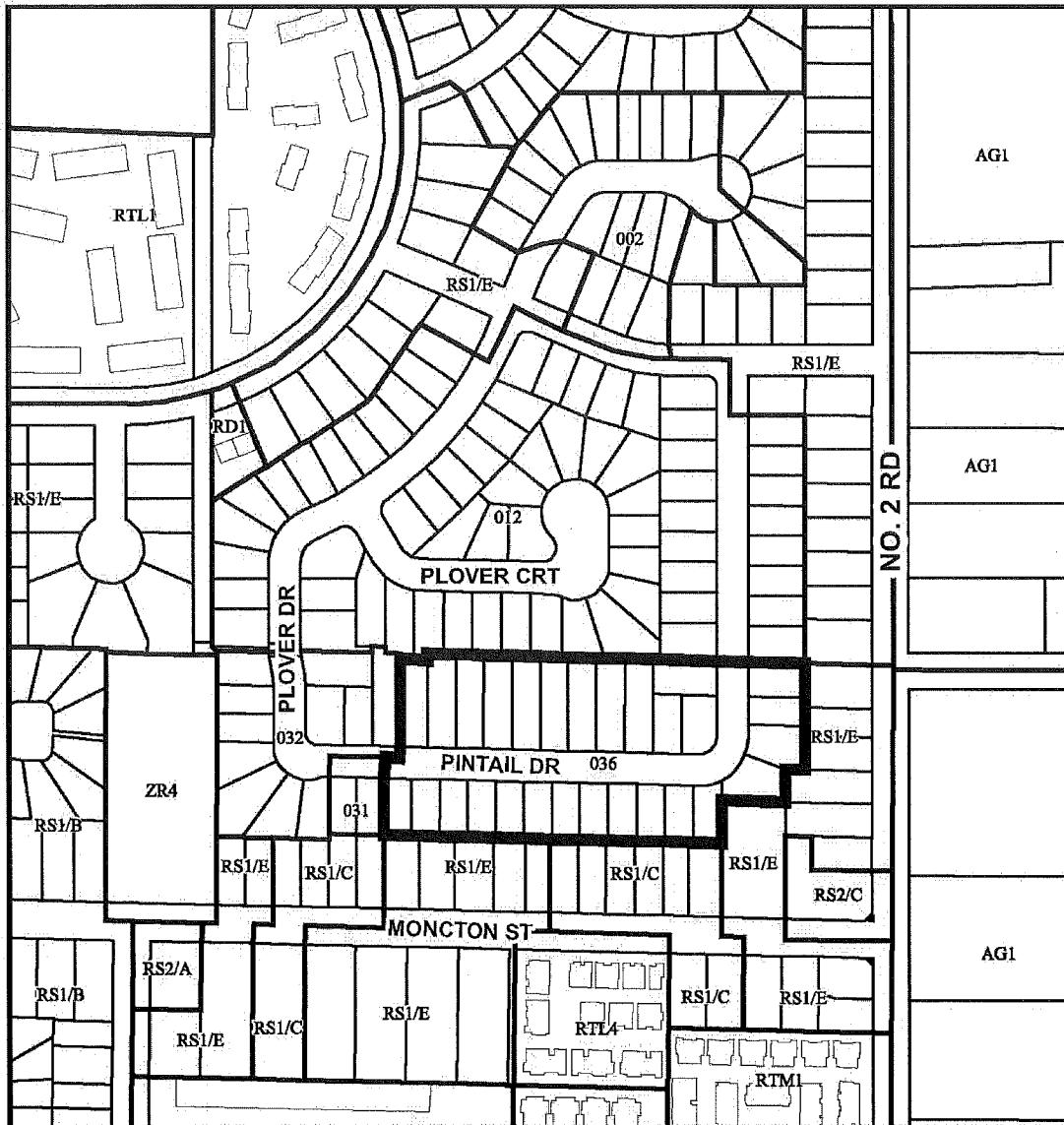
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9337



City of  
Richmond



	<p><b>LUC 036 Bylaw 9337</b> <b>Schedule "A"</b></p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 037**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9338" as "**SINGLE FAMILY ZERO LOT LINE (ZS24)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

MAYOR

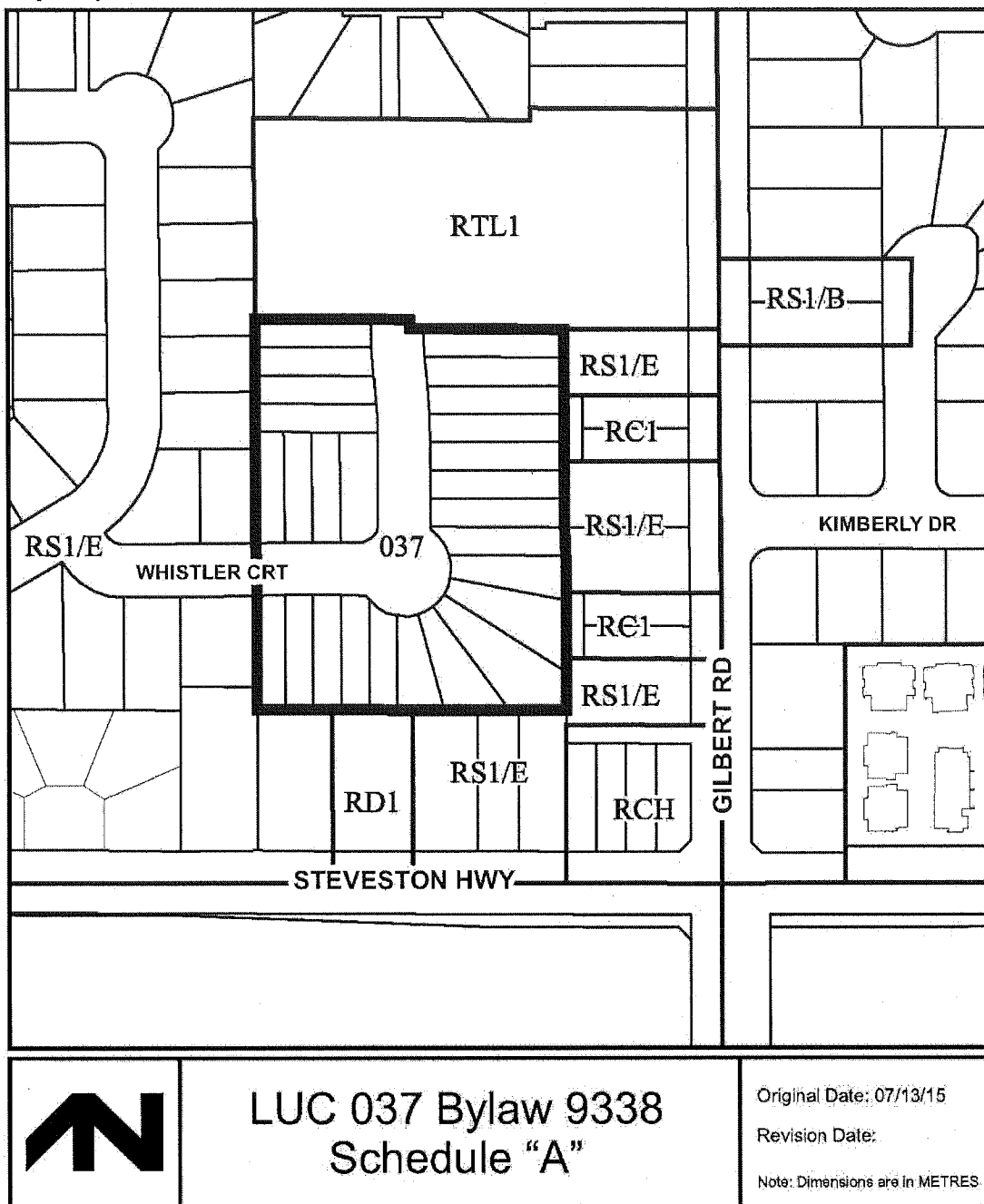
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9338



City of  
Richmond



LUC 037 Bylaw 9338  
Schedule "A"

Original Date: 07/13/15  
Revision Date:  
Note: Dimensions are in METRES



**Richmond Land Use Contract 037  
Early Termination Bylaw No. 9339**

Whereas "Land Use Contract 037", having Charge Number RD21849, including all amendments, modifications and extensions to Charge Number RD21849, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9339".

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

1. That "Land Use Contract 037" having Charge Number RD21849, including all amendments, modifications and extensions to Charge Number RD21849, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 037" be one year from the date of adoption of Richmond Land Use Contract 037 Early Termination Bylaw No. 9339.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 037" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 037 Early Termination Bylaw No. 9339**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING



NOV 24 2015

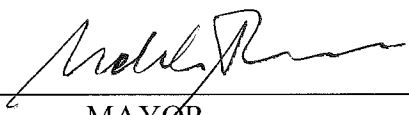
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

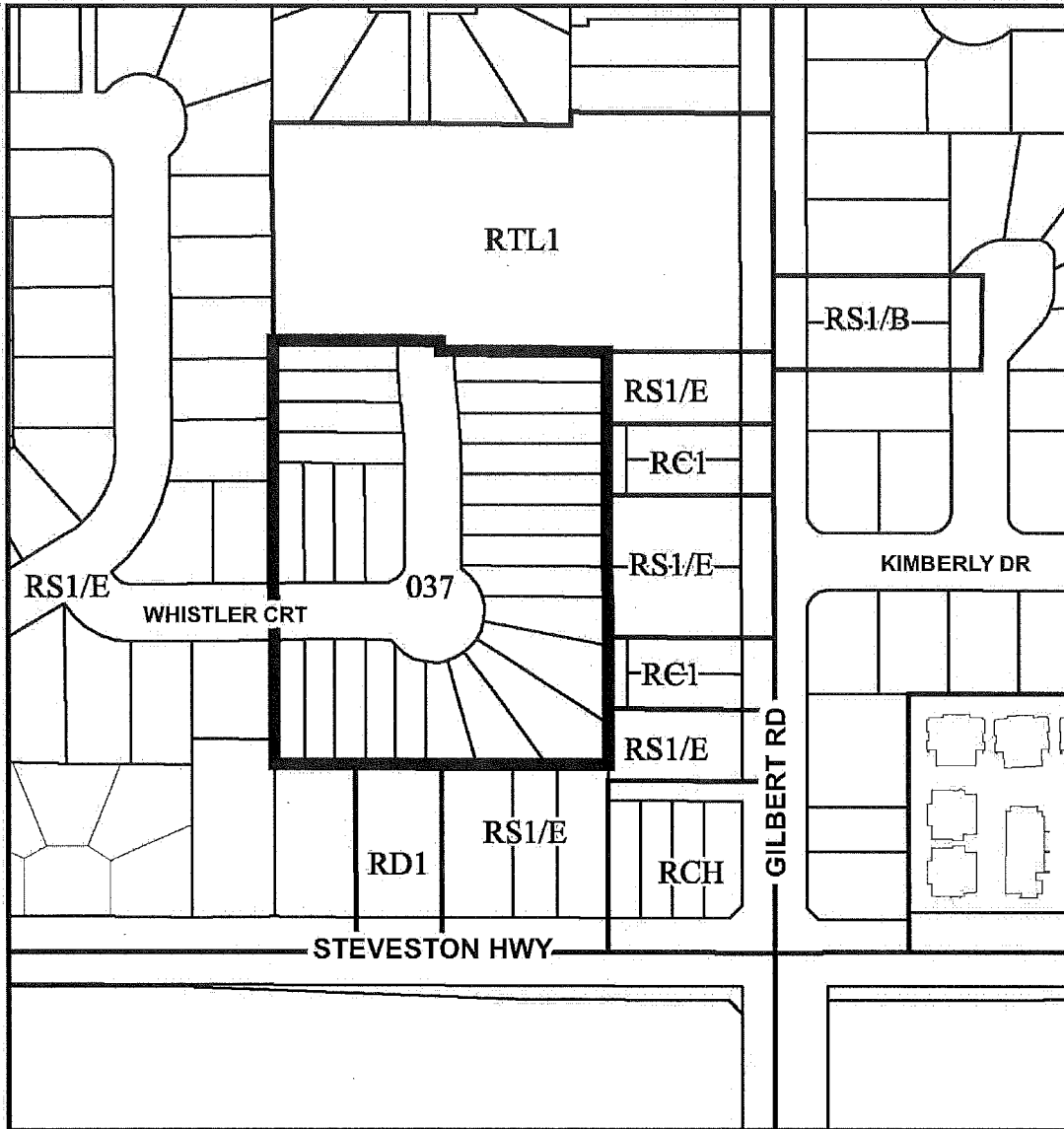
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9339



City of  
Richmond



	<p>LUC 037 Bylaw 9339 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 041**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9340" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9340" as "**TWO-UNIT DWELLINGS (RD1)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING


NOV 24 2015

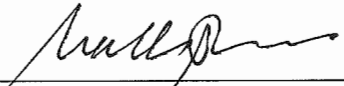
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

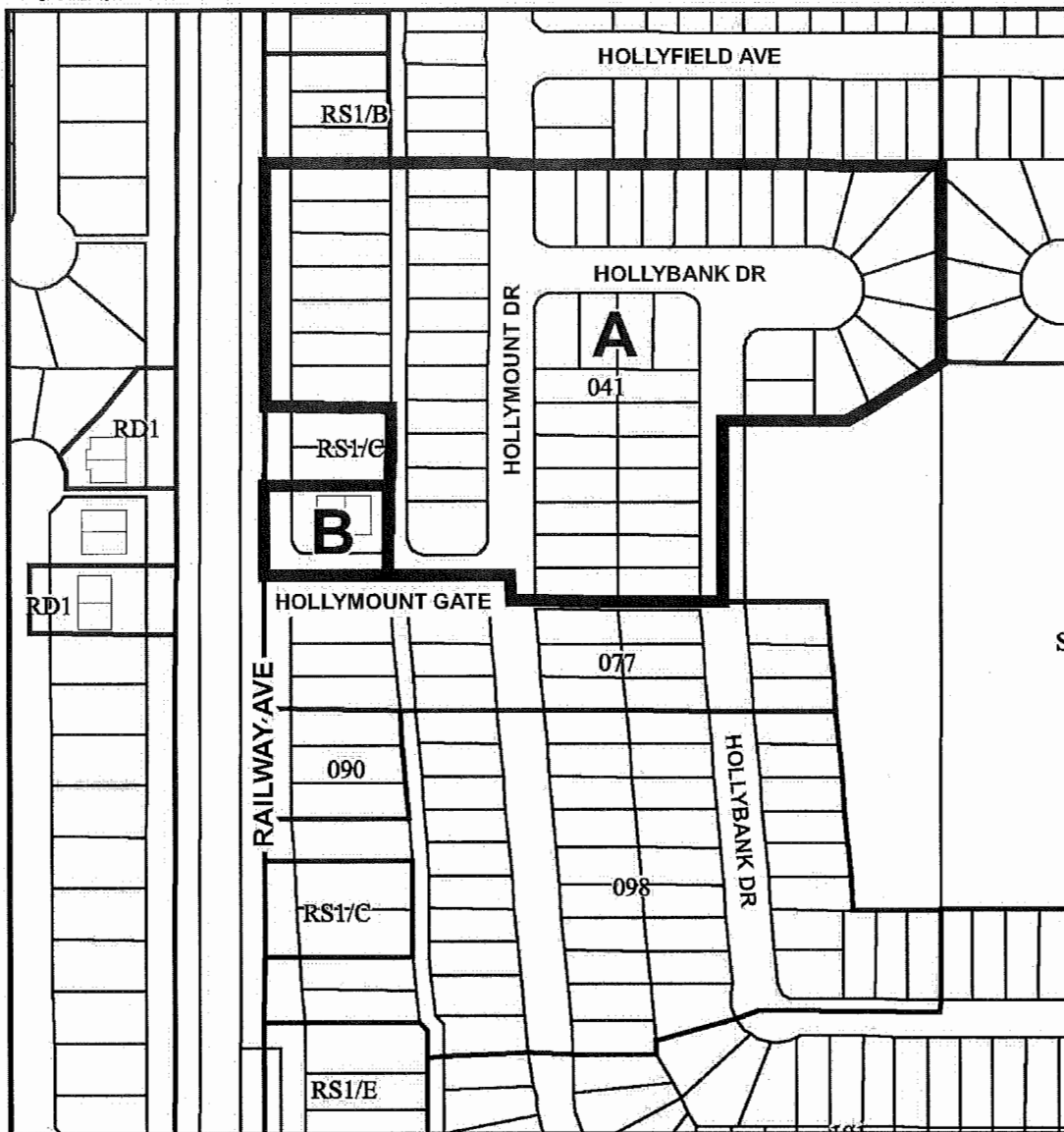

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9340



City of  
Richmond



LUC 041 Bylaw 9340  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 041  
Early Termination Bylaw No. 9341**

Whereas “Land Use Contract 041”, having Charge Number RD26380, including all amendments, modifications and extensions to Charge Number RD26380, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9341”.

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

1. That “Land Use Contract 041” having Charge Number RD26380, including all amendments, modifications and extensions to Charge Number RD26380, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 041” be one year from the date of adoption of Richmond Land Use Contract 041 Early Termination Bylaw No. 9341.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 041” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 041 Early Termination Bylaw No. 9341**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING



NOV 24 2015

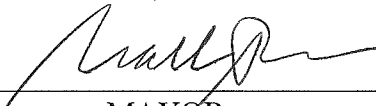
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

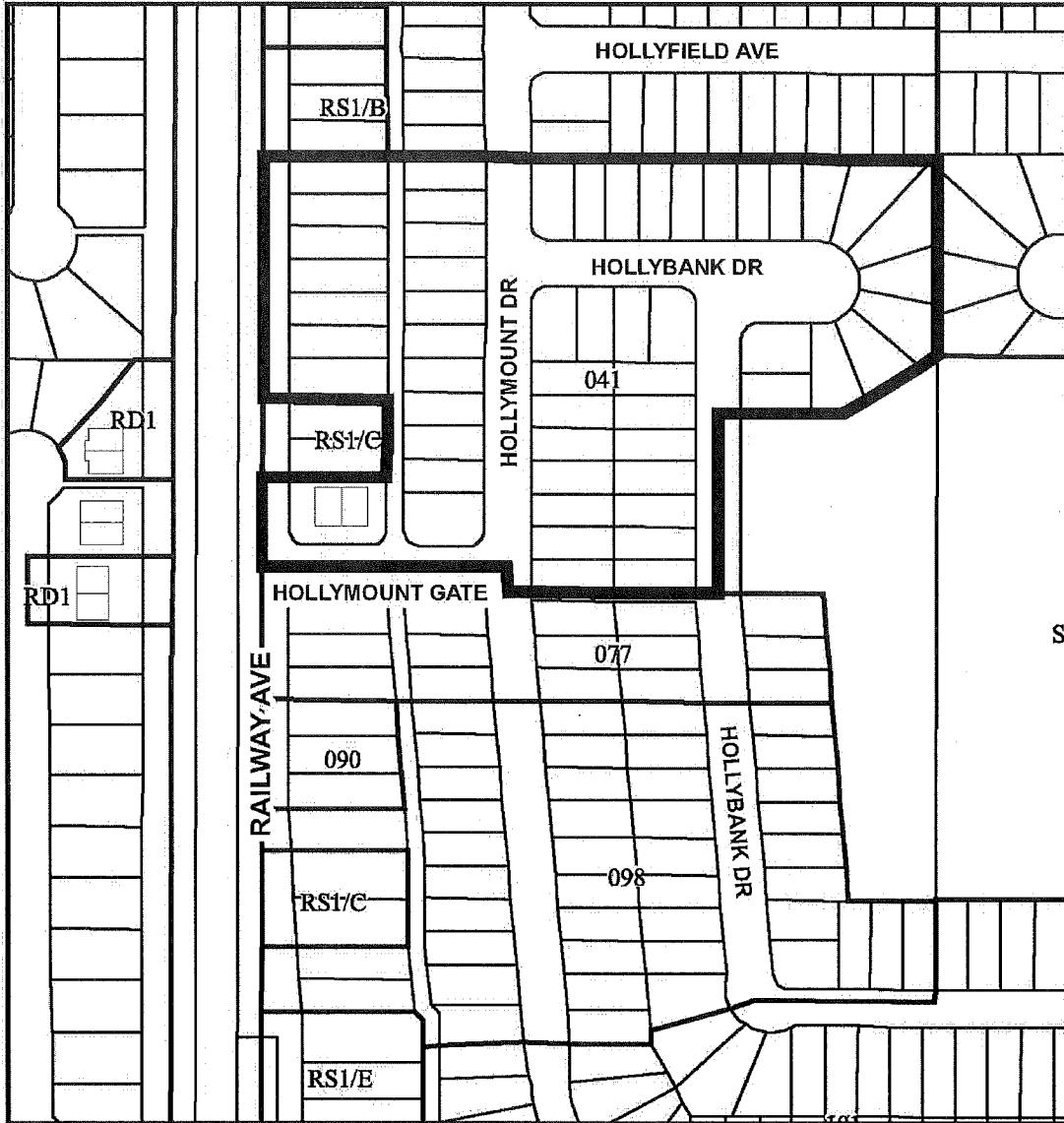
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9341



# City of Richmond



	<h2>LUC 041 Bylaw 9341 Schedule "A"</h2>	Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 042**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9342" as **"SINGLE FAMILY ZERO LOT LINE (ZS24)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342"**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



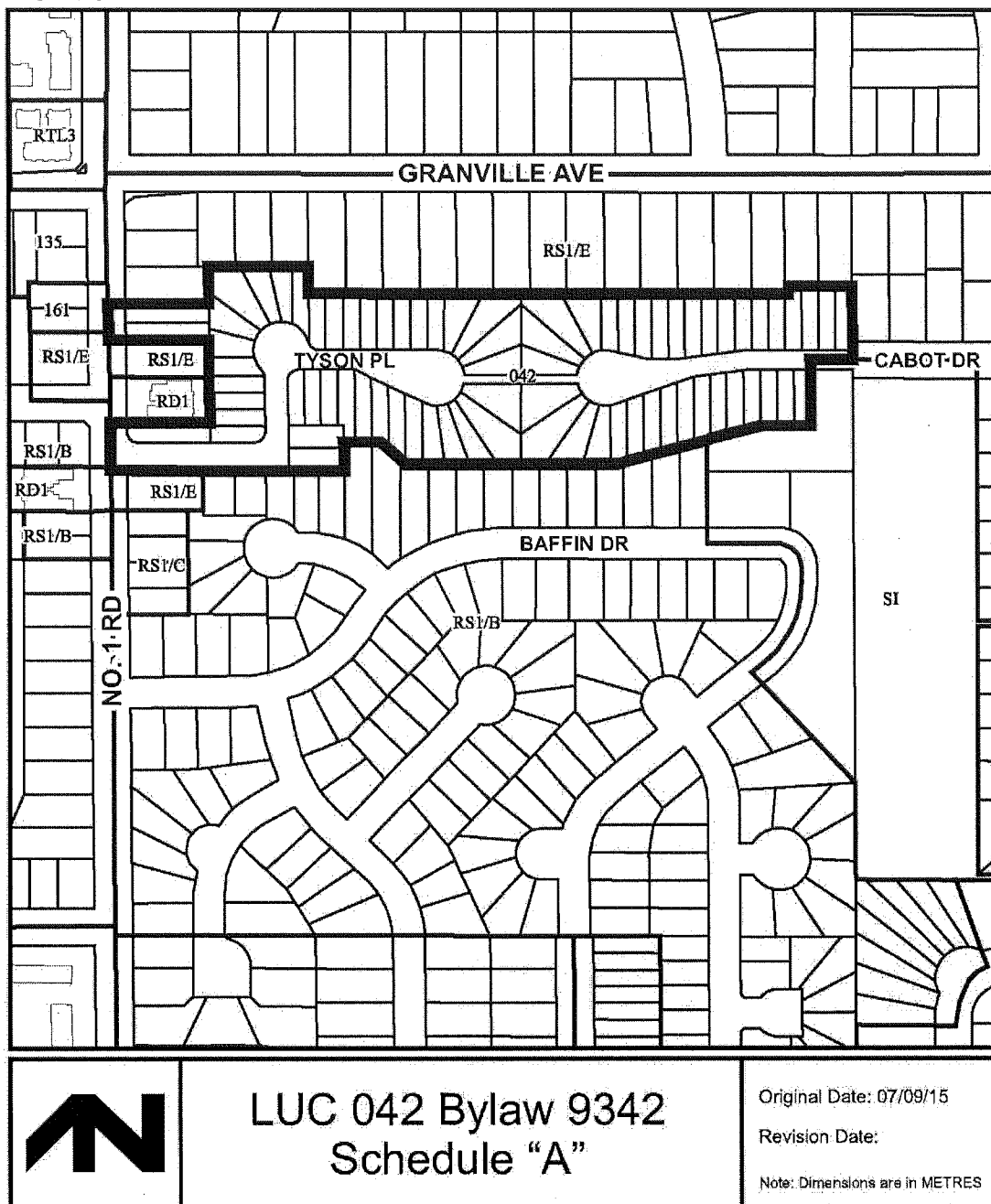
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9342



City of  
Richmond







Richmond Land Use Contract 042
Early Termination Bylaw No. 9343

Whereas "Land Use Contract 042", having Charge Number RD34261, including all amendments, modifications and extensions to Charge Number RD34261, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9343".

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

- 1. That "Land Use Contract 042" having Charge Number RD34261, including all amendments, modifications and extensions to Charge Number RD34261, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 042" be one year from the date of adoption of Richmond Land Use Contract 042 Early Termination Bylaw No. 9343.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 042" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 042 Early Termination Bylaw No. 9343".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature of Mayor]

MAYOR

[Signature of Corporate Officer]

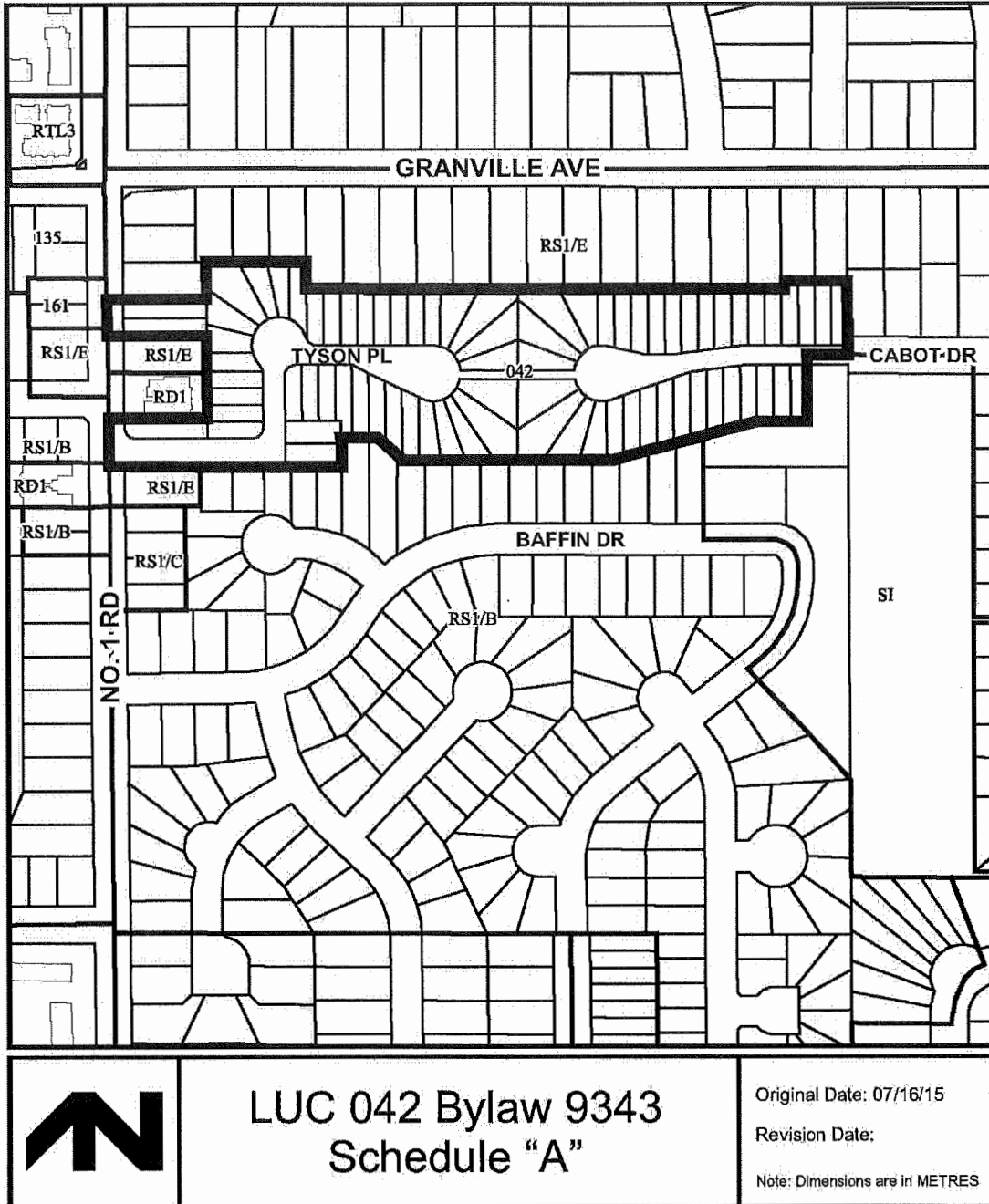
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9343



# City of Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344 To Establish Zoning for the Properties Developed Under Land Use Contract 043

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9344" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

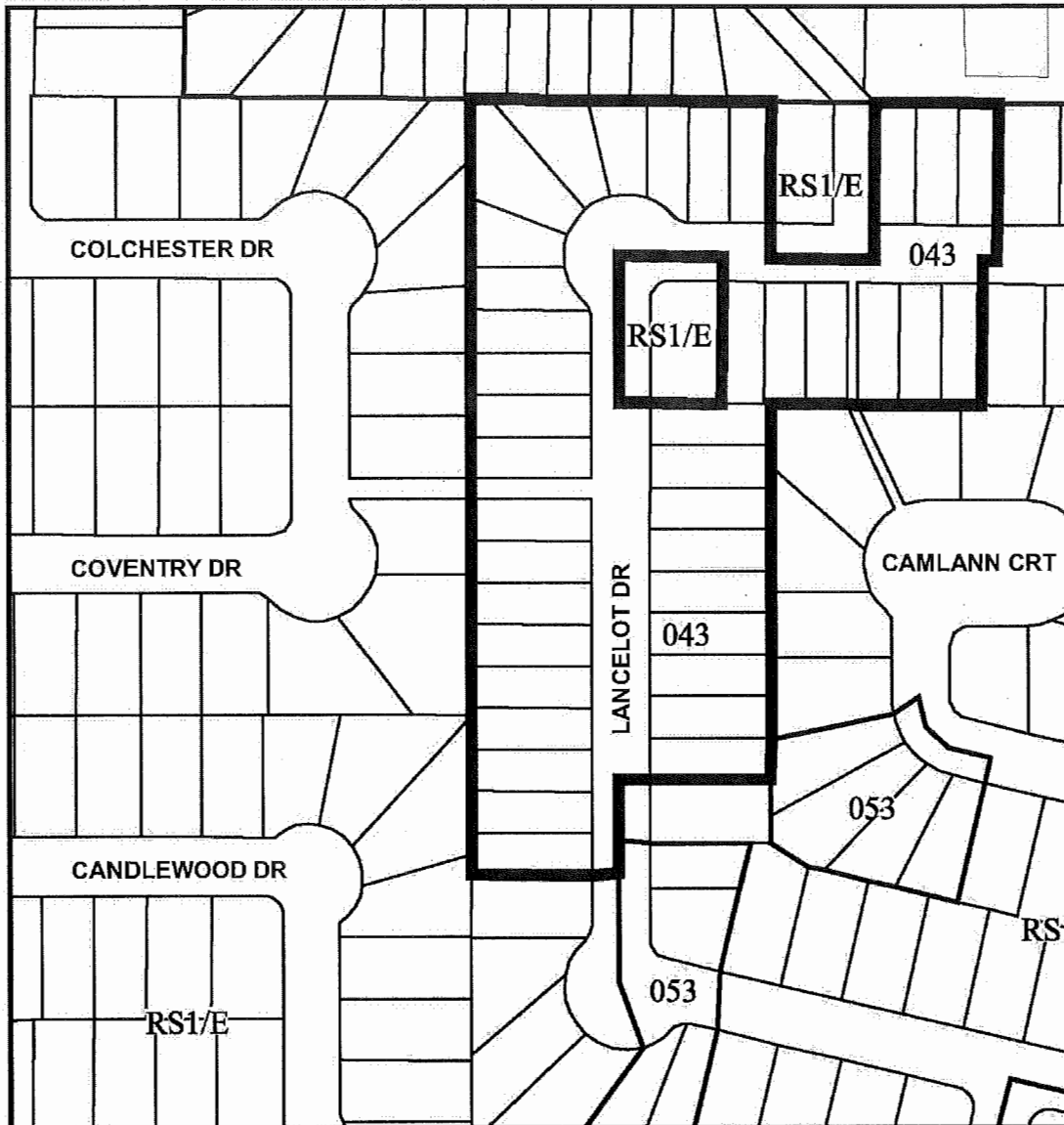
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9344



City of  
Richmond



LUC 043 Bylaw 9344  
Schedule "A"

Original Date: 07/09/15

Revision Date: 09/01/15

Note: Dimensions are in METRES



**Richmond Land Use Contract 043  
Early Termination Bylaw No. 9345**

Whereas “Land Use Contract 043”, having Charge Number RD34645, including all amendments, modifications and extensions to Charge Number RD34645, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9345”.

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

1. That “Land Use Contract 043” having Charge Number RD34645, including all amendments, modifications and extensions to Charge Number RD34645, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 043” be one year from the date of adoption of Richmond Land Use Contract 043 Early Termination Bylaw No. 9345.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 043” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 043 Early Termination Bylaw No. 9345**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

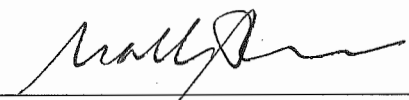
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9345



City of  
Richmond



	<p>LUC 043 Bylaw 9345 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: 09/01/15 Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 044**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 (Site Specific Residential (Town Housing) Zones):

**“17.77 Town Housing (ZT77) – Maple Tree Lane (Blundell)**

**17.77.1 Purpose**

The **zone** provides for **town housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 044.

**17.77.2 Permitted Uses**

- child care
- housing, town

**17.77.3 Secondary Uses**

- boarding and lodging
- home business
- community care facility, minor

**17.77.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** is 68.
2. The maximum **floor area** permitted is 11,344 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.29, together with an additional 0.005 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

**17.77.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.

3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

#### **17.77.6 Yards & Setbacks**

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **setback** from all other **lot lines** is 3.0 m, except that where a wall includes a **balcony** or a window to a **habitable space**, the **side yard adjacent** to such wall shall be a minimum of 5.3 m.
3. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average heights of the buildings in question.

#### **17.77.7 Permitted Heights**

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.
4. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

#### **17.77.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** for **town housing** is 4.01 hectares .

#### **17.77.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### **17.77.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

#### **17.77.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”



- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9346" as "**SINGLE DETACHED (RS1/B)**".
- 3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9346" as "**TOWN HOUSING (ZT77) – MAPLE TREE LANE (BLUNDELL)**".
- 4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw 9346" as "**SINGLE DETACHED (RS1/D)**".
- 5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

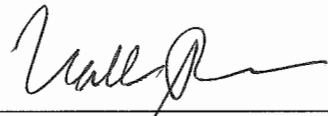
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



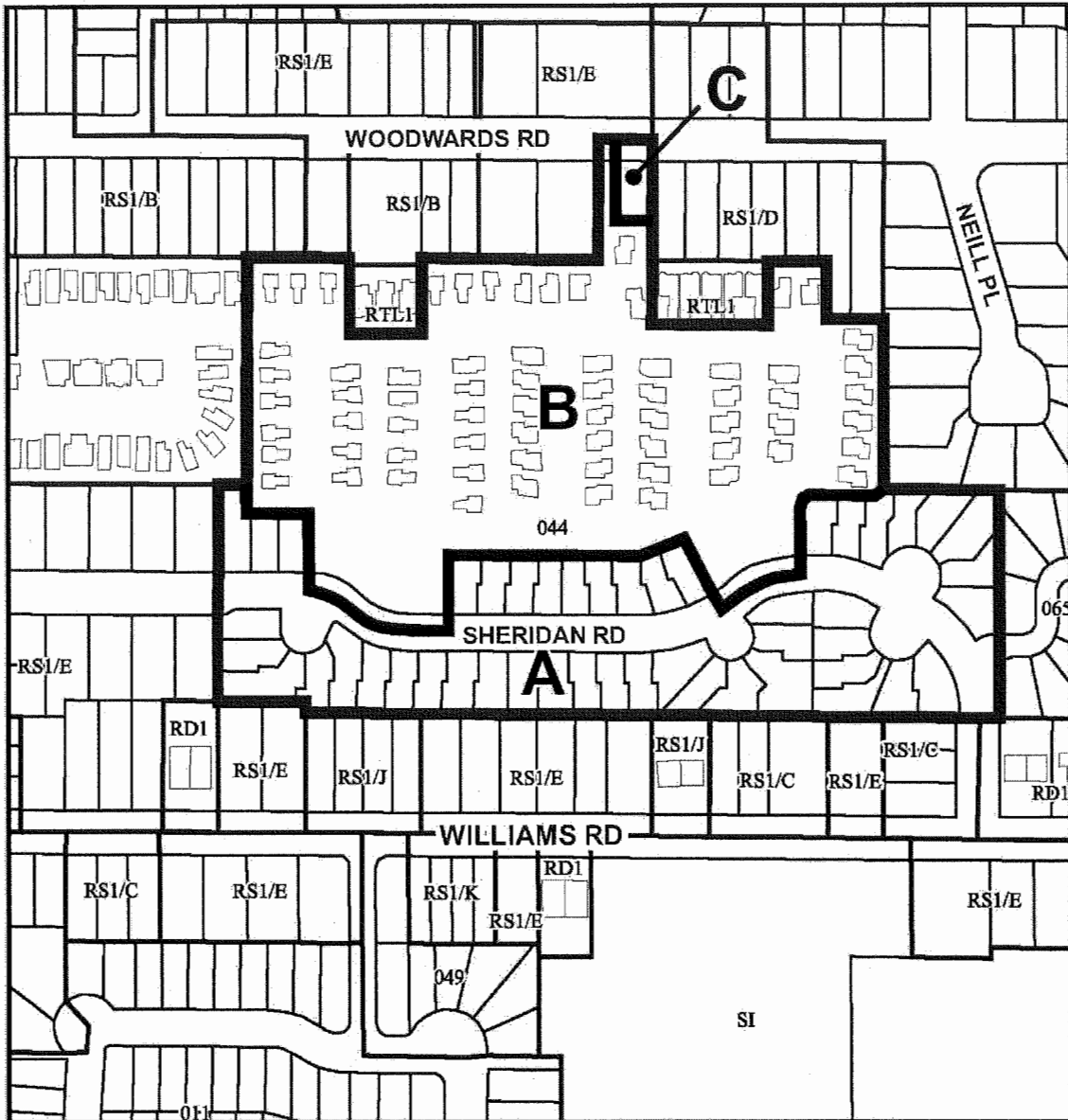
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9346



# City of Richmond



	<h2>LUC 044 Bylaw 9346 Schedule "A"</h2>	<p>Original Date: 07/08/15 Revision Date: 10/08/15 Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 044  
Early Termination Bylaw No. 9347**

Whereas “Land Use Contract 044”, having Charge Number RD37632, including all amendments, modifications and extensions to Charge Number RD37632, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9347”.

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

1. That “Land Use Contract 044” having Charge Number RD37632, including all amendments, modifications and extensions to Charge Number RD37632, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 044” be one year from the date of adoption of Richmond Land Use Contract 044 Early Termination Bylaw No. 9347.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 044” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 044 Early Termination Bylaw No. 9347**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

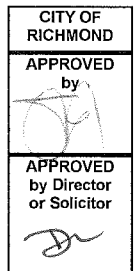
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THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



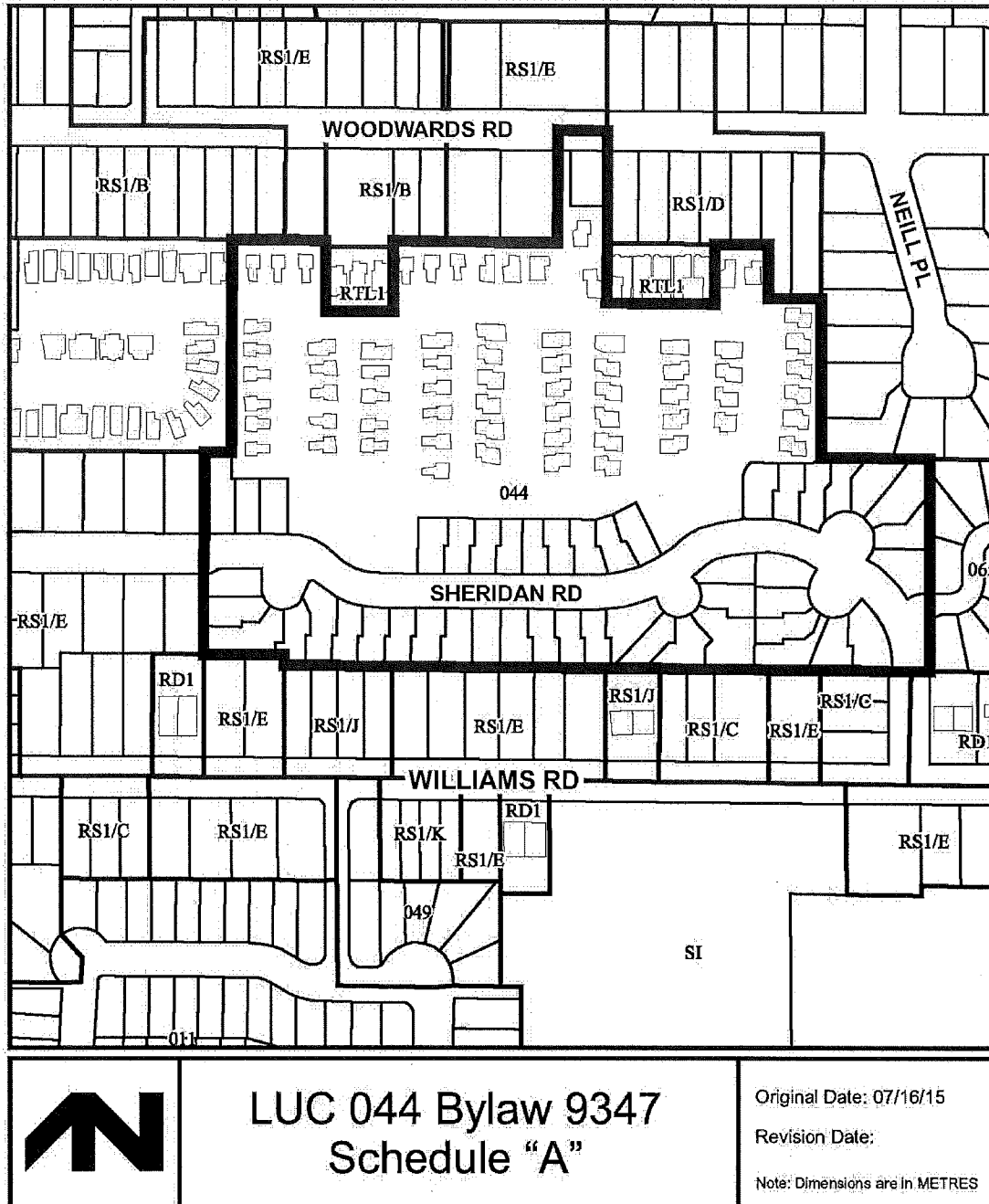
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9347



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 048**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9348" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9348" as "**SINGLE DETACHED (RS1/E)**".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw 9348" as "**SINGLE DETACHED (RS2/B)**".
4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

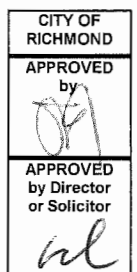
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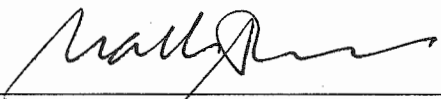
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

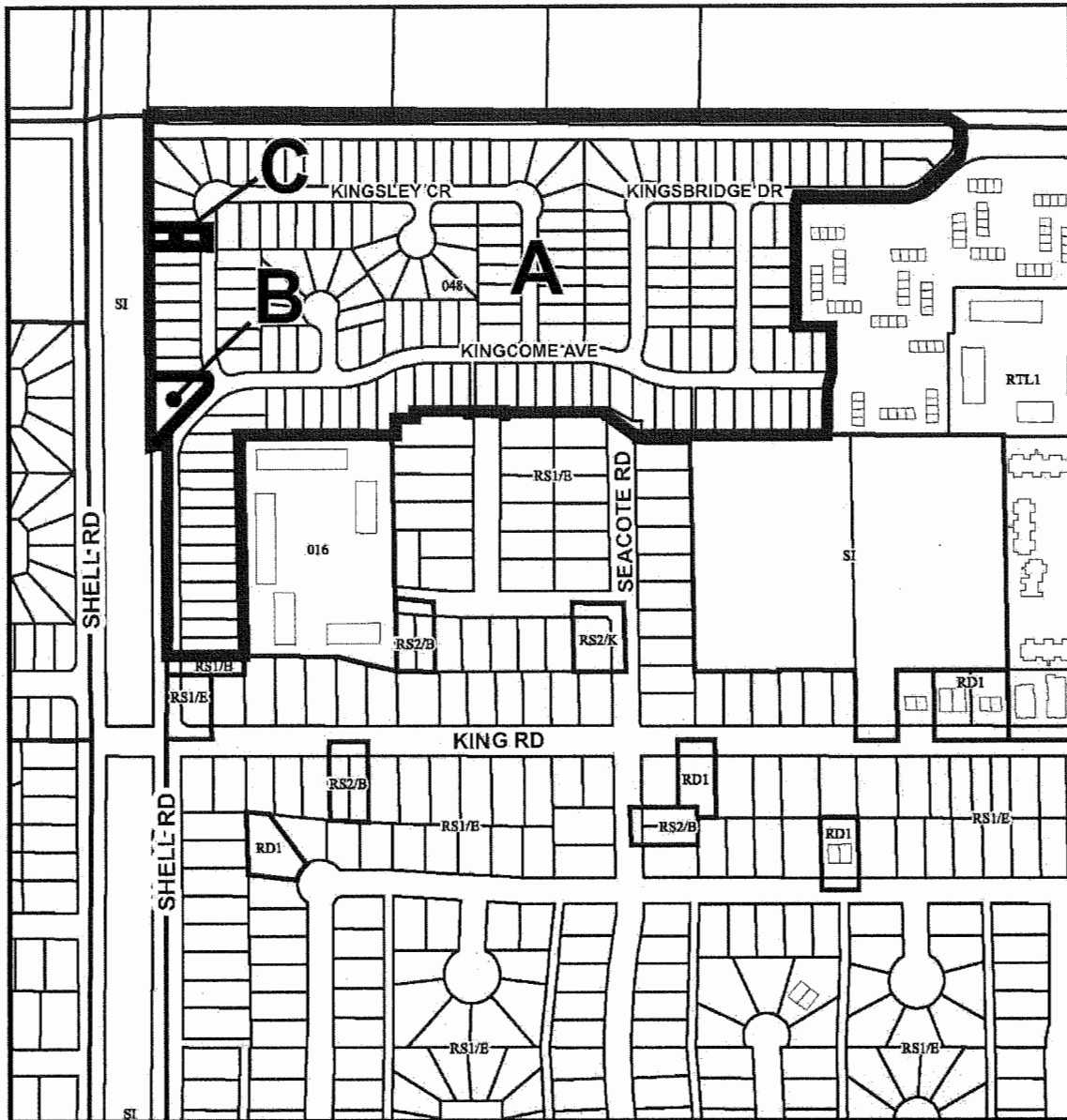
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9348



# City of Richmond



## LUC 048 Bylaw 9348 Schedule "A"

Original Date: 07/07/15

Revision Date: 09/24/15

Note: Dimensions are in METRES



**Richmond Land Use Contract 048  
Early Termination Bylaw No. 9349**

Whereas “Land Use Contract 048”, having Charge Number RD39304, including all amendments, modifications and extensions to Charge Number RD39304, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9349”.

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

1. That “Land Use Contract 048” having Charge Number RD39304, including all amendments, modifications and extensions to Charge Number RD39304, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 048” be one year from the date of adoption of Richmond Land Use Contract 048 Early Termination Bylaw No. 9349.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 048” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 048 Early Termination Bylaw No. 9349**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

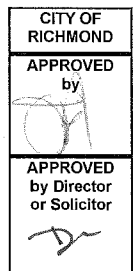
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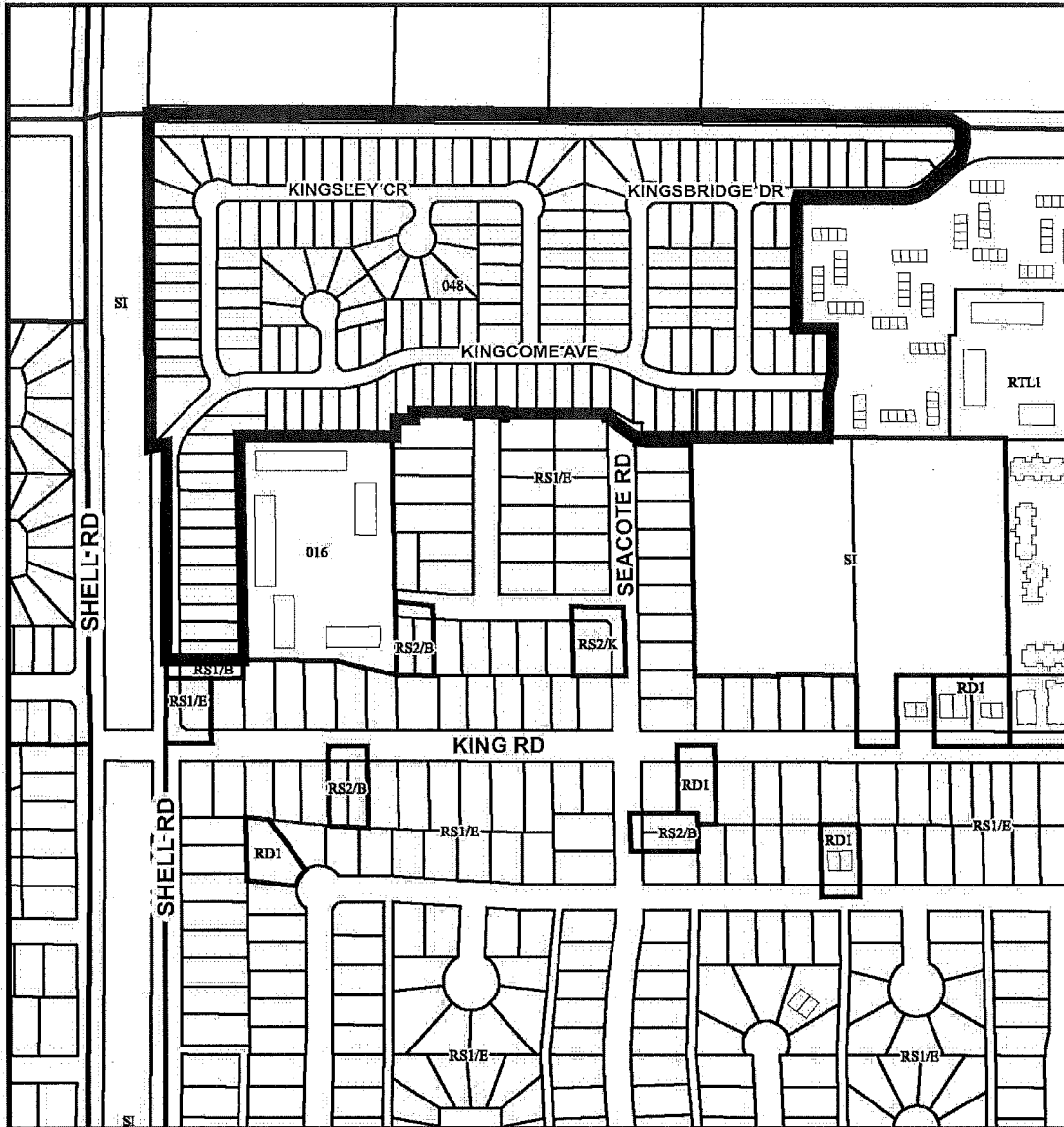
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9349



# City of Richmond



	<h2>LUC 048 Bylaw 9349 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 049**

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 designating that portion shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9350" as **"SINGLE DETACHED (RS1/B)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350"**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING



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THIRD READING

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ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



MAYOR

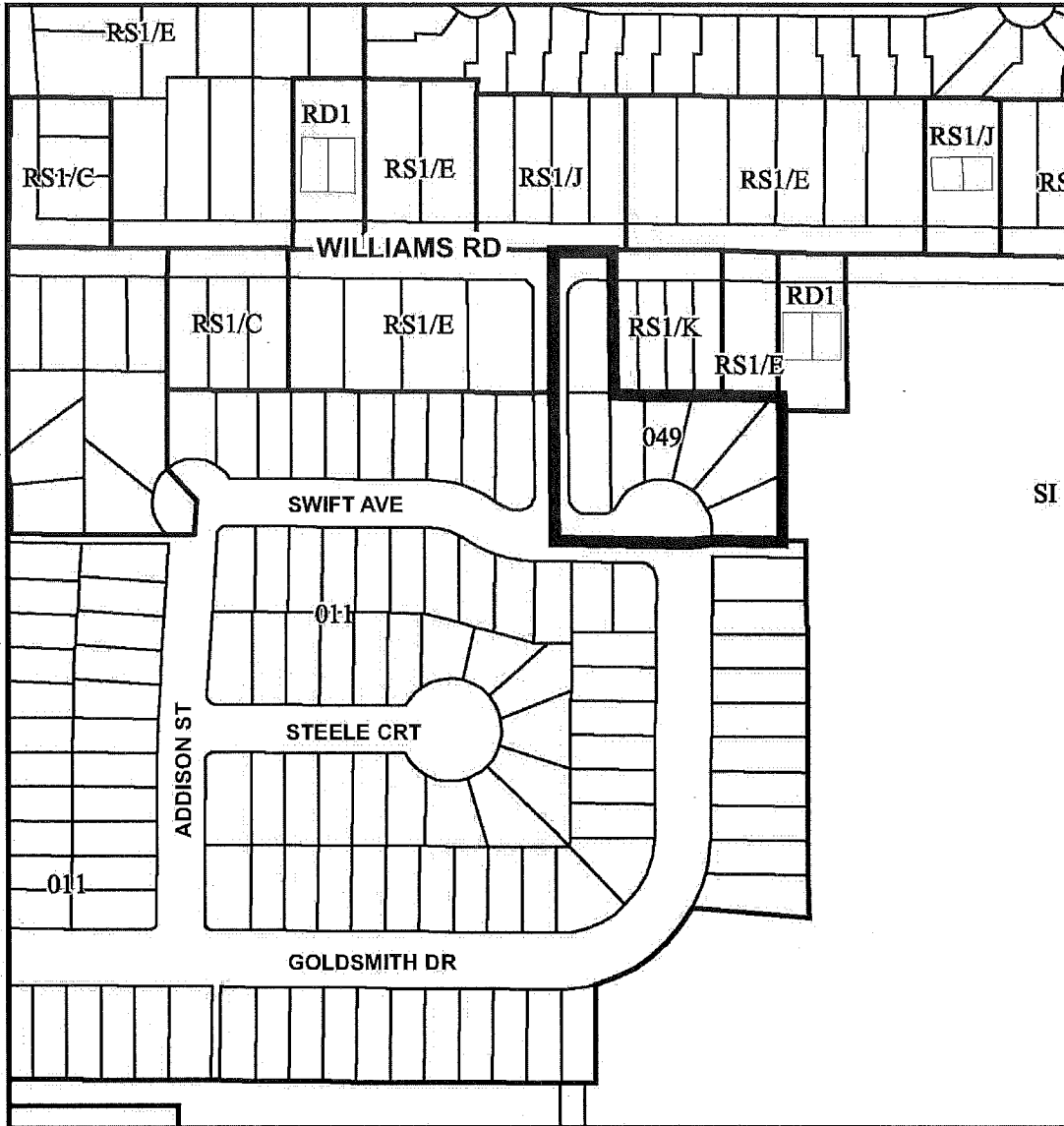


CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9350



# City of Richmond



	<h2>LUC 049 Bylaw 9350 Schedule "A"</h2>	Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES
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Richmond Land Use Contract 049
Early Termination Bylaw No. 9351

Whereas "Land Use Contract 049", having Charge Number RD36927, including all amendments, modifications and extensions to Charge Number RD36927, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9351".

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

- 1. That "Land Use Contract 049" having Charge Number RD36927, including all amendments, modifications and extensions to Charge Number RD36927, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 049" be one year from the date of adoption of Richmond Land Use Contract 049 Early Termination Bylaw No. 9351.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 049" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 049 Early Termination Bylaw No. 9351".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

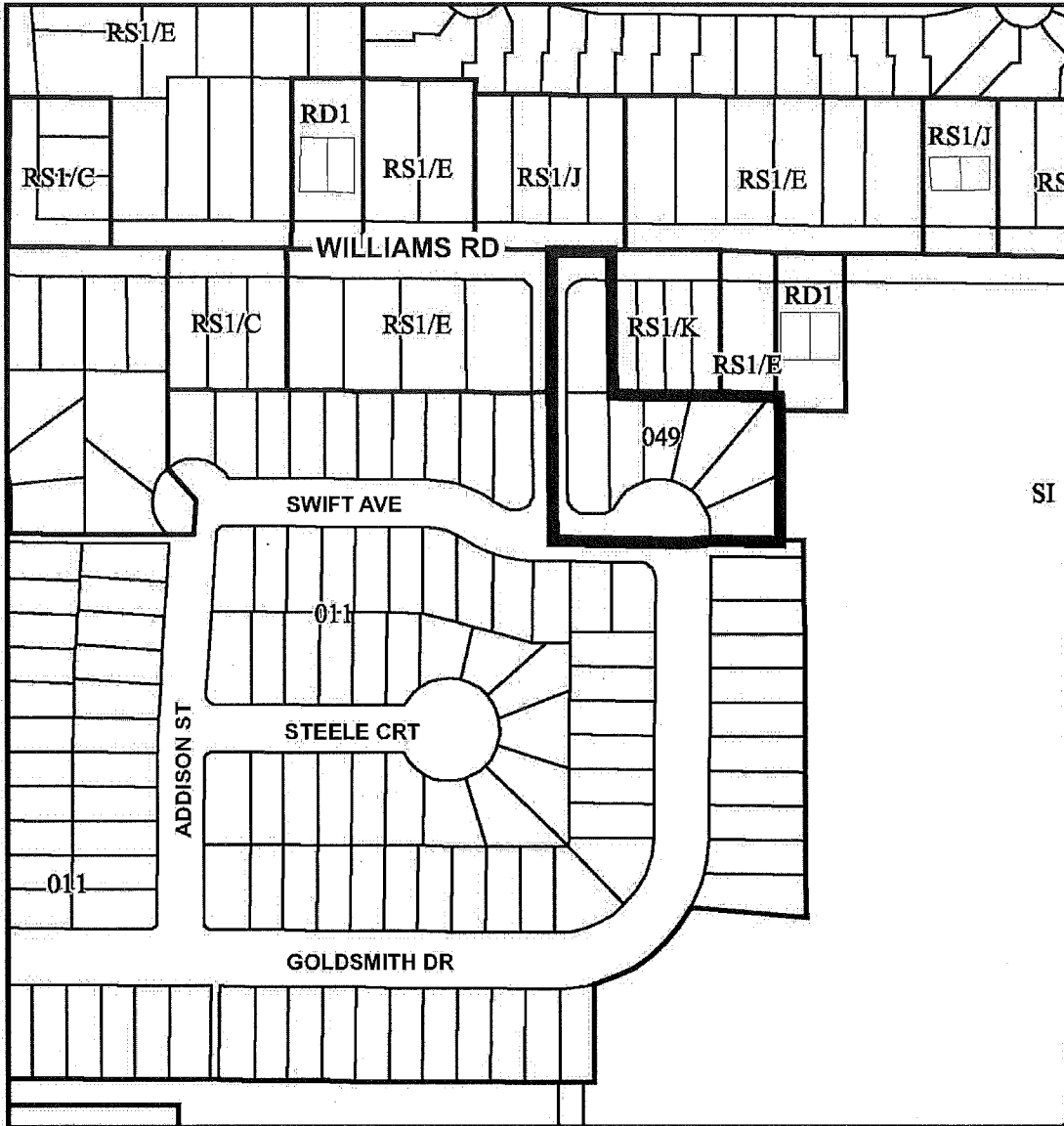
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MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9351



# City of Richmond



	<h2>LUC 049 Bylaw 9351 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 050**

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 designating that portion shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9352" as "SINGLE DETACHED (RS1/E)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

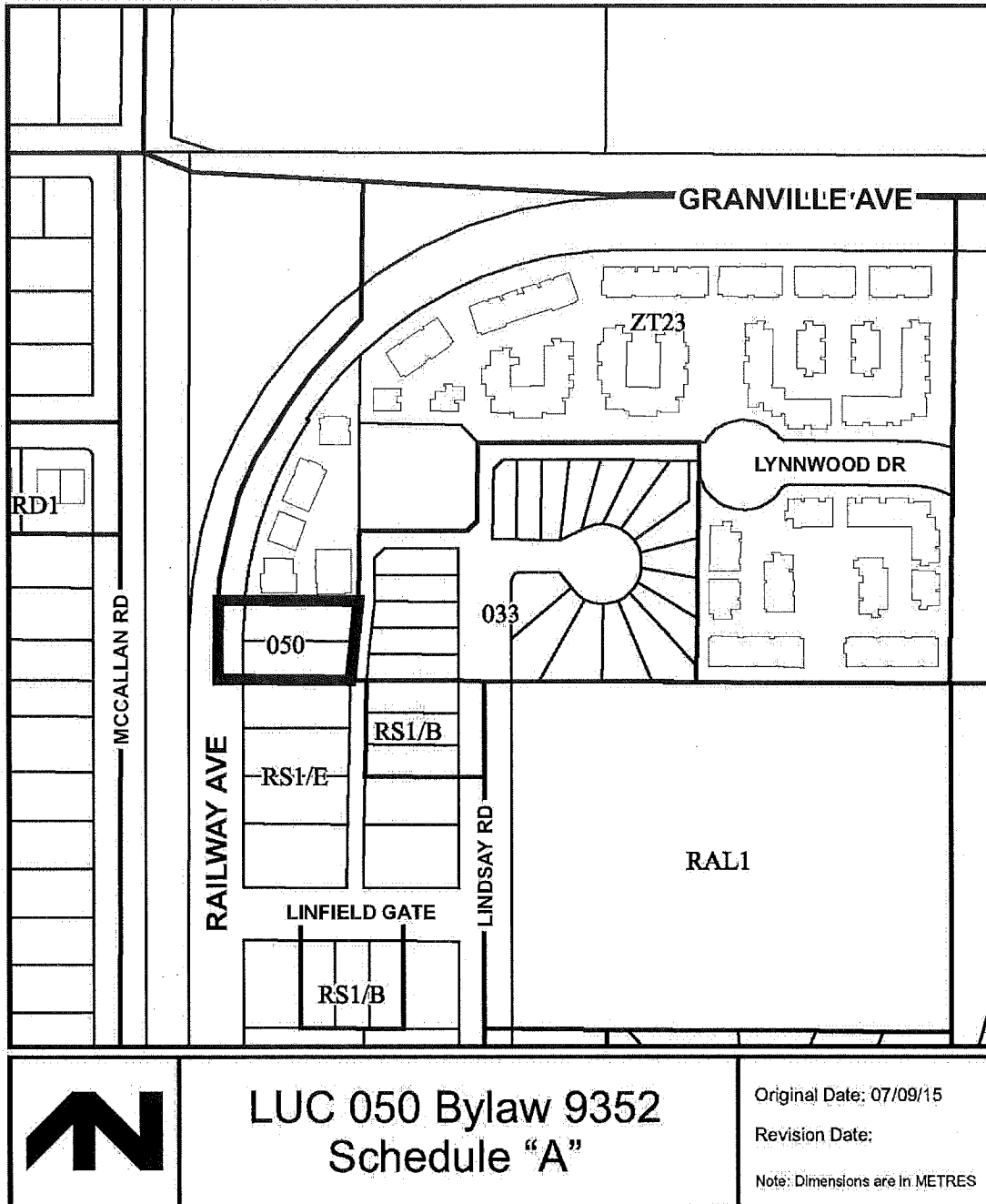
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9352



City of  
Richmond



LUC 050 Bylaw 9352  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES





**Richmond Land Use Contract 050  
Early Termination Bylaw No. 9353**

Whereas "Land Use Contract 050", having Charge Number RD38692, including all amendments, modifications and extensions to Charge Number RD38692, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9353".

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

1. That "Land Use Contract 050" having Charge Number RD38692, including all amendments, modifications and extensions to Charge Number RD38692, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 050" be one year from the date of adoption of Richmond Land Use Contract 050 Early Termination Bylaw No. 9353.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 050" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 050 Early Termination Bylaw No. 9353**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



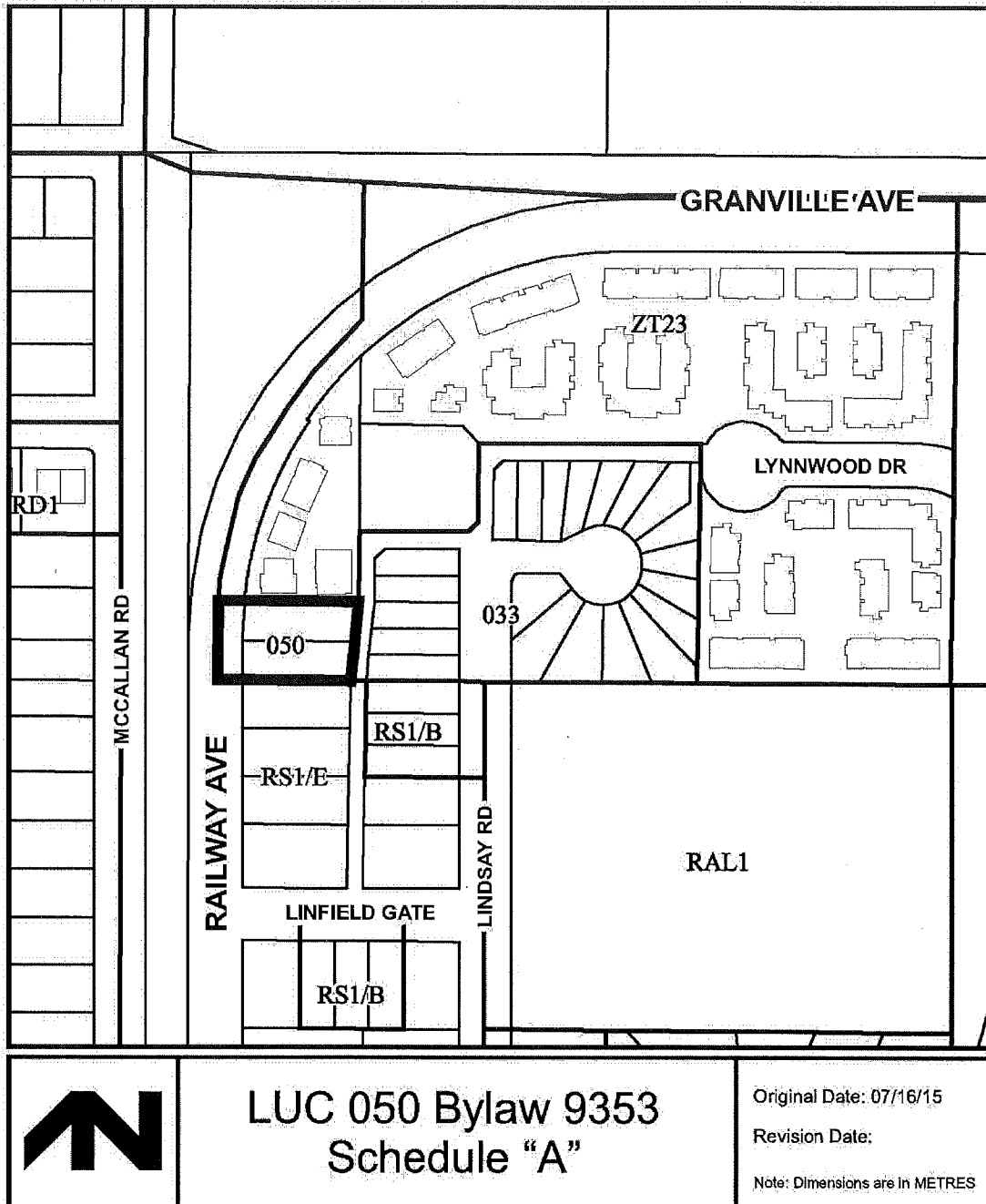
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9353



City of  
Richmond



LUC 050 Bylaw 9353  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354 To Establish Zoning for the Properties Developed Under Land Use Contract 052

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9354" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

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THIRD READING

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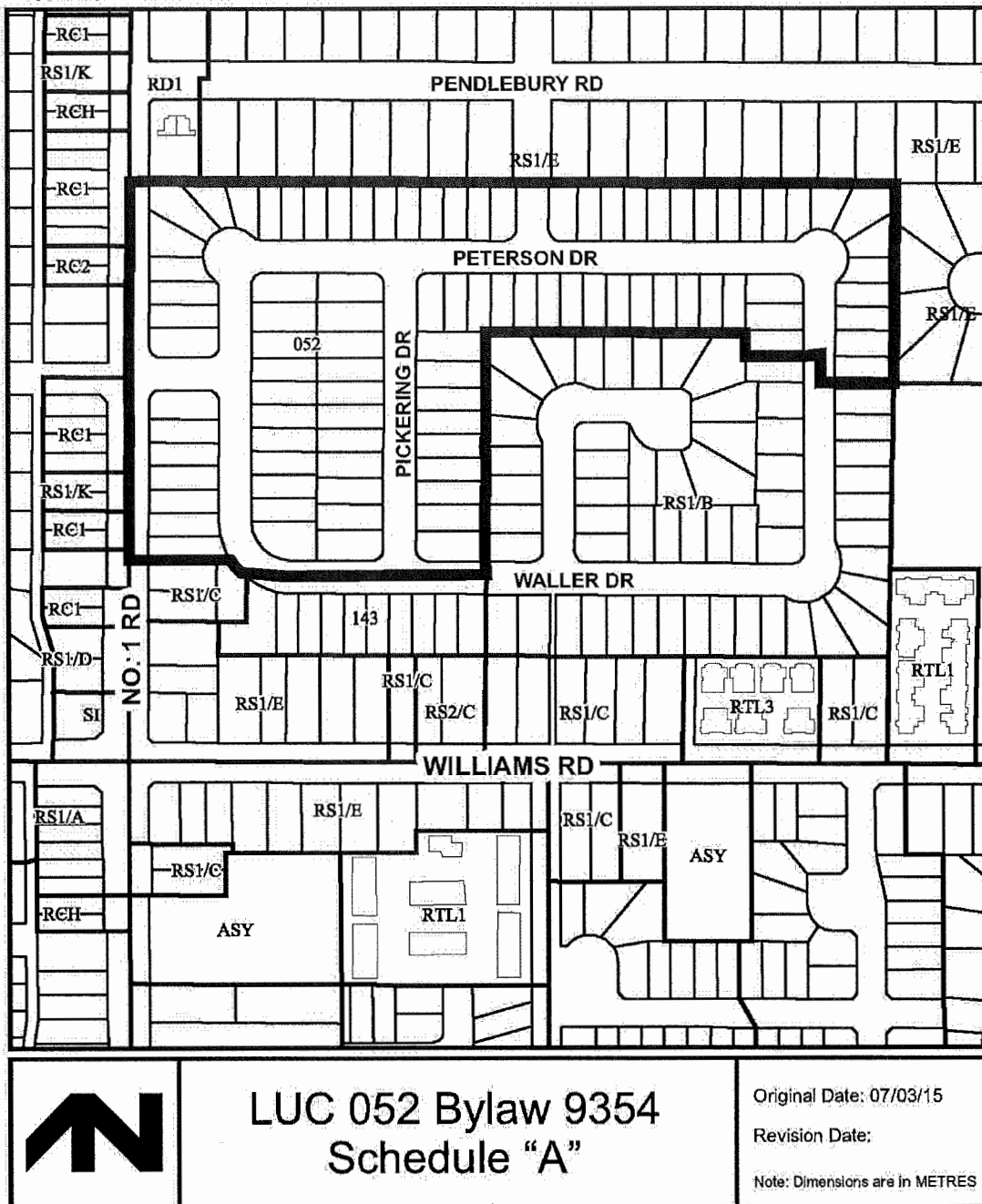
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MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9354



# City of Richmond



## LUC 052 Bylaw 9354 Schedule "A"

Original Date: 07/03/15

Revision Date:

Note: Dimensions are in METRES



Richmond Land Use Contract 052
Early Termination Bylaw No. 9355

Whereas "Land Use Contract 052", having Charge Number RD44776, including all amendments, modifications and extensions to Charge Number RD44776, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9355".

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

- 1. That "Land Use Contract 052" having Charge Number RD44776, including all amendments, modifications and extensions to Charge Number RD44776, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 052" be one year from the date of adoption of Richmond Land Use Contract 052 Early Termination Bylaw No. 9355.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 052" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 052 Early Termination Bylaw No. 9355".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



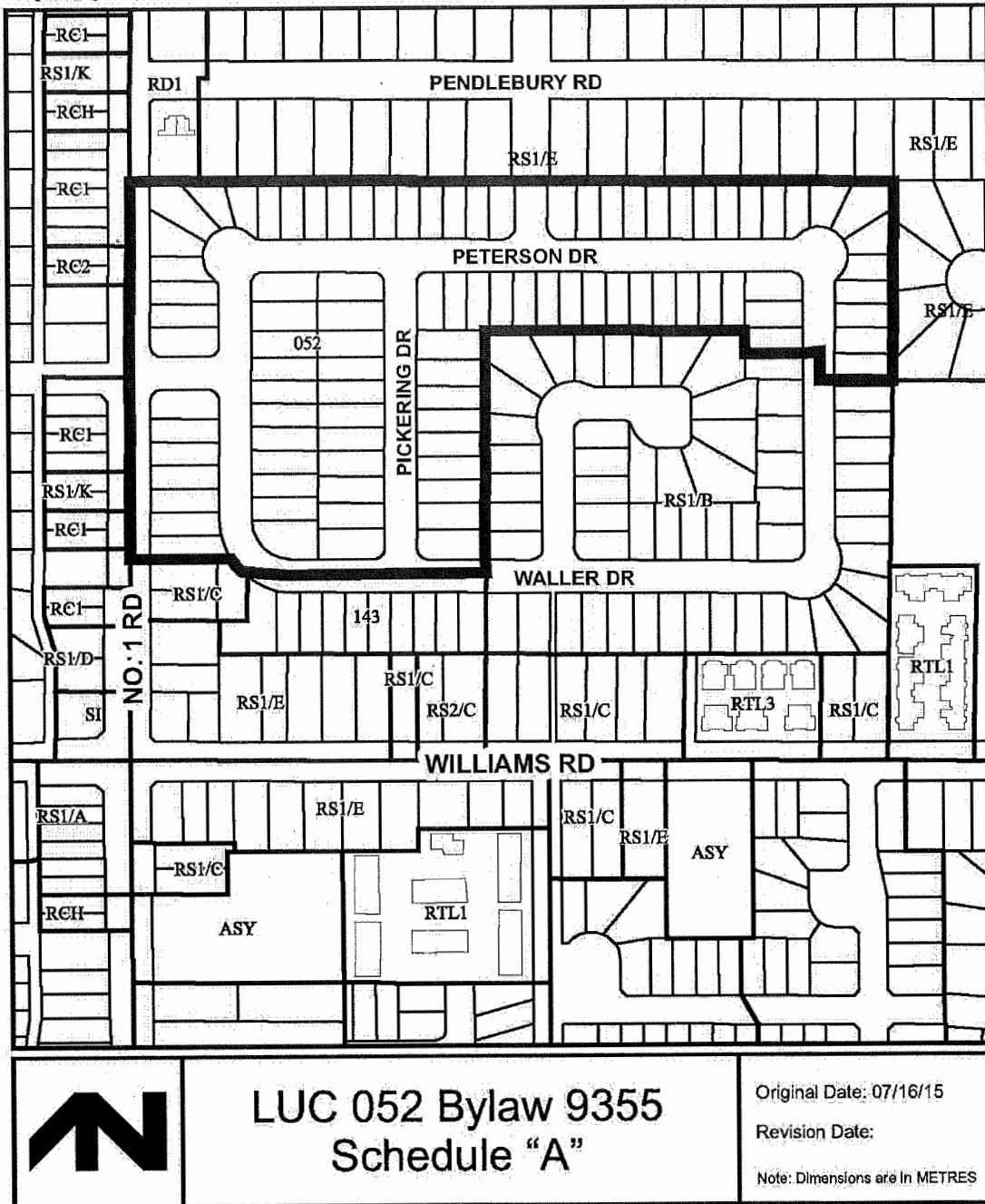
Handwritten signature of Mayor and the word MAYOR below it.

Handwritten signature of Corporate Officer and the words CORPORATE OFFICER below it.

Schedule A attached to and forming part of Bylaw 9355



# City of Richmond



**LUC 052 Bylaw 9355  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 053**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9356" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

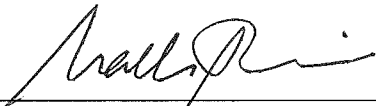
NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

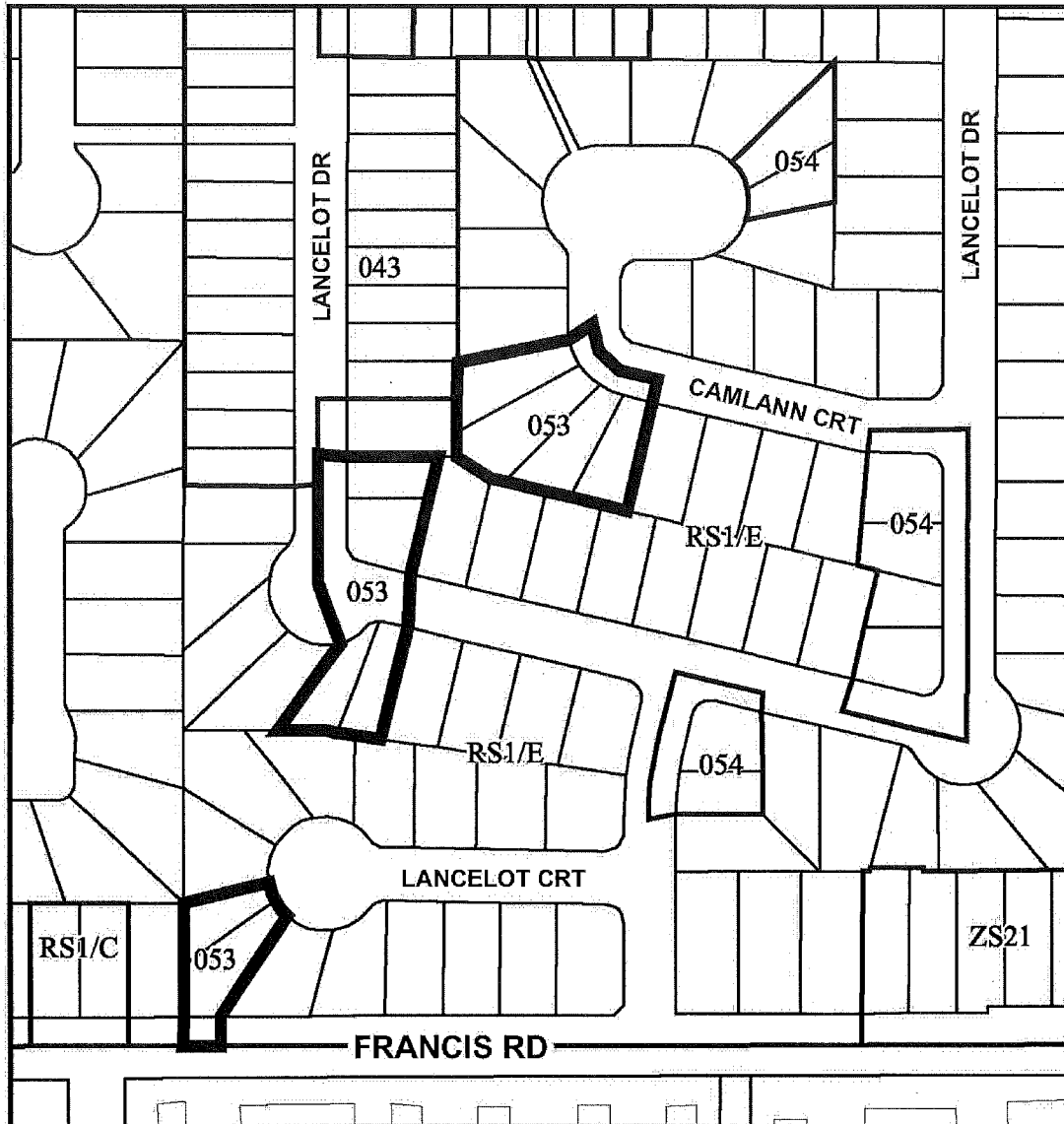
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9356



City of  
Richmond



	<p>LUC 053 Bylaw 9356 Schedule "A"</p>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 053  
Early Termination Bylaw No. 9357**

Whereas “Land Use Contract 053”, having Charge Number RD39470, including all amendments, modifications and extensions to Charge Number RD39470, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9357”.

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

1. That “Land Use Contract 053” having Charge Number RD39470, including all amendments, modifications and extensions to Charge Number RD39470, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 053” be one year from the date of adoption of Richmond Land Use Contract 053 Early Termination Bylaw No. 9357.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 053” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 053 Early Termination Bylaw No. 9357**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



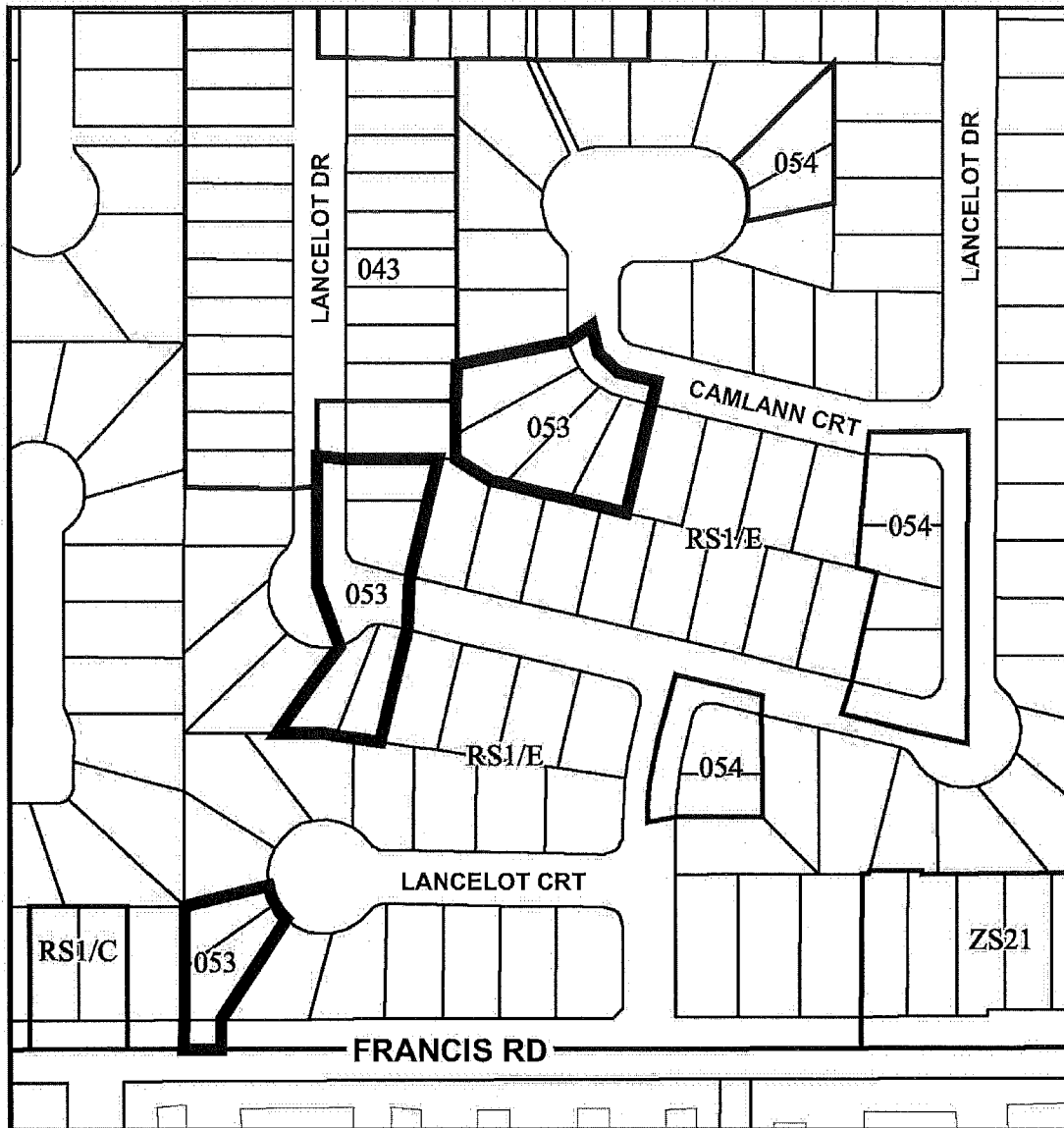
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9357



City of  
Richmond



	<p>LUC 053 Bylaw 9357 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 054**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9358" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING



NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


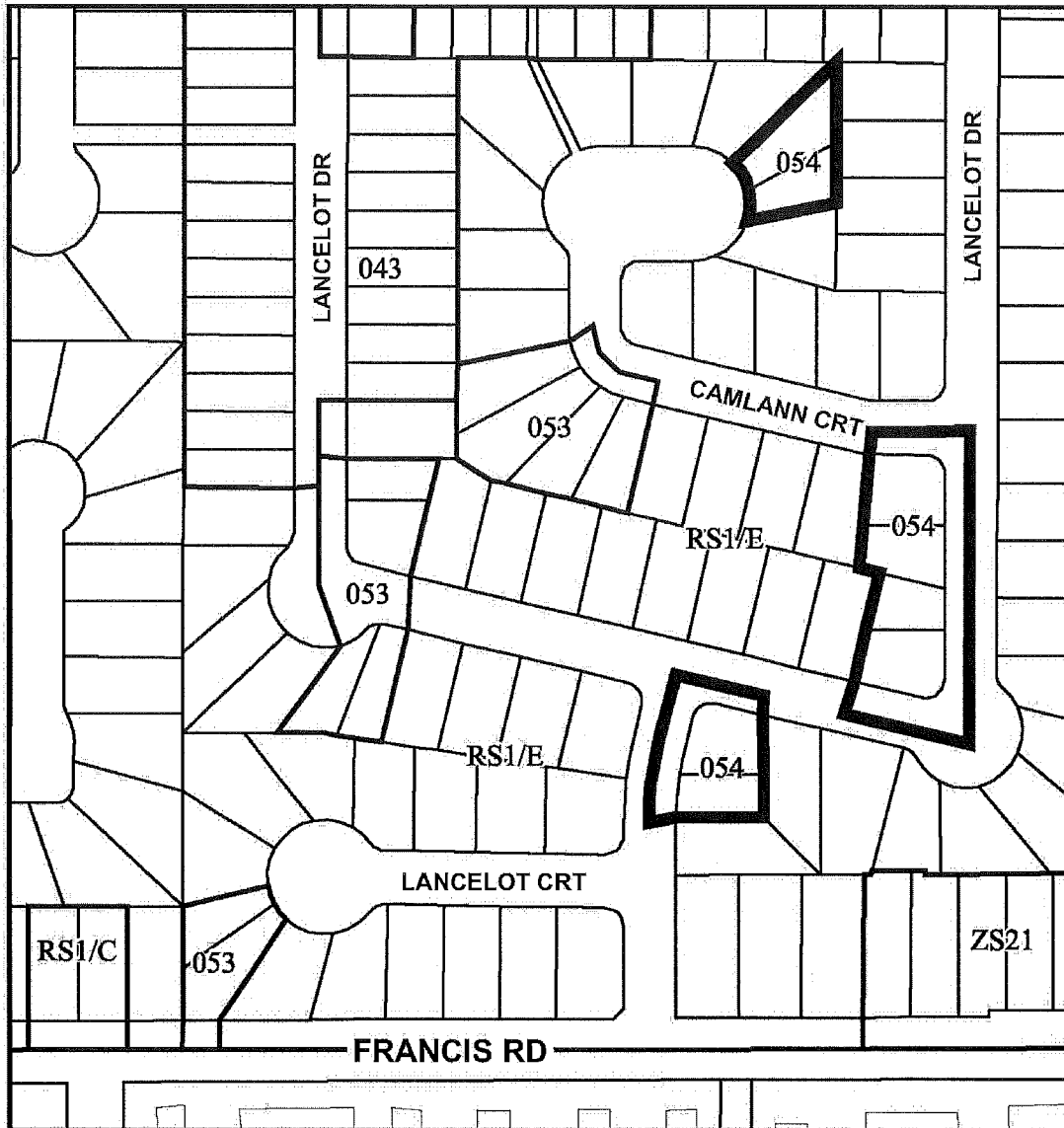
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9358



City of  
Richmond



	<p>LUC 054 Bylaw 9358 Schedule "A"</p>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 054  
Early Termination Bylaw No. 9359**

Whereas "Land Use Contract 054", having Charge Number RD39471, including all amendments, modifications and extensions to Charge Number RD39471, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9359".

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

1. That "Land Use Contract 054" having Charge Number RD39471, including all amendments, modifications and extensions to Charge Number RD39471, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 054" be one year from the date of adoption of Richmond Land Use Contract 054 Early Termination Bylaw No. 9359.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 054" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 054 Early Termination Bylaw No. 9359**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
\_\_\_\_\_  
MAYOR

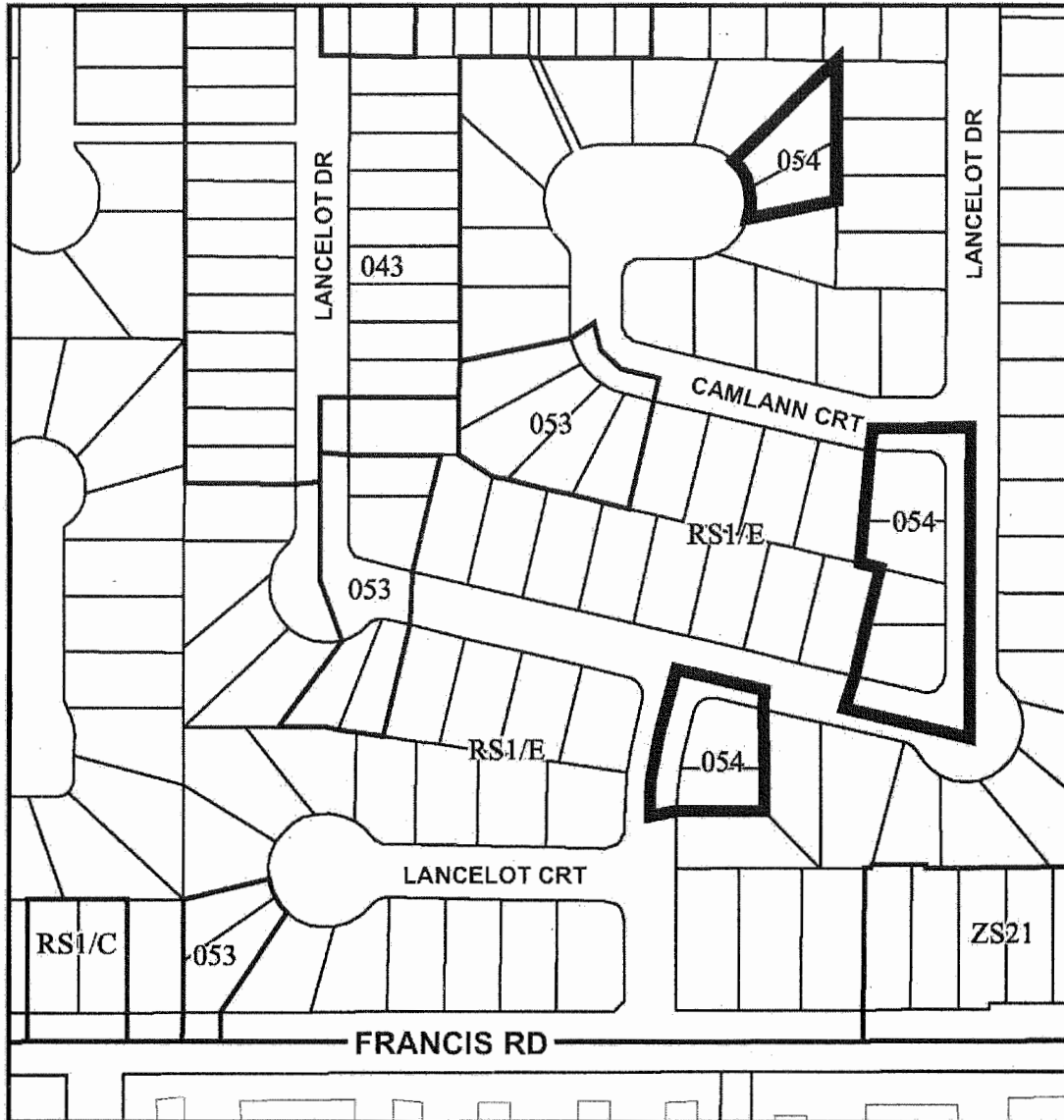
  
\_\_\_\_\_  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9359



City of  
Richmond



	<p>LUC 054 Bylaw 9359 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360 To Establish Zoning for the Properties Developed Under Land Use Contract 057

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9360" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

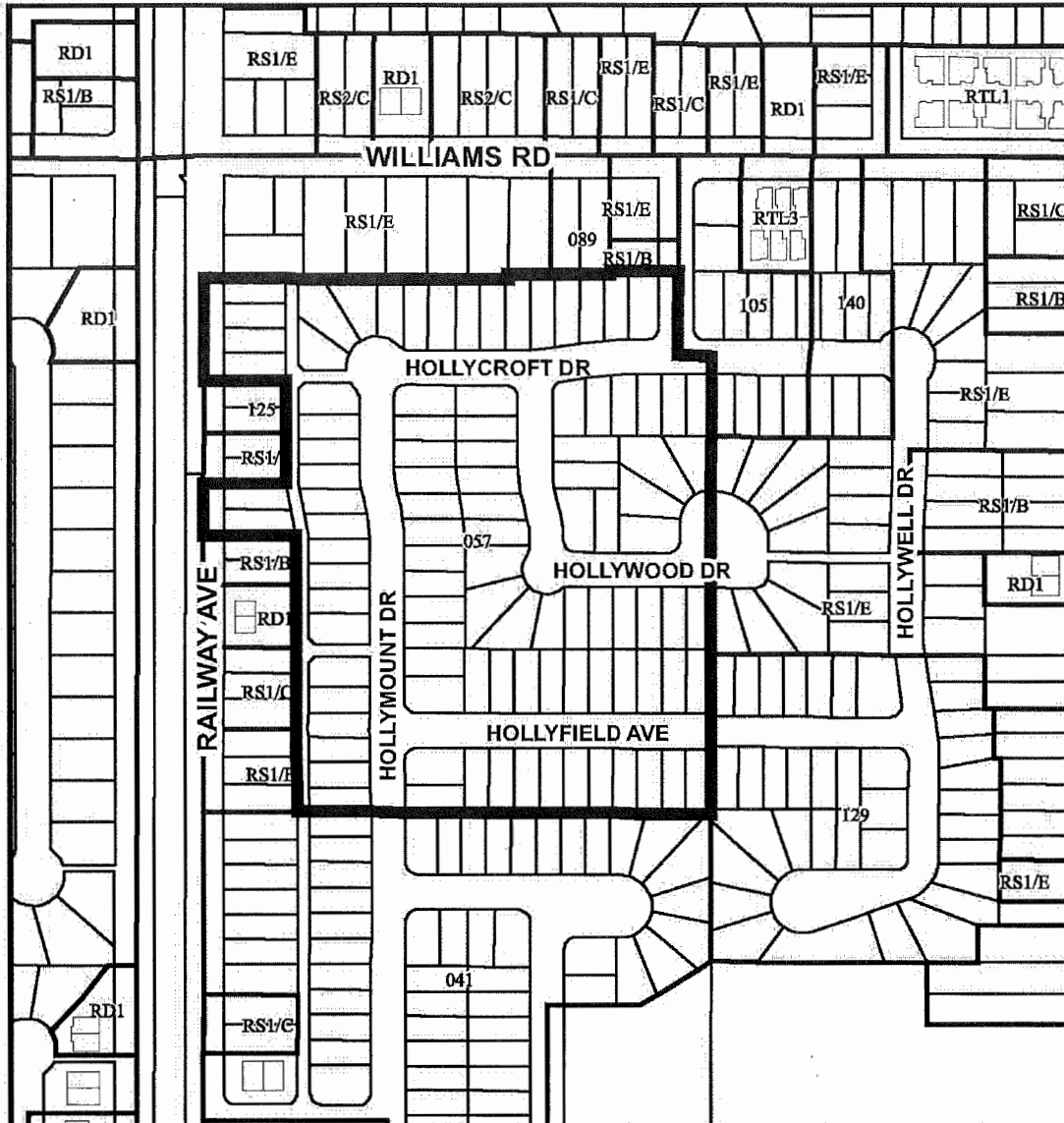
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9360



# City of Richmond



	<b>LUC 057 Bylaw 9360 Schedule "A"</b>	Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Land Use Contract 057  
Early Termination Bylaw No. 9361**

Whereas "Land Use Contract 057", having Charge Number RD49123, including all amendments, modifications and extensions to Charge Number RD49123, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9361".

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

1. That "Land Use Contract 057" having Charge Number RD49123, including all amendments, modifications and extensions to Charge Number RD49123, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 057" be one year from the date of adoption of Richmond Land Use Contract 057 Early Termination Bylaw No. 9361.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 057" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 057 Early Termination Bylaw No. 9361**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING



NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


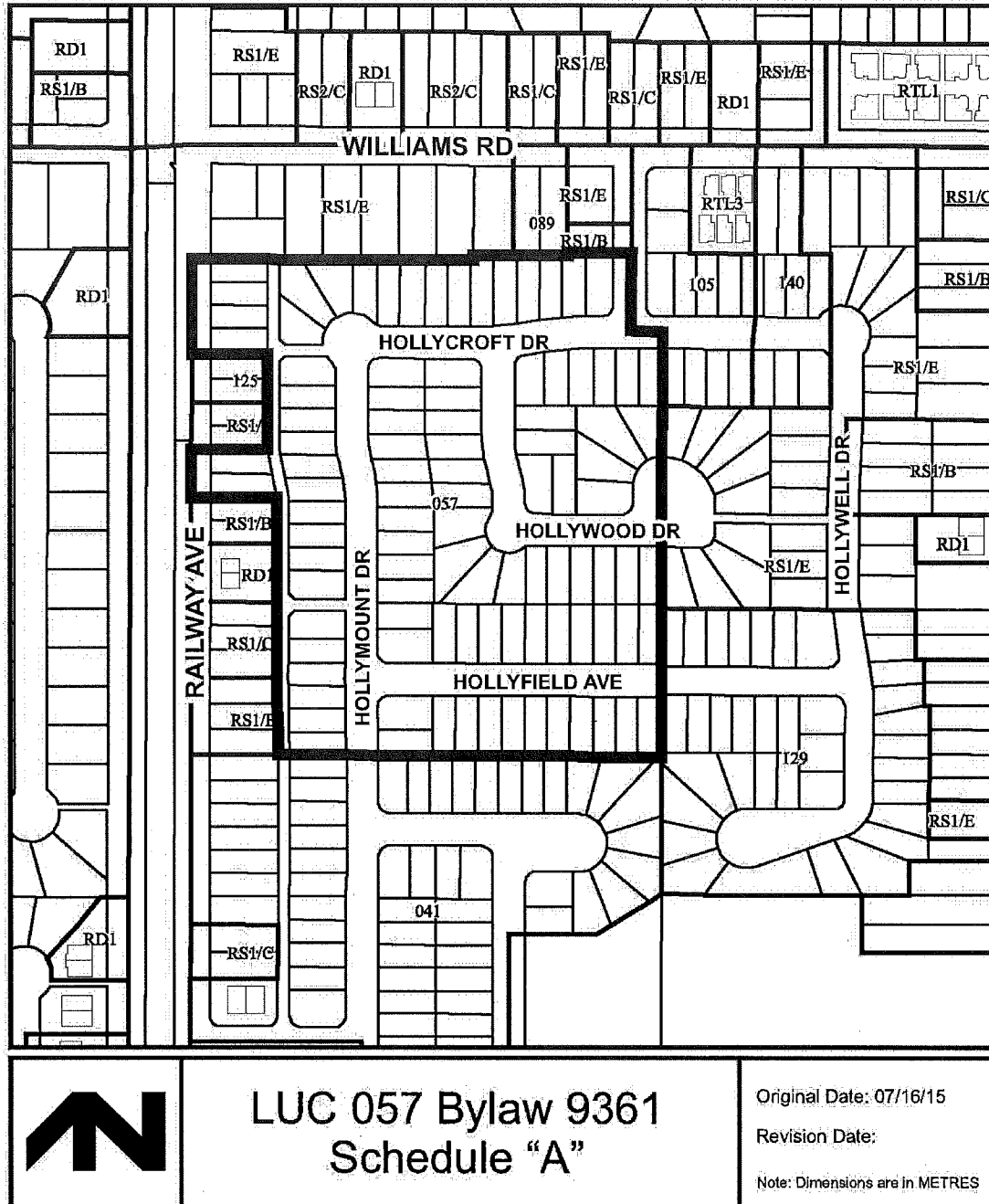
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9361



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 058**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9362" as "**SINGLE DETACHED (RS1/C)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

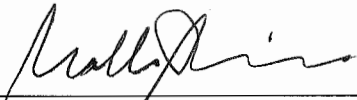
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



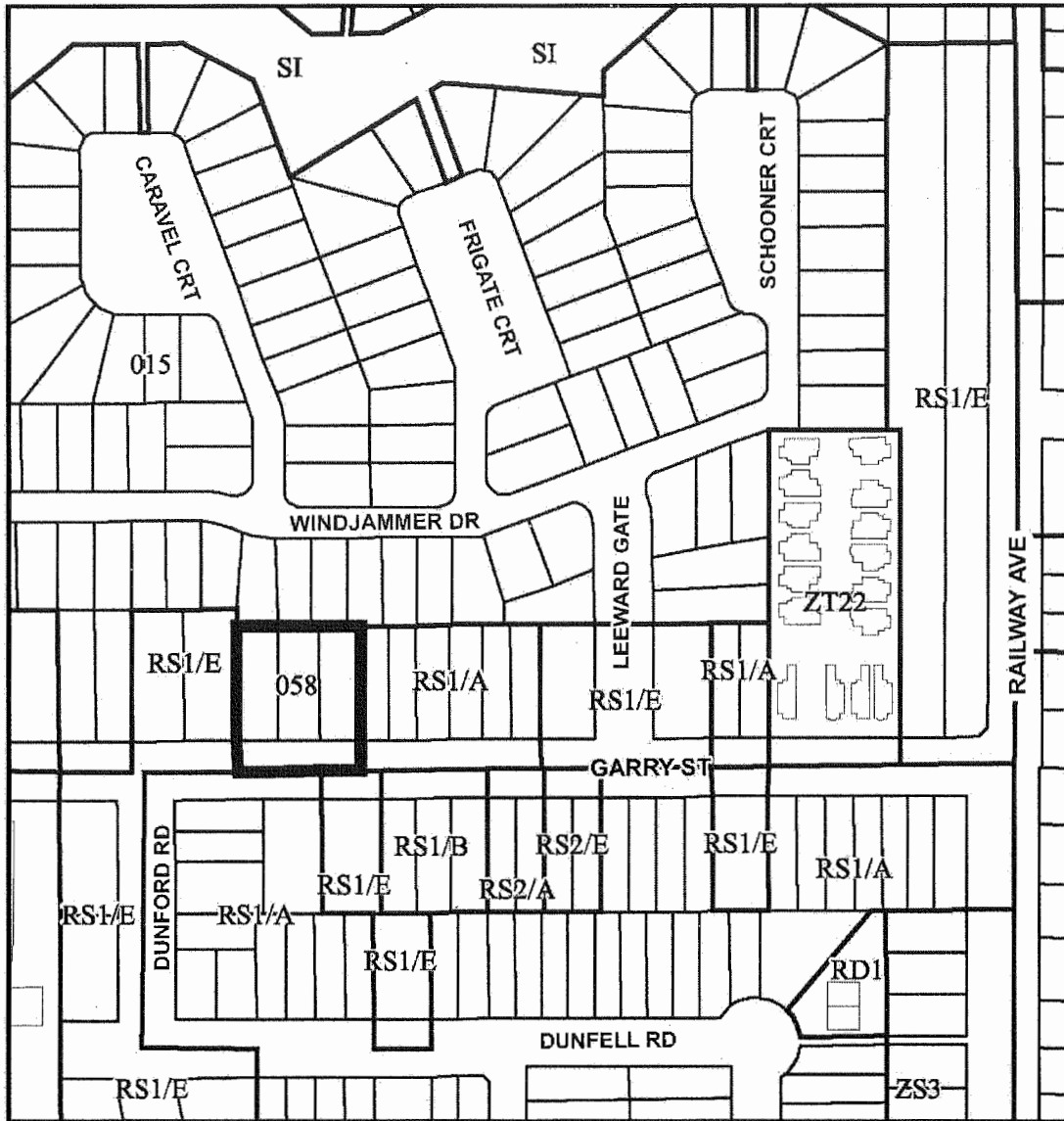
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9362



City of  
Richmond



	<p>LUC 058 Bylaw 9362 Schedule "A"</p>	<p>Original Date: 07/13/15 Revision Date: 09/23/15 Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 058  
Early Termination Bylaw No. 9363**

Whereas “Land Use Contract 058”, having Charge Number RD44439, including all amendments, modifications and extensions to Charge Number RD44439, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9363”.

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

1. That “Land Use Contract 058” having Charge Number RD44439, including all amendments, modifications and extensions to Charge Number RD44439, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 058” be one year from the date of adoption of Richmond Land Use Contract 058 Early Termination Bylaw No. 9363.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 058” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 058 Early Termination Bylaw No. 9363**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

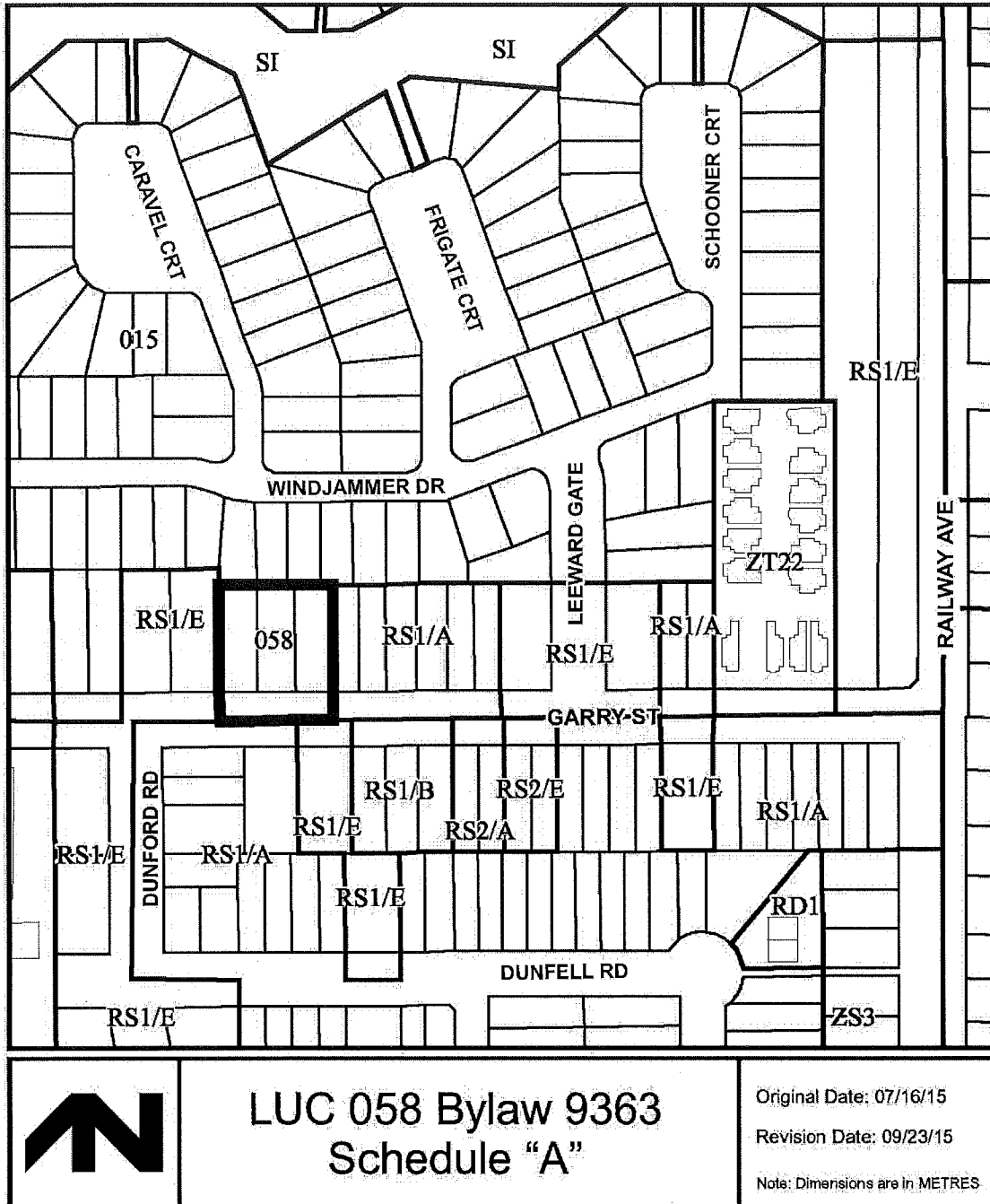
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9363



City of  
Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364 To Establish Zoning for the Properties Developed Under Land Use Contract 060

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9364" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



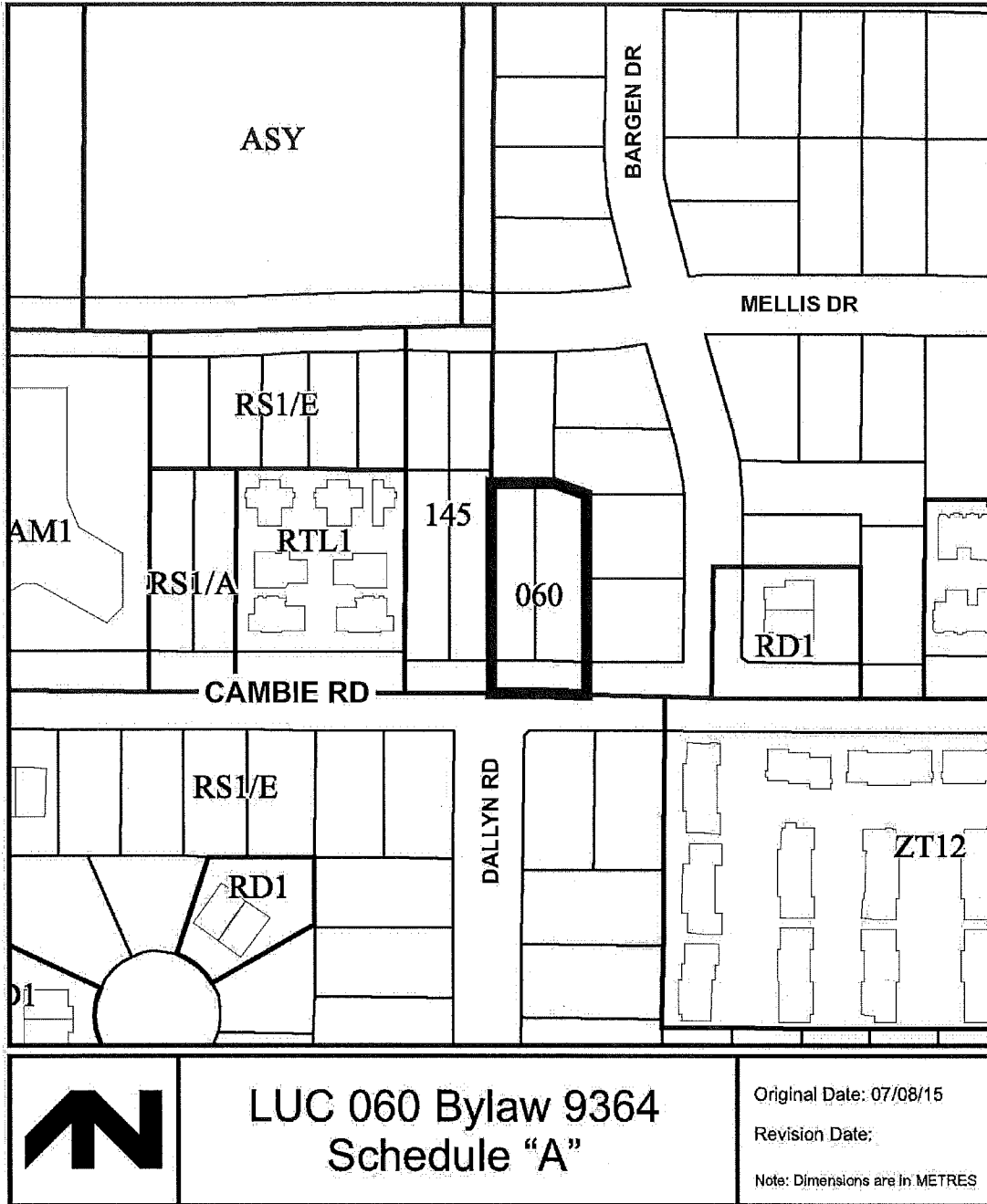
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9364



# City of Richmond



**LUC 060 Bylaw 9364  
Schedule "A"**

Original Date: 07/08/15

Revision Date:

Note: Dimensions are in METRES



Richmond Land Use Contract 060
Early Termination Bylaw No. 9365

Whereas "Land Use Contract 060", having Charge Number RD44775, including all amendments, modifications and extensions to Charge Number RD44775, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9365".

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

- 1. That "Land Use Contract 060" having Charge Number RD44775, including all amendments, modifications and extensions to Charge Number RD44775, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 060" be one year from the date of adoption of Richmond Land Use Contract 060 Early Termination Bylaw No. 9365.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 060" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 060 Early Termination Bylaw No. 9365".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

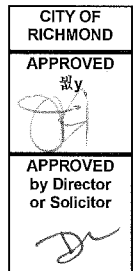
NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



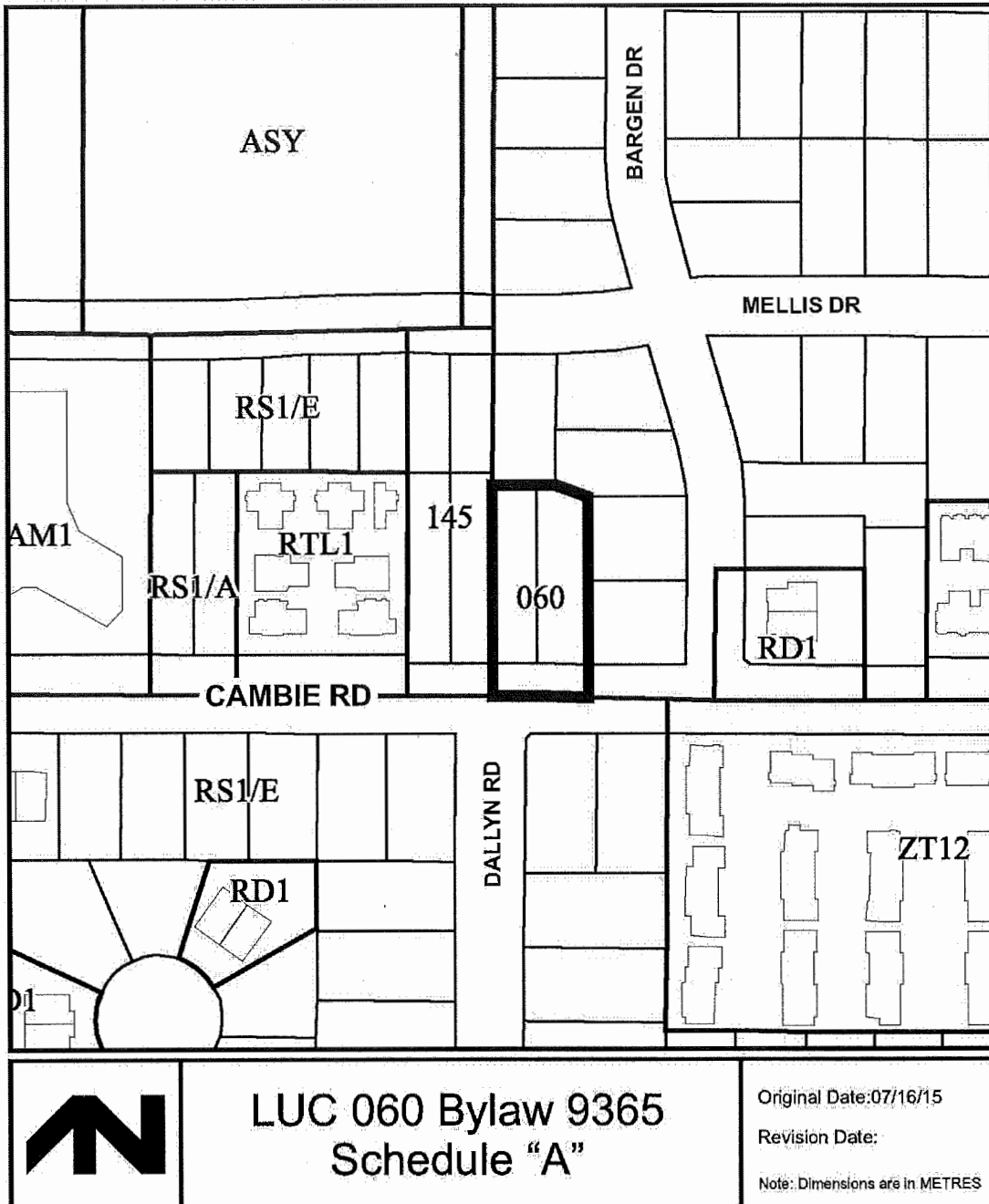
Handwritten signature of Mayor and the word MAYOR below it.

Handwritten signature of Corporate Officer and the words CORPORATE OFFICER below it.

Schedule A attached to and forming part of Bylaw 9365



# City of Richmond



**LUC 060 Bylaw 9365**  
**Schedule "A"**

Original Date:07/16/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 063**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9366" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

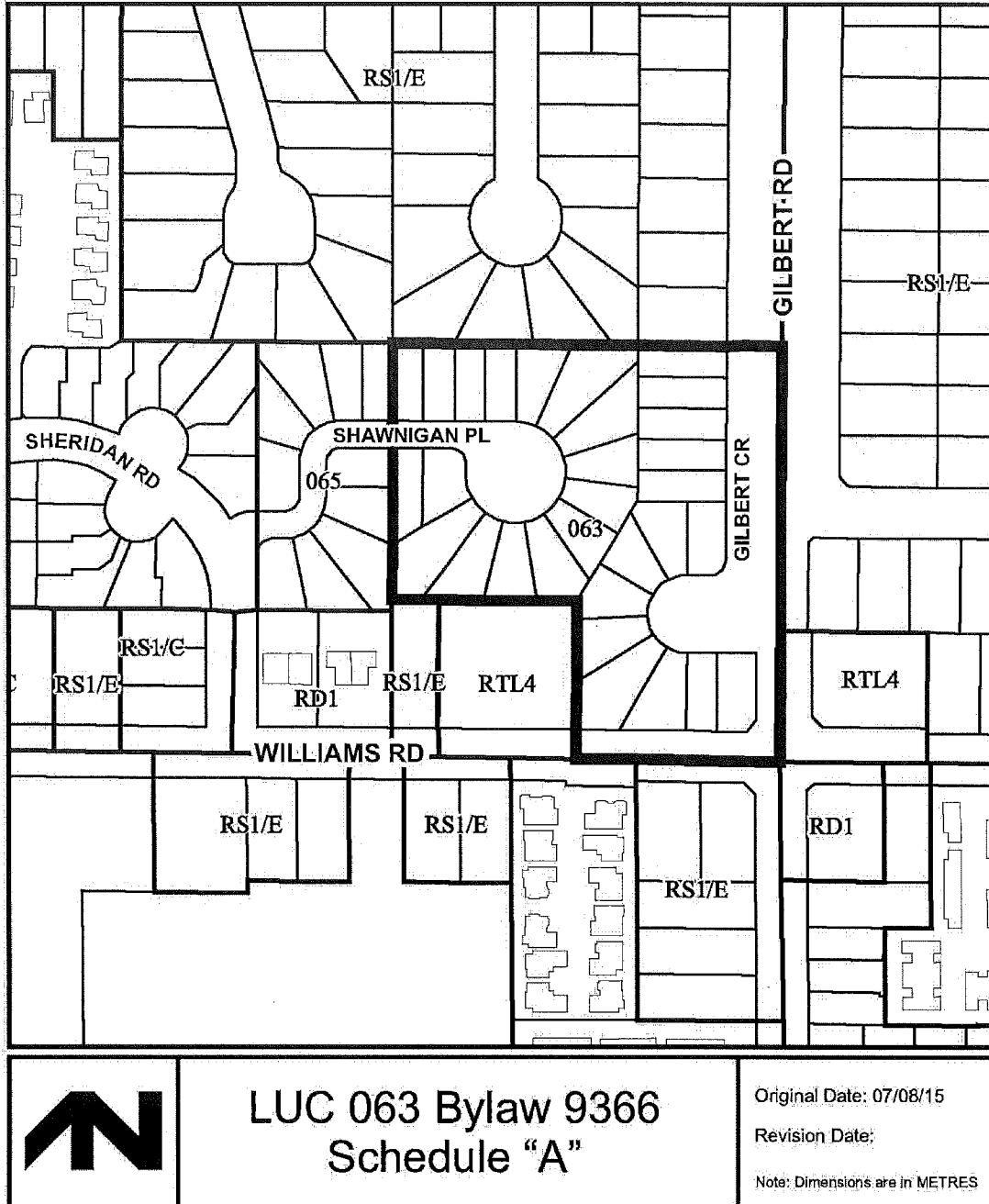

\_\_\_\_\_  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9366



# City of Richmond







**Richmond Land Use Contract 063  
Early Termination Bylaw No. 9367**

Whereas "Land Use Contract 063", having Charge Number RD53766, including all amendments, modifications and extensions to Charge Number RD53766, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9367".

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

1. That "Land Use Contract 063" having Charge Number RD53766, including all amendments, modifications and extensions to Charge Number RD53766, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 063" be one year from the date of adoption of Richmond Land Use Contract 063 Early Termination Bylaw No. 9367.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 063" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 063 Early Termination Bylaw No. 9367**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

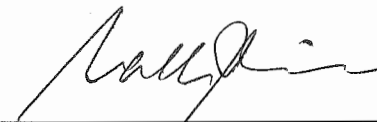
NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

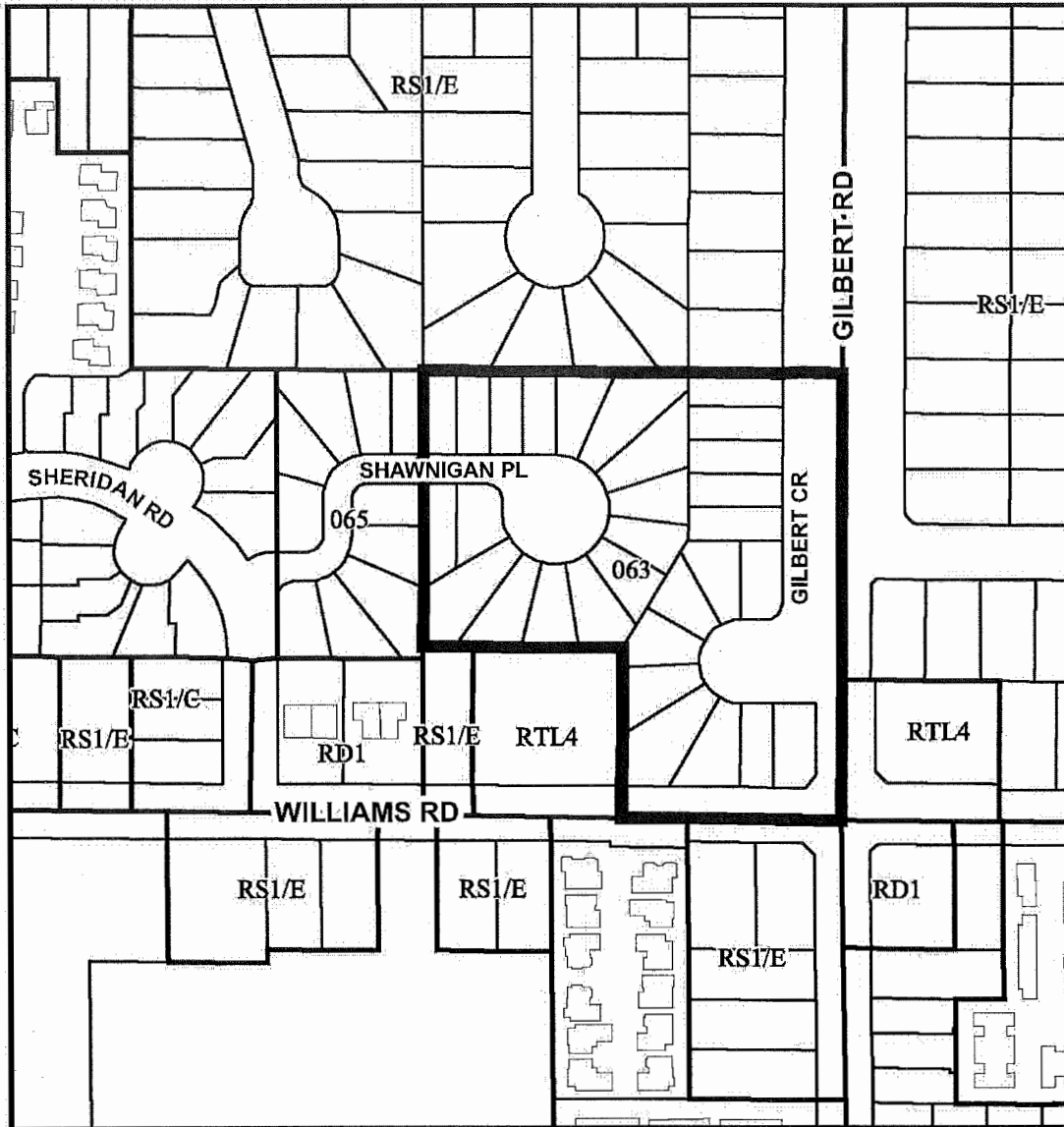

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9367



# City of Richmond



	<h2>LUC 063 Bylaw 9367 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368 To Establish Zoning for the Properties Developed Under Land Use Contract 065

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9368" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

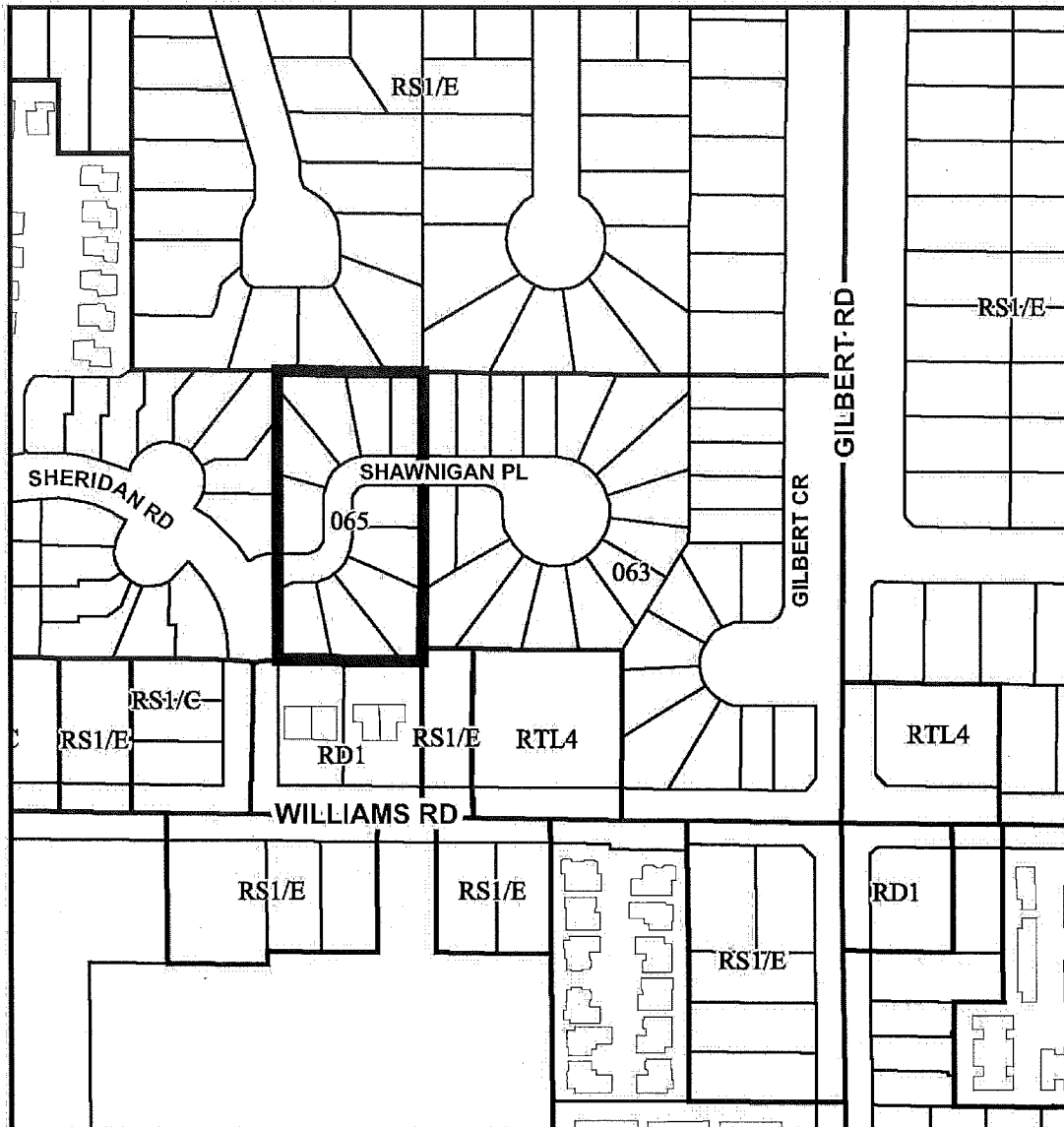
MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9368



# City of Richmond



	<h2>LUC 065 Bylaw 9368 Schedule "A"</h2>	<p>Original Date: 07/08/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 065  
Early Termination Bylaw No. 9369**

Whereas “Land Use Contract 065”, having Charge Number RD53765, including all amendments, modifications and extensions to Charge Number RD53765, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9369”.

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

1. That “Land Use Contract 065” having Charge Number RD53765, including all amendments, modifications and extensions to Charge Number RD53765, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 065” be one year from the date of adoption of Richmond Land Use Contract 065 Early Termination Bylaw No. 9369.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 065” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 065 Early Termination Bylaw No. 9369**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

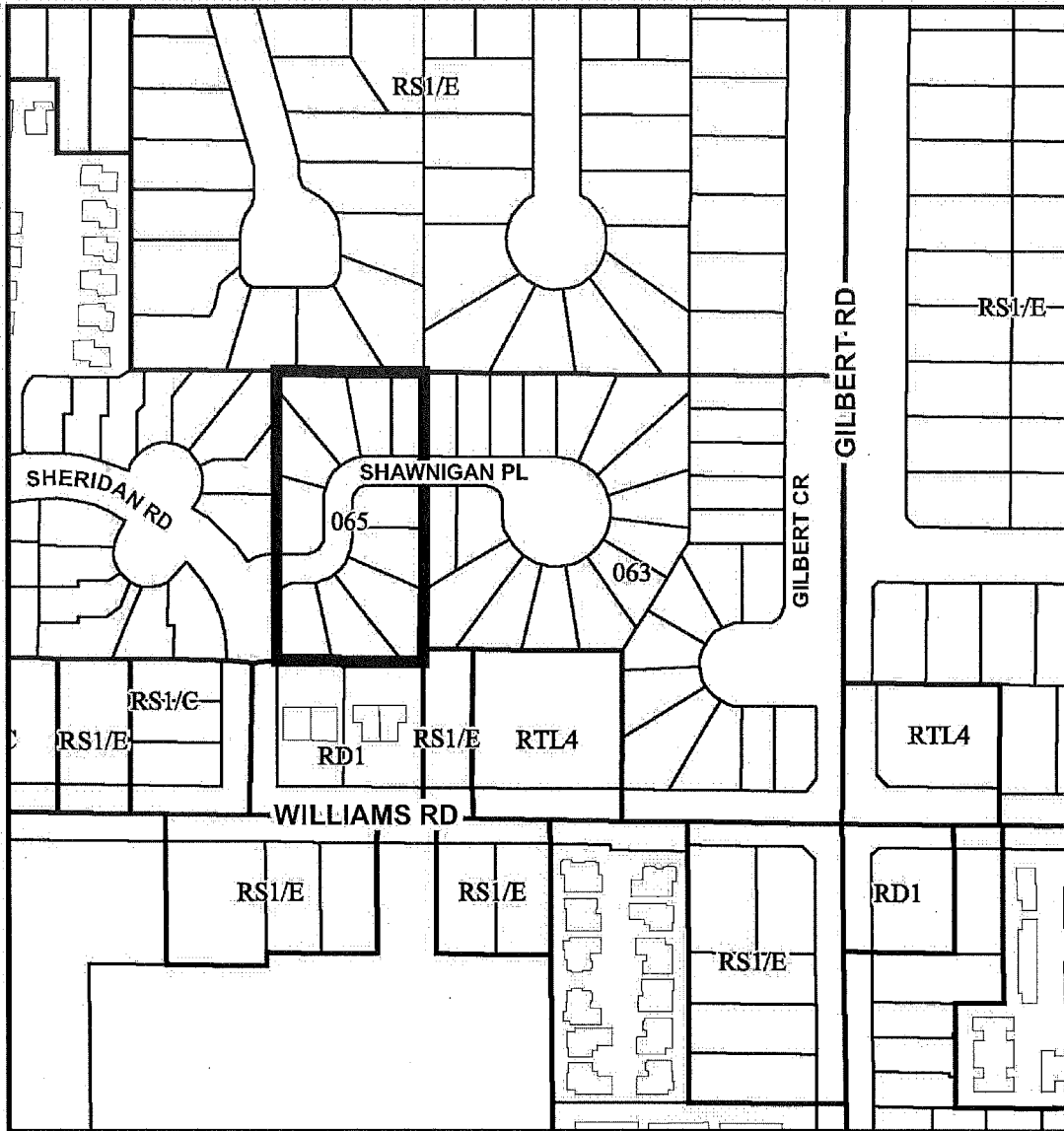

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9369



# City of Richmond



	<h2>LUC 065 Bylaw 9369 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 066**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9370" as "**SINGLE DETACHED (RS1/D)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

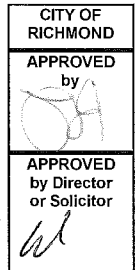
NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9370



# City of Richmond



	<h2>LUC 066 Bylaw 9370 Schedule "A"</h2>	<p>Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 066  
Early Termination Bylaw No. 9371

Whereas "Land Use Contract 066", having Charge Number RD52040, including all amendments, modifications and extensions to Charge Number RD52040, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9371".

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

1. That "Land Use Contract 066" having Charge Number RD52040, including all amendments, modifications and extensions to Charge Number RD52040, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 066" be one year from the date of adoption of Richmond Land Use Contract 066 Early Termination Bylaw No. 9371.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 066" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 066 Early Termination Bylaw No. 9371**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



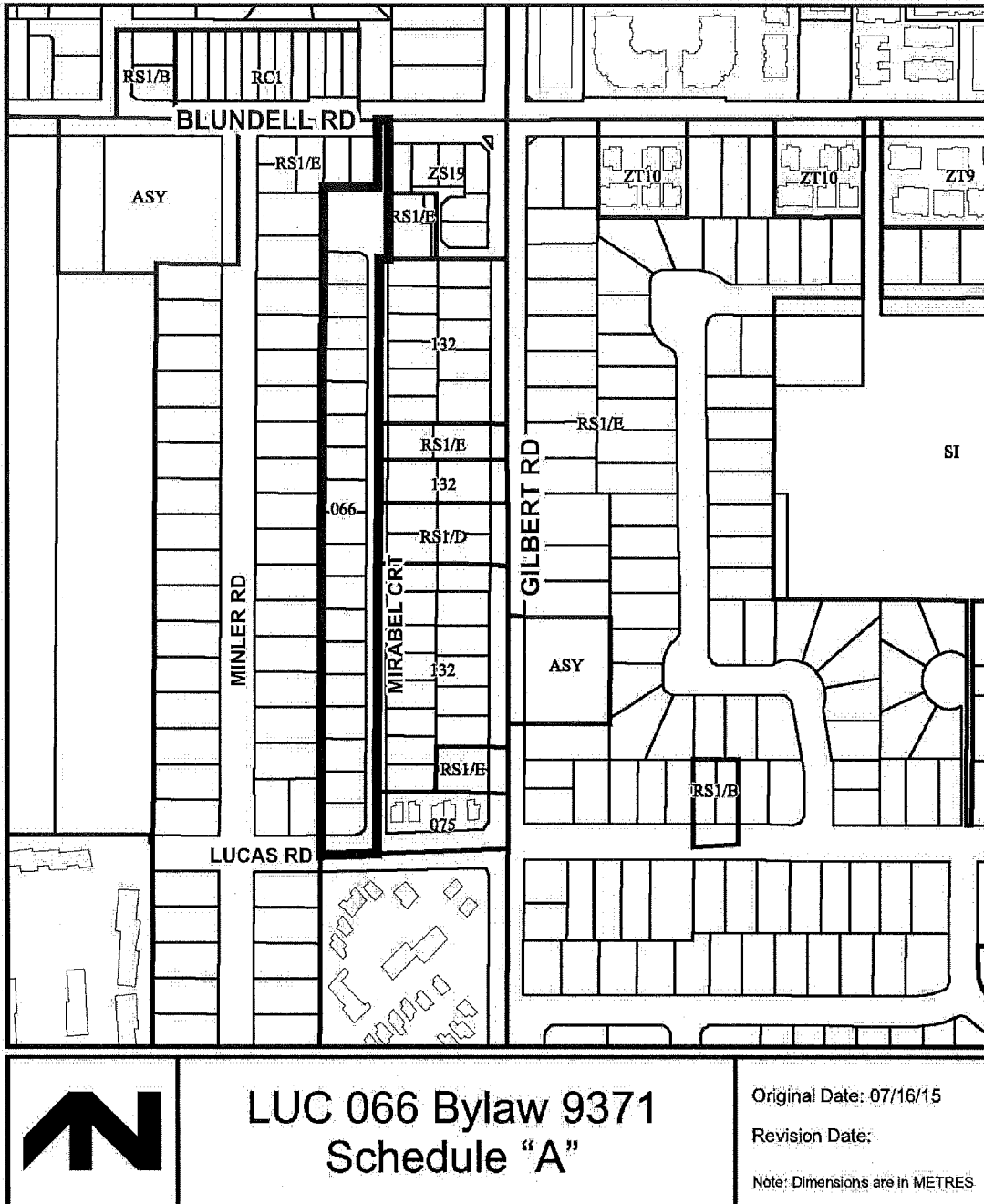
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9371



# City of Richmond



LUC 066 Bylaw 9371  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372 To Establish Zoning for the Properties Developed Under Land Use Contract 069

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9372" as "SINGLE DETACHED (RS1/E)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9372



# City of Richmond



	<h2>LUC 069 Bylaw 9372 Schedule "A"</h2>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 069  
Early Termination Bylaw No. 9373

Whereas "Land Use Contract 069", having Charge Number RD46922, including all amendments, modifications and extensions to Charge Number RD46922, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9373".

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

1. That "Land Use Contract 069" having Charge Number RD46922, including all amendments, modifications and extensions to Charge Number RD46922, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 069" be one year from the date of adoption of Richmond Land Use Contract 069 Early Termination Bylaw No. 9373.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 069" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 069 Early Termination Bylaw No. 9373**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



*[Signature]*  
MAYOR

*[Signature]*  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9373



City of  
Richmond



	<p>LUC 069 Bylaw 9373 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 071**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9374" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9374" as "**SINGLE DETACHED (RS1/E)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

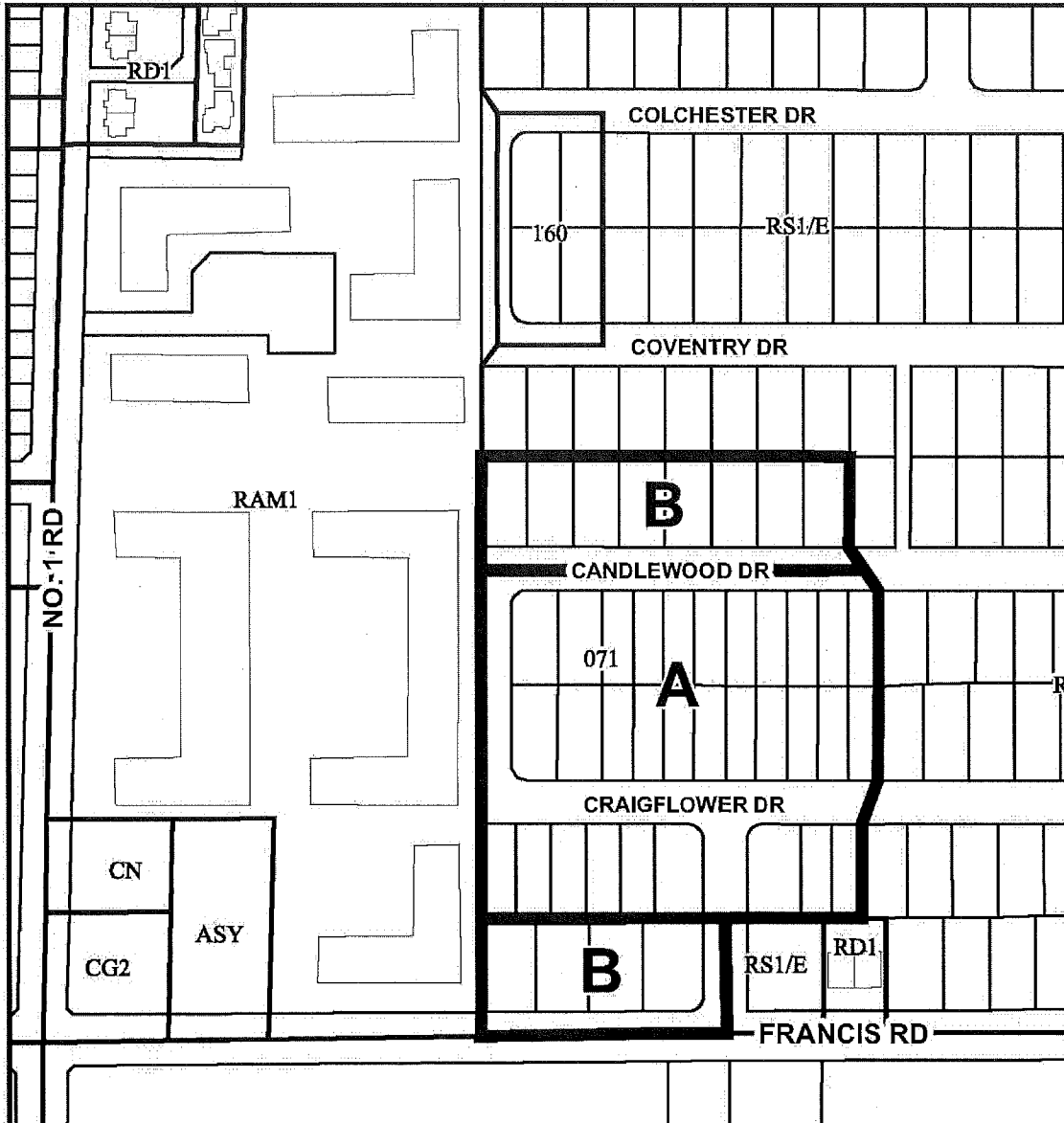

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9374



# City of Richmond



	<h2>LUC 071 Bylaw 9374 Schedule "A"</h2>	<p>Original Date: 07/15/15 Revision Date: 09/01/15 Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 071  
Early Termination Bylaw No. 9375**

Whereas "Land Use Contract 071", having Charge Number RD49709, including all amendments, modifications and extensions to Charge Number RD49709, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9375".

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

1. That "Land Use Contract 071" having Charge Number RD49709, including all amendments, modifications and extensions to Charge Number RD49709, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 071" be one year from the date of adoption of Richmond Land Use Contract 071 Early Termination Bylaw No. 9375.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 071" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 071 Early Termination Bylaw No. 9375**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

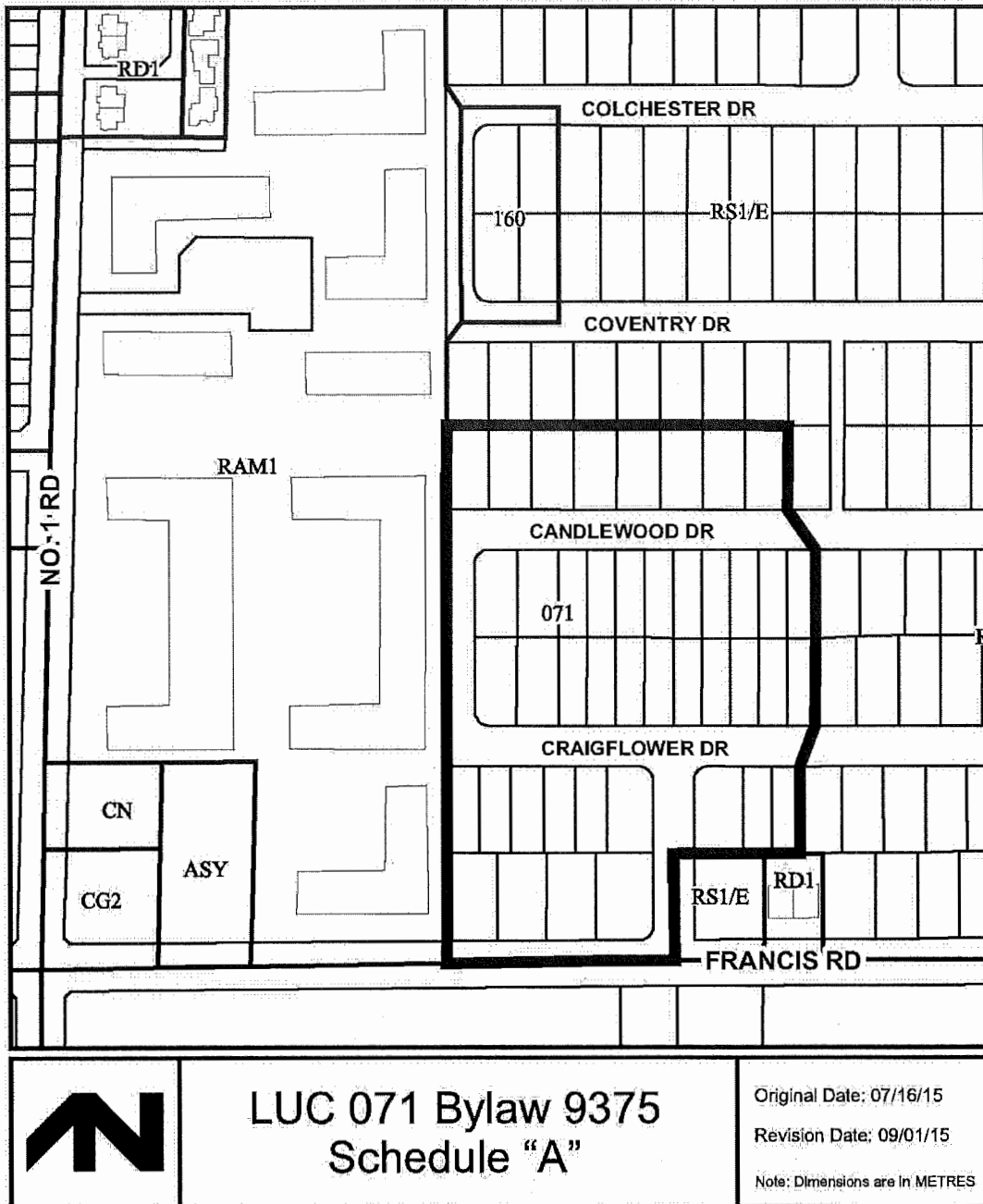
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9375



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 072**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9376" as "**SINGLE DETACHED (RS1/D)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9376" as "**SINGLE DETACHED (RS1/E)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

OCT 13 2015

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CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor




MAYOR

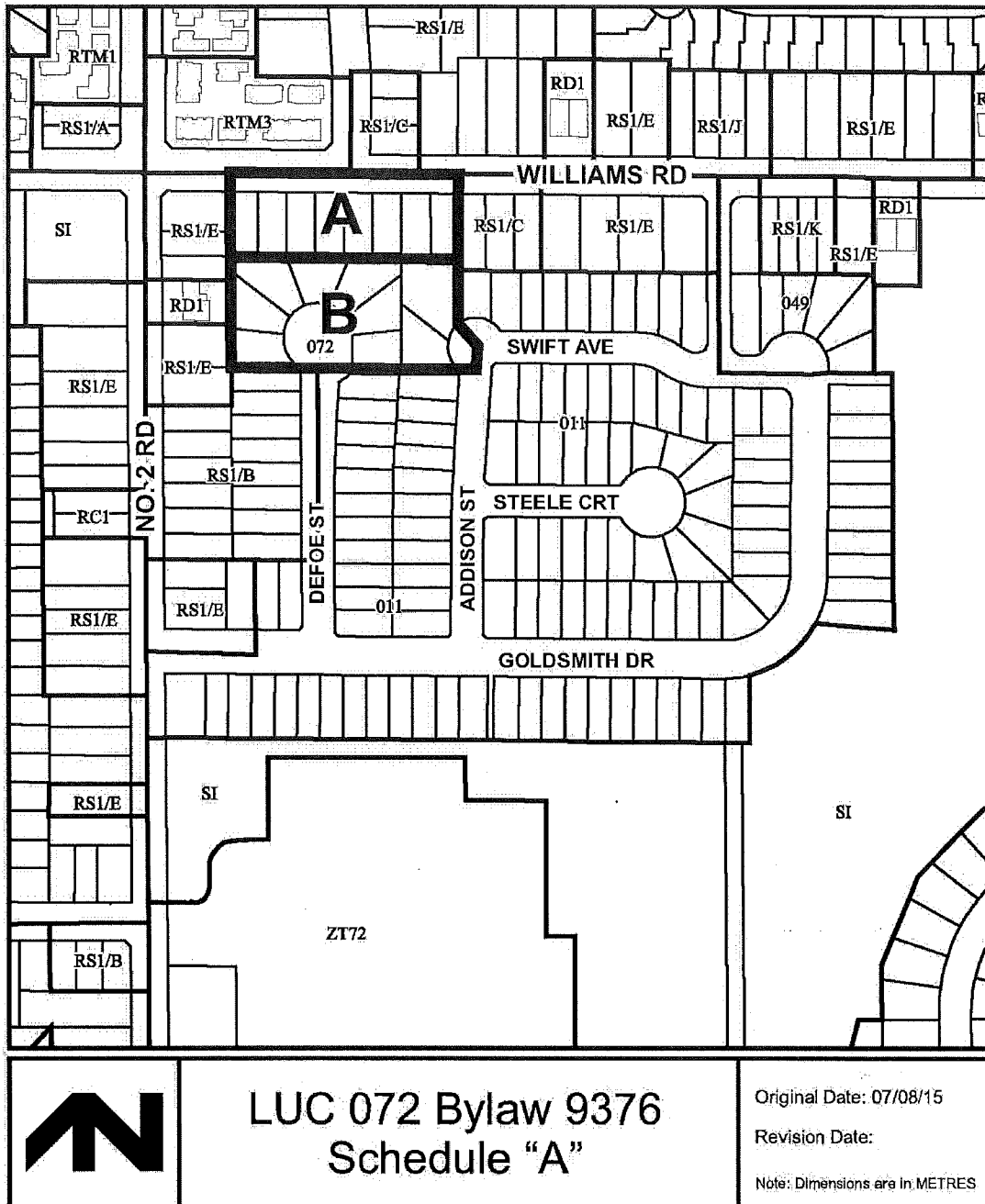


CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9376



# City of Richmond



**LUC 072 Bylaw 9376**  
**Schedule "A"**

Original Date: 07/08/15  
Revision Date:  
Note: Dimensions are in METRES



Richmond Land Use Contract 072
Early Termination Bylaw No. 9377

Whereas "Land Use Contract 072", having Charge Number RD54023, including all amendments, modifications and extensions to Charge Number RD54023, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9377".

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

- 1. That "Land Use Contract 072" having Charge Number RD54023, including all amendments, modifications and extensions to Charge Number RD54023, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 072" be one year from the date of adoption of Richmond Land Use Contract 072 Early Termination Bylaw No. 9377.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 072" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 072 Early Termination Bylaw No. 9377".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

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MAYOR

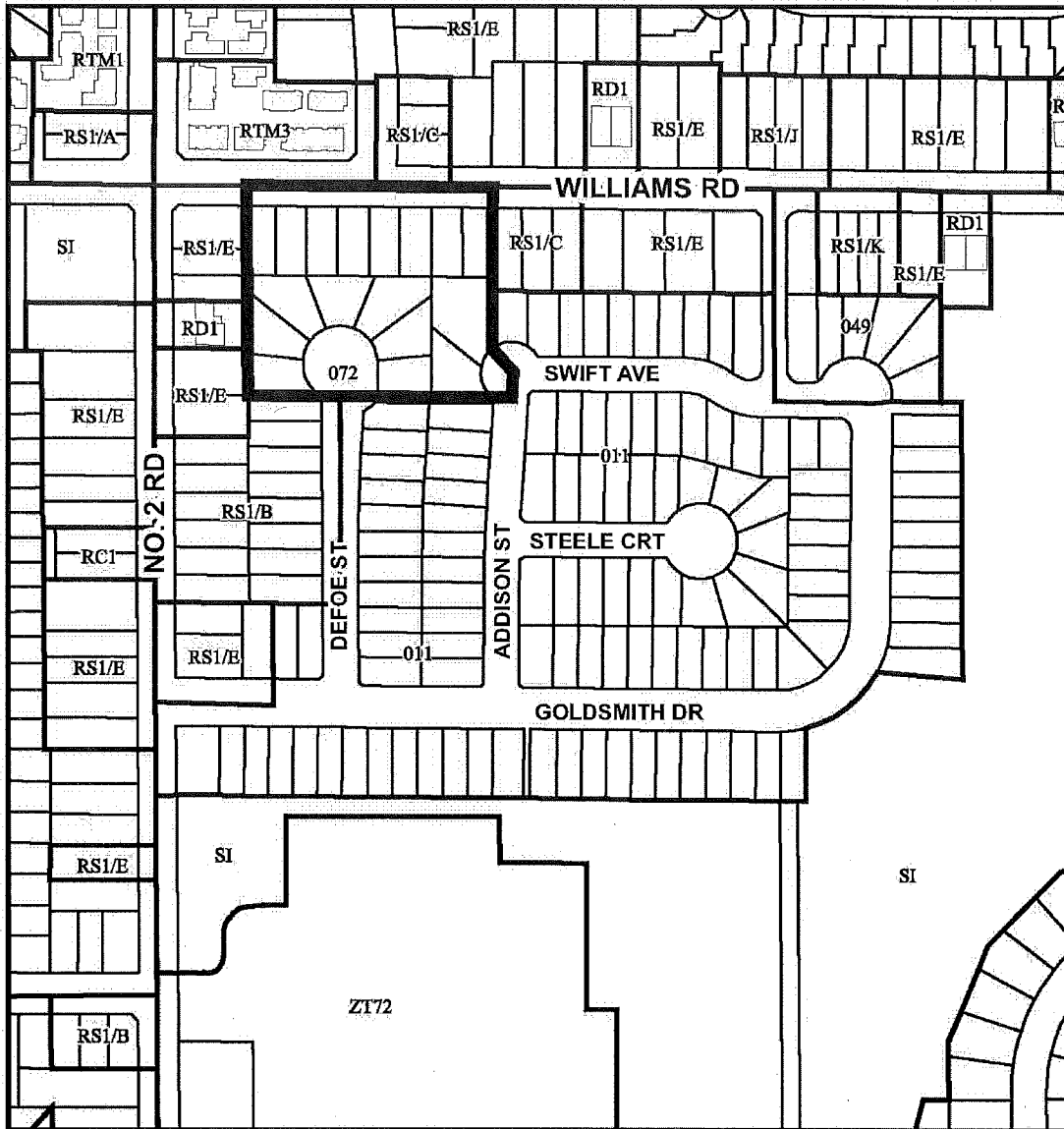
[Signature]
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9377



# City of Richmond



	<p><b>LUC 072 Bylaw 9377</b> <b>Schedule "A"</b></p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 074**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9378" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9378



City of  
Richmond



	<p>LUC 074 Bylaw 9378 Schedule "A"</p>	<p>Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 074
Early Termination Bylaw No. 9379

Whereas "Land Use Contract 074", having Charge Number RD56886, including all amendments, modifications and extensions to Charge Number RD56886, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9379".

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

- 1. That "Land Use Contract 074" having Charge Number RD56886, including all amendments, modifications and extensions to Charge Number RD56886, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 074" be one year from the date of adoption of Richmond Land Use Contract 074 Early Termination Bylaw No. 9379.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 074" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 074 Early Termination Bylaw No. 9379".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9379



City of  
Richmond



LUC 074 Bylaw 9379  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380 To Establish Zoning for the Properties Developed Under Land Use Contract 077

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9380" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

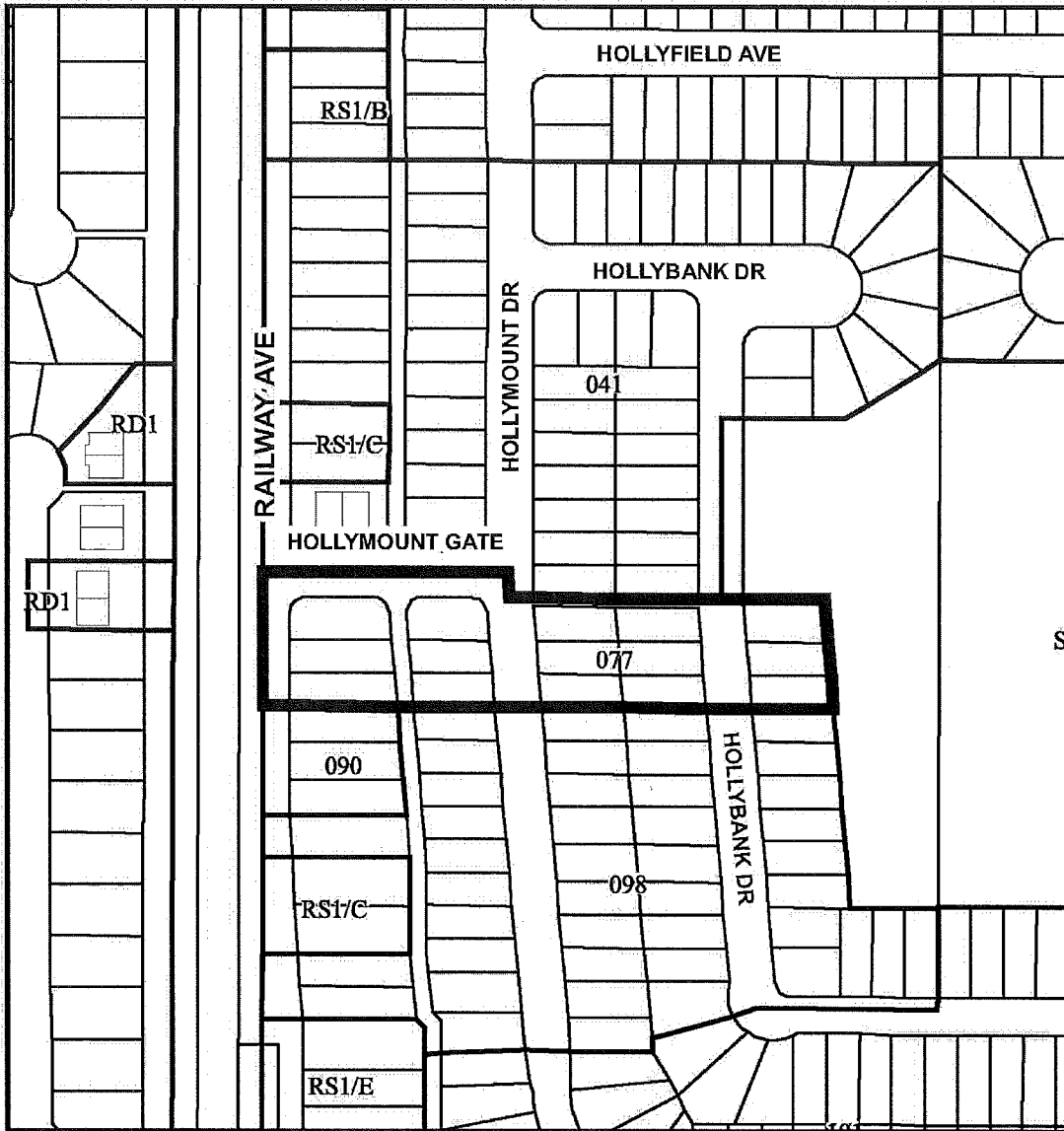
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9380



# City of Richmond



	<h2>LUC 077 Bylaw 9380 Schedule "A"</h2>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 077  
Early Termination Bylaw No. 9381**

Whereas "Land Use Contract 077", having Charge Number RD52005, including all amendments, modifications and extensions to Charge Number RD52005, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9381".

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

1. That "Land Use Contract 077" having Charge Number RD52005, including all amendments, modifications and extensions to Charge Number RD52005, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 077" be one year from the date of adoption of Richmond Land Use Contract 077 Early Termination Bylaw No. 9381.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 077" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 077 Early Termination Bylaw No. 9381**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9381



# City of Richmond



**LUC 077 Bylaw 9381  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 081**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 21 (Site Specific Residential (Other) Zones), in numerical order:

**“21.10 Health Care (ZR10) - Pinegrove Place (East Cambie)**

**21.10.1 Purpose**

The **zone** provides for health care and assisted living housing. This **zone** is for institutional properties developed under Land Use Contract 081.

**21.10.2 Permitted Uses**

- **health service, major**
- **community care facility, minor**

**21.10.3 Secondary Uses**

- **n/a**

**21.10.4 Permitted Density**

1. The maximum **floor area ratio** is 0.5.

**21.10.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 32% for **buildings**.

**21.10.6 Yards & Setbacks**

1. The minimum **front yard, side yard and rear yard** is 6.0 m.

**21.10.7 Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 12.0 m.

**21.10.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum lot area is 5,932 m<sup>2</sup>.

**21.10.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide sight lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the site with no natural surveillance.

**21.10.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

**21.10.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

**“18.29 Low Rise Apartment (ZLR29) – Daniels Manor (East Cambie)****18.29.1 Purpose**

The **zone** provides for low **density**, low rise apartments in the East Cambie area. This **zone** is for residential properties developed under Land Use Contact 081.

**18.29.2 Permitted Uses**

- child care
- housing, apartment

**18.29.3 Secondary Uses**

- boarding and lodging
- home business
- community care facility, minor

**18.29.4 Permitted Density**

1. The maximum number of **dwelling units** for **apartment housing** is 48.
2. The maximum number of **building** for **apartment housing** is 1.
3. The maximum **floor area** permitted is 3,686 m<sup>2</sup>.
4. The maximum **floor area ratio** is 0.62.

**18.29.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 27% for **buildings**.
2. No more than 80% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the lot area is restricted to landscaping with live plant material.

**18.29.6 Yards & Setbacks**

1. The minimum **setback** from a public **road** is 12.0 m.
2. The minimum **side yard** is 10.6 m.
3. The minimum **rear yard** is 25% of the average length of the **lot**.

**18.29.7 Permitted Heights**

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including parking.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

**18.29.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 5,964 m<sup>2</sup>.
2. The minimum **lot width** is 57.0 m.
3. The minimum **lot depth** is 92.0 m.

**18.29.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

**18.29.10 On-Site Parking & Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 50 spaces provided on the parking level plus an additional 10 surface **parking spaces**.

**18.29.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. **Accessory buildings** shall satisfy all the following provisions:
  - a) Shall not be used for any other purpose than the storage of private passenger automobiles;
  - b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
  - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
  - d) Shall not exceed 4.5 m in **height**; and
  - e) Shall not be greater in **floor area** than 23.23 m<sup>2</sup> for each **dwelling unit** in the **principal building** served by such **accessory building**."
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9382" as "**SINGLE DETACHED (RS1/B)**".
4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9382" as "**HEALTH CARE (ZR10) - PINEGROVE PLACE (EAST CAMBIE)**".
5. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw No. 9382" as "**LOW RISE APARTMENT (ZLR29) - DANIELS MANOR (EAST CAMBIE)**".
6. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

  
MAYOR

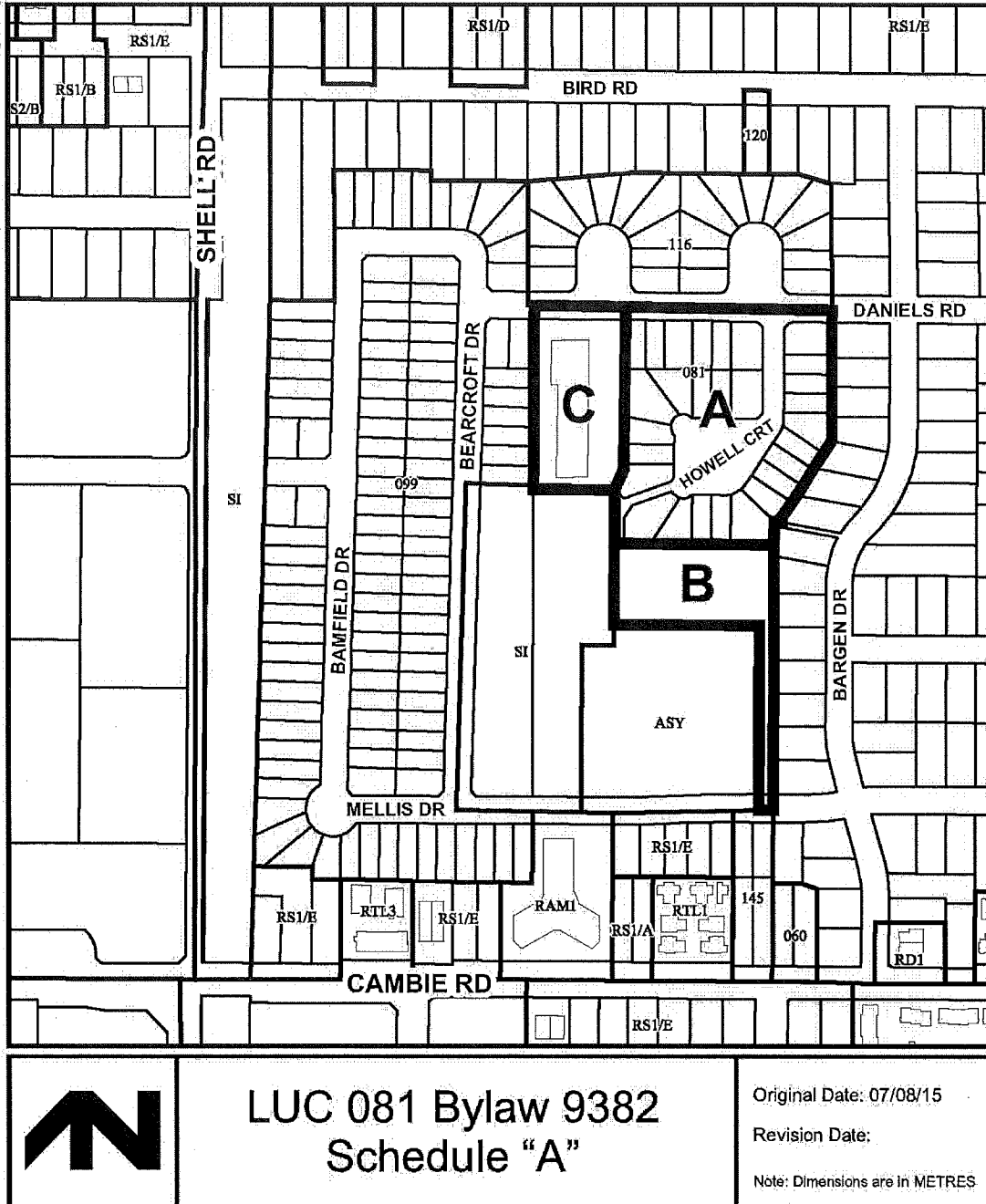
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9382



# City of Richmond





Richmond Land Use Contract 081
Early Termination Bylaw No. 9383

Whereas "Land Use Contract 081", having Charge Number RD59692, including all amendments, modifications and extensions to Charge Number RD59692, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9383".

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

- 1. That "Land Use Contract 081" having Charge Number RD59692, including all amendments, modifications and extensions to Charge Number RD59692, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 081" be one year from the date of adoption of Richmond Land Use Contract 081 Early Termination Bylaw No. 9383.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 081" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 081 Early Termination Bylaw No. 9383".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

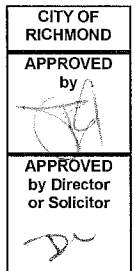
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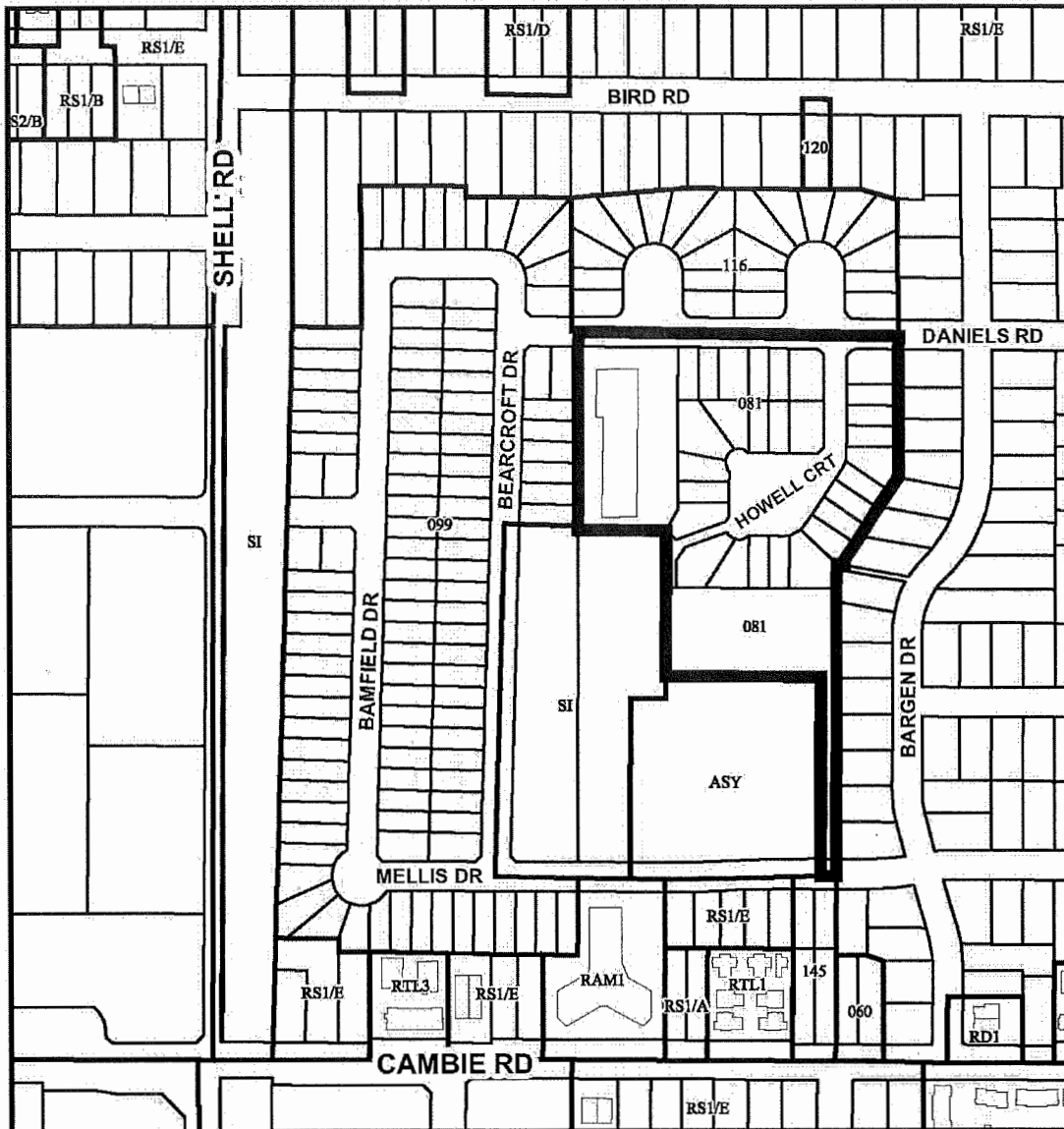
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9383



# City of Richmond



## LUC 081 Bylaw 9383 Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384 To Establish Zoning for the Properties Developed Under Land Use Contract 083

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9384" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

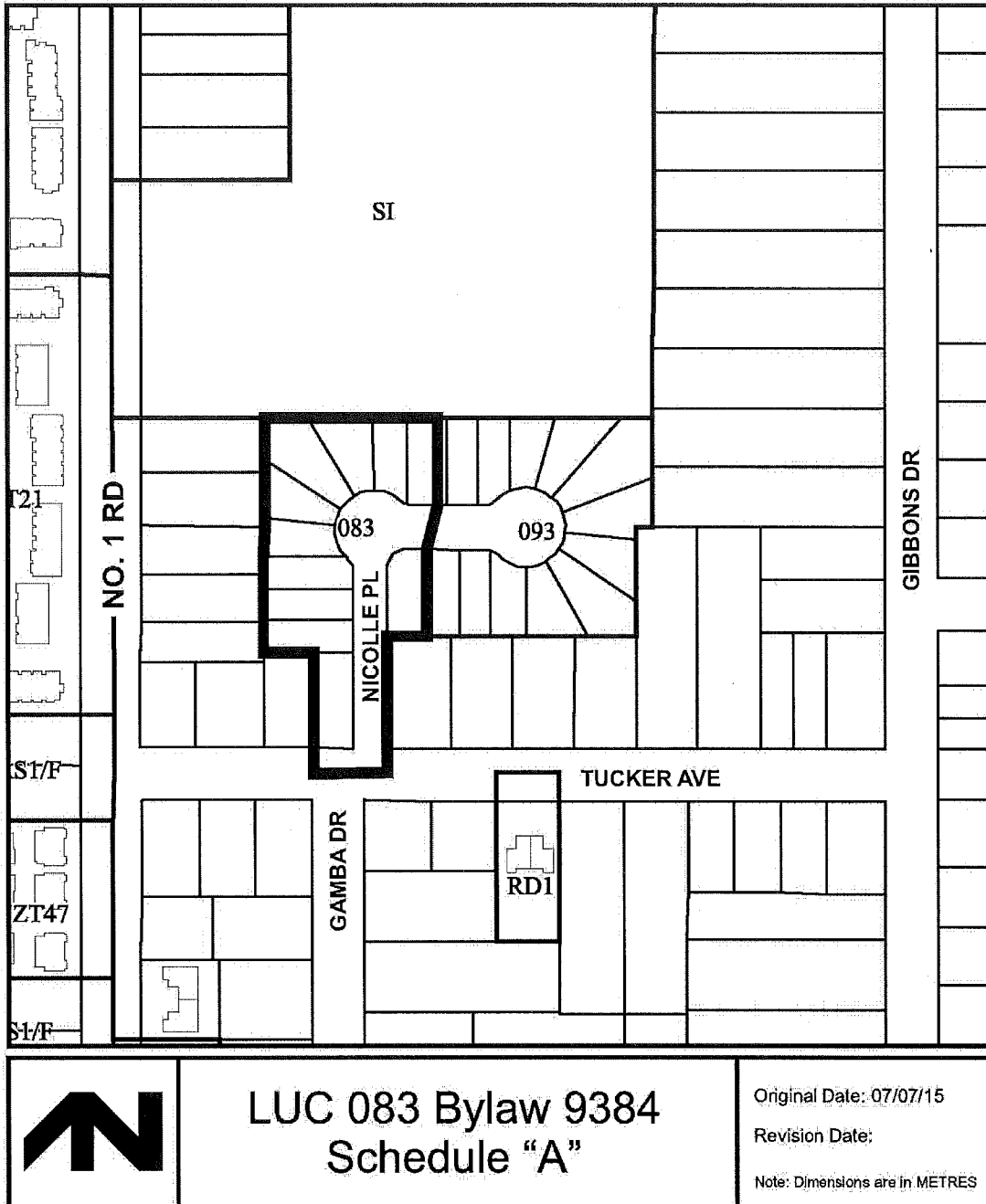
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9384



# City of Richmond





**Richmond Land Use Contract 083  
Early Termination Bylaw No. 9385**

Whereas “Land Use Contract 083”, having Charge Number RD59091, including all amendments, modifications and extensions to Charge Number RD59091, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9385”.

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

1. That “Land Use Contract 083” having Charge Number RD59091, including all amendments, modifications and extensions to Charge Number RD59091, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 083” be one year from the date of adoption of Richmond Land Use Contract 083 Early Termination Bylaw No. 9385.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 083” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 083 Early Termination Bylaw No. 9385**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

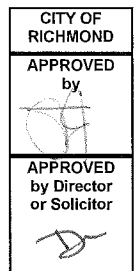
NOV 24 2015


THIRD READING

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NOV 24 2015



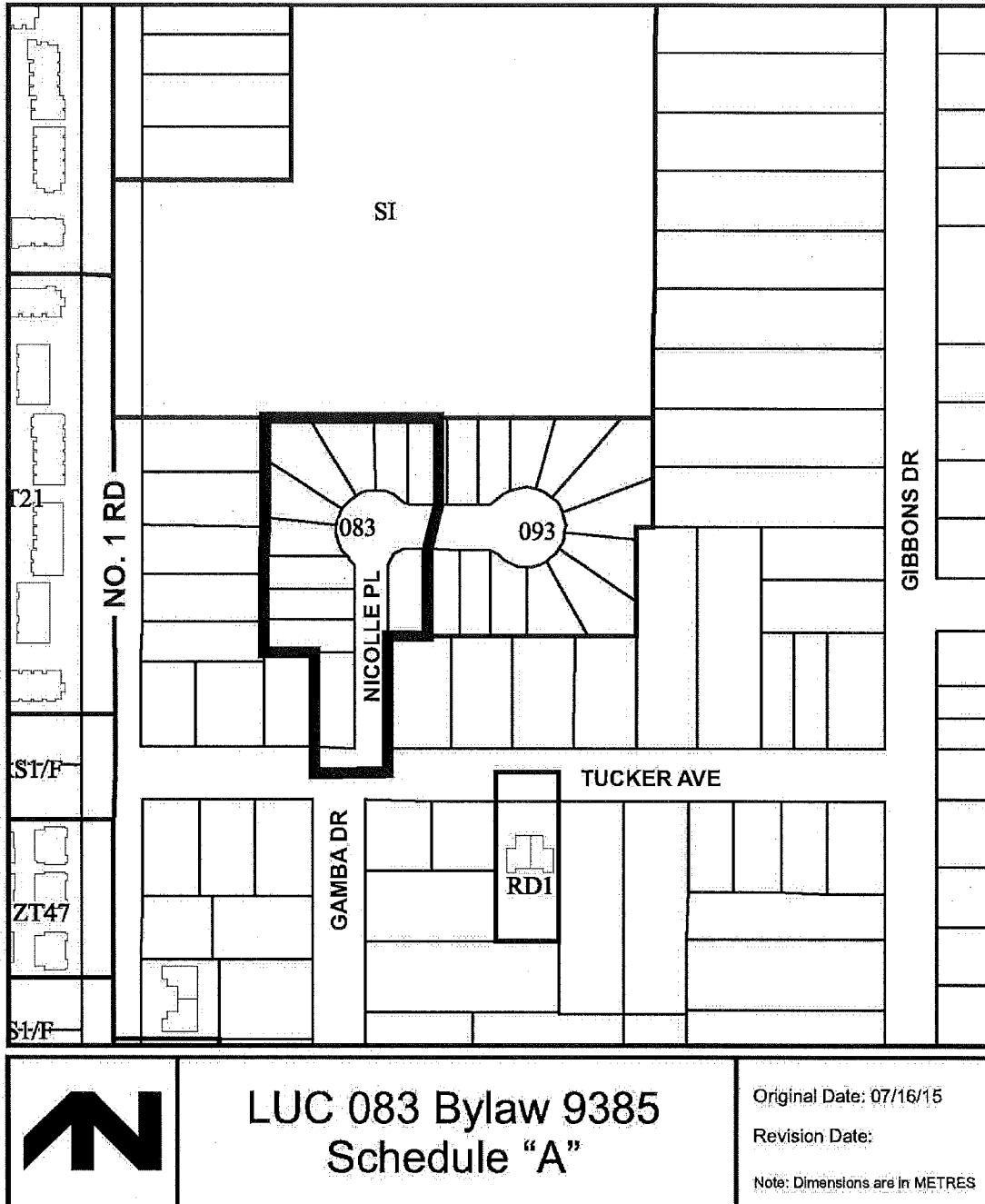
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9385



# City of Richmond







Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386 To Establish Zoning for the Properties Developed Under Land Use Contract 084

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9386" as "SINGLE DETACHED (RS1/C)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



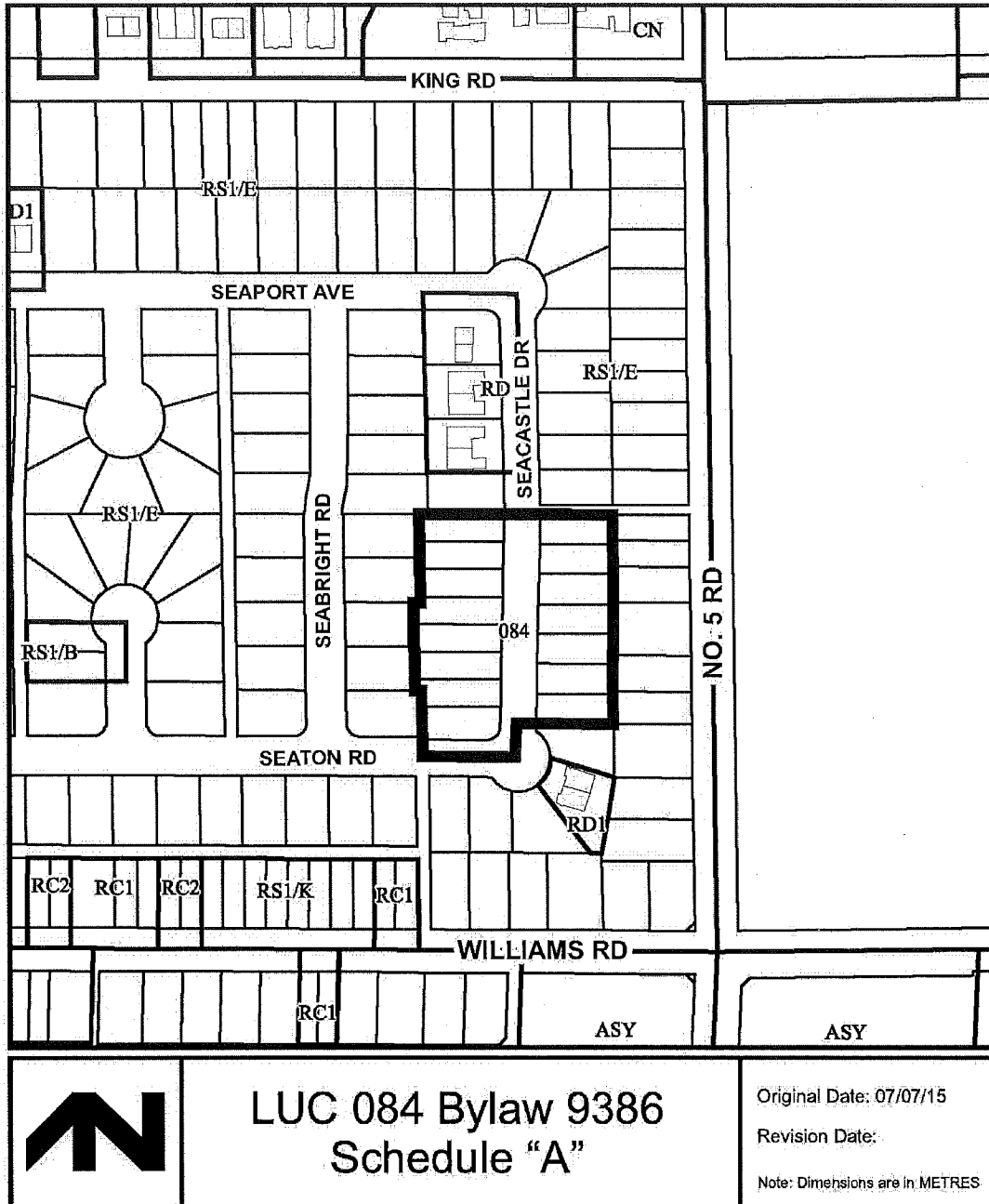
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9386



City of  
Richmond



LUC 084 Bylaw 9386  
Schedule "A"

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 084  
Early Termination Bylaw No. 9387**

Whereas "Land Use Contract 084", having Charge Number RD61268, including all amendments, modifications and extensions to Charge Number RD61268, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9387".

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

1. That "Land Use Contract 084" having Charge Number RD61268, including all amendments, modifications and extensions to Charge Number RD61268, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 084" be one year from the date of adoption of Richmond Land Use Contract 084 Early Termination Bylaw No. 9387.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 084" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 084 Early Termination Bylaw No. 9387**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

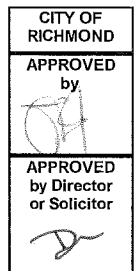
NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



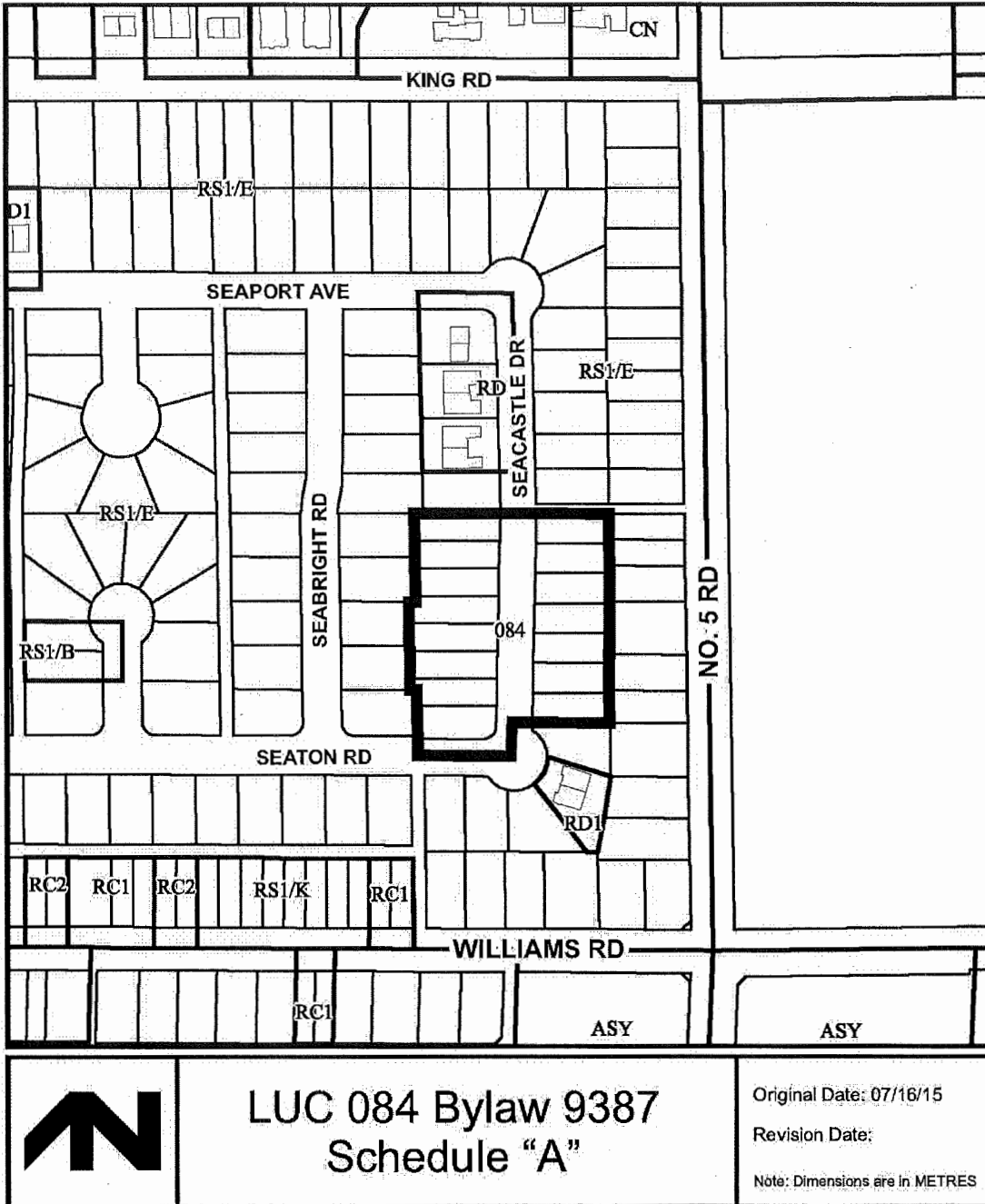
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9387



# City of Richmond



**LUC 084 Bylaw 9387  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388 To Establish Zoning for the Properties Developed Under Land Use Contract 088

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9388" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



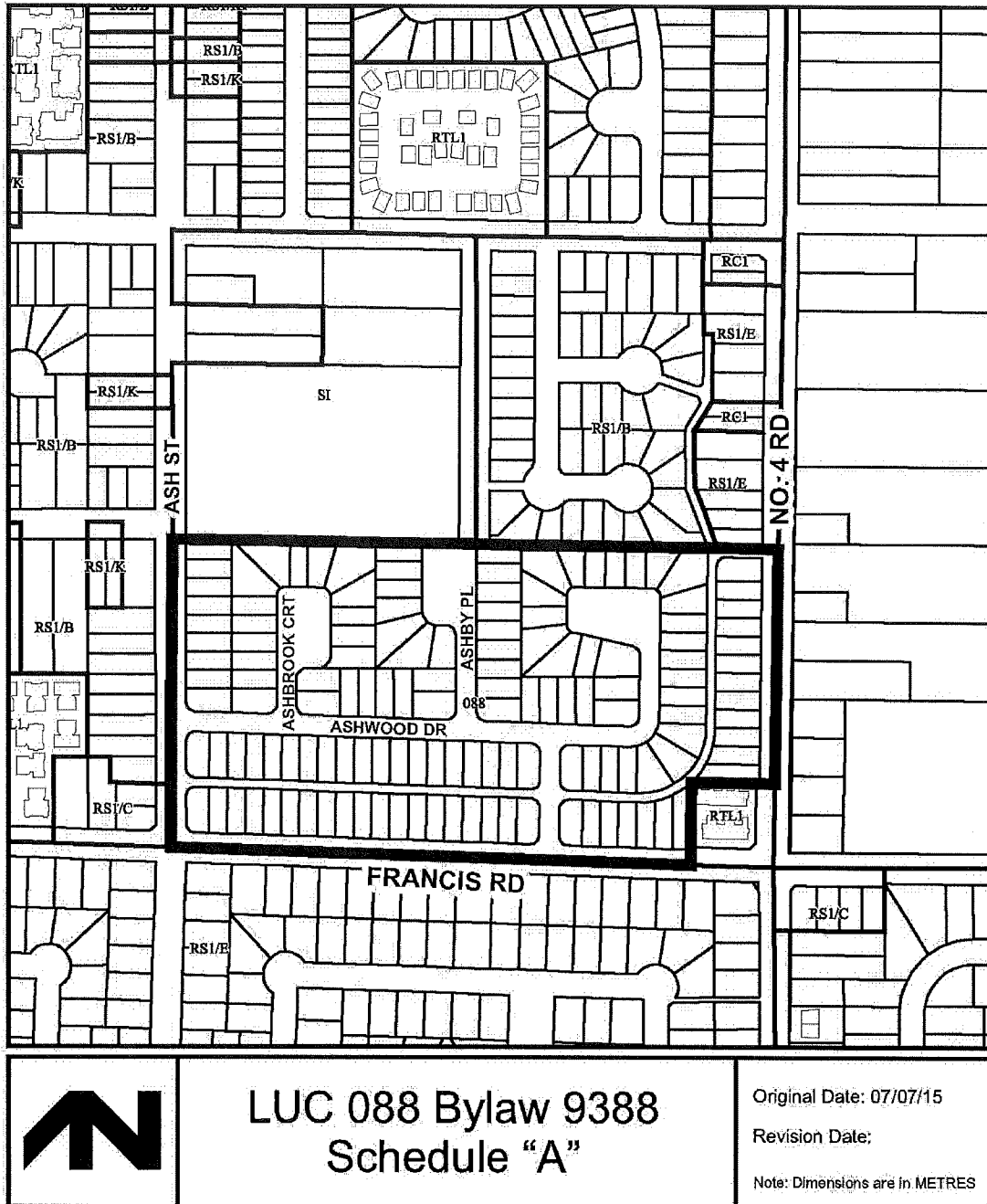
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9388



# City of Richmond



LUC 088 Bylaw 9388  
Schedule "A"

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 088  
Early Termination Bylaw No. 9389**

Whereas “Land Use Contract 088”, having Charge Number RD75137, including all amendments, modifications and extensions to Charge Number RD75137, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9389”.

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

1. That “Land Use Contract 088” having Charge Number RD75137, including all amendments, modifications and extensions to Charge Number RD75137, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 088” be one year from the date of adoption of Richmond Land Use Contract 088 Early Termination Bylaw No. 9389.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 088” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 088 Early Termination Bylaw No. 9389**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



\_\_\_\_\_  
 MAYOR

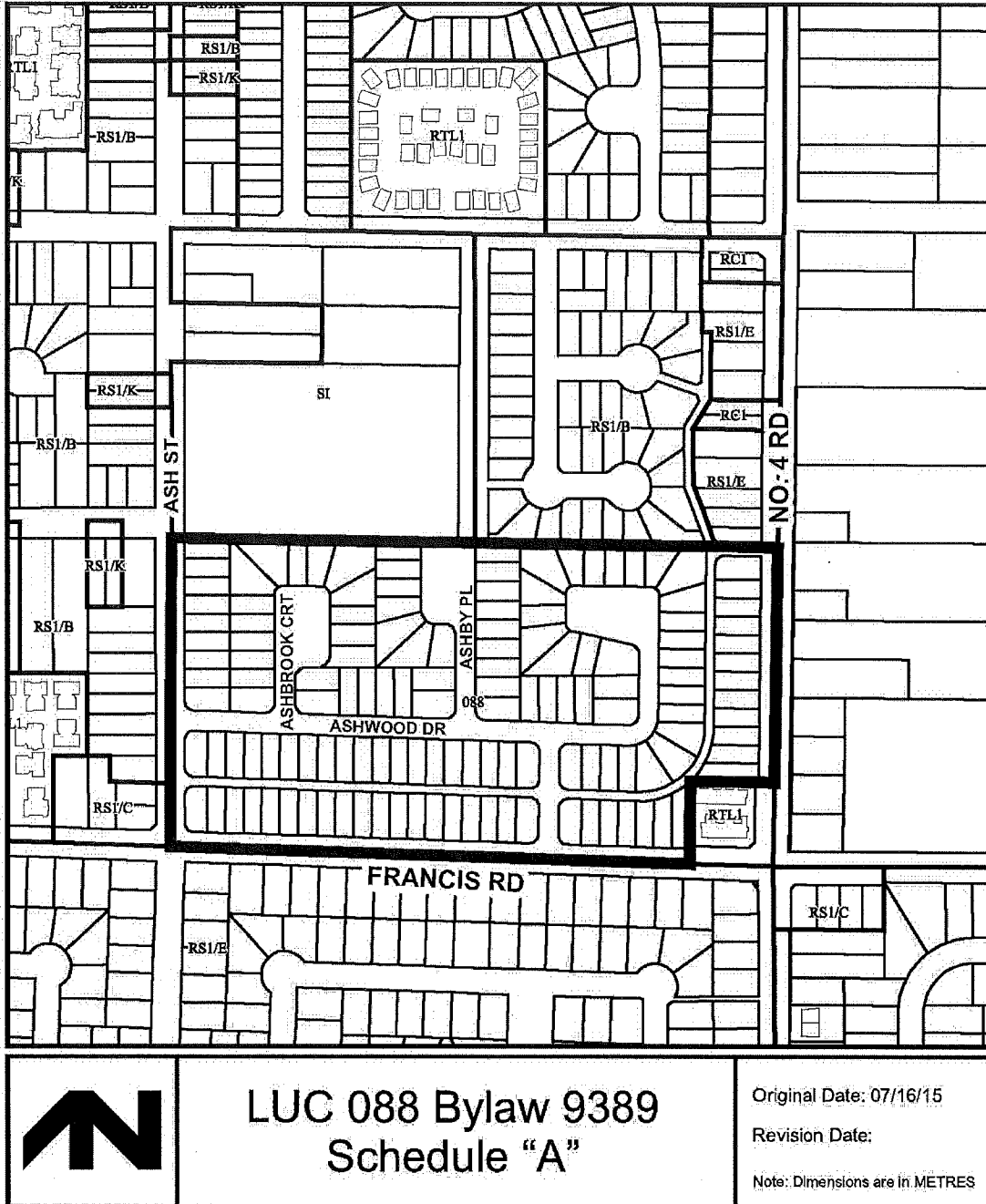
\_\_\_\_\_  
 CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9389



# City of Richmond



LUC 088 Bylaw 9389  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 089**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9390" as "**SINGLE DETACHED (RS1/D)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

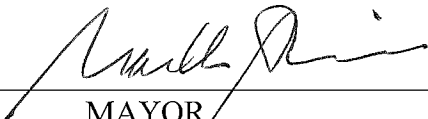
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9390



# City of Richmond



LUC 089 Bylaw 9390  
Schedule "A"

Original Date: 07/09/15  
Revision Date:  
Note: Dimensions are in METRES



**Richmond Land Use Contract 089  
Early Termination Bylaw No. 9391**

Whereas “Land Use Contract 089”, having Charge Number RD67134, including all amendments, modifications and extensions to Charge Number RD67134, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9391”.

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

1. That “Land Use Contract 089” having Charge Number RD67134, including all amendments, modifications and extensions to Charge Number RD67134, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 089” be one year from the date of adoption of Richmond Land Use Contract 089 Early Termination Bylaw No. 9391.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 089” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 089 Early Termination Bylaw No. 9391**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



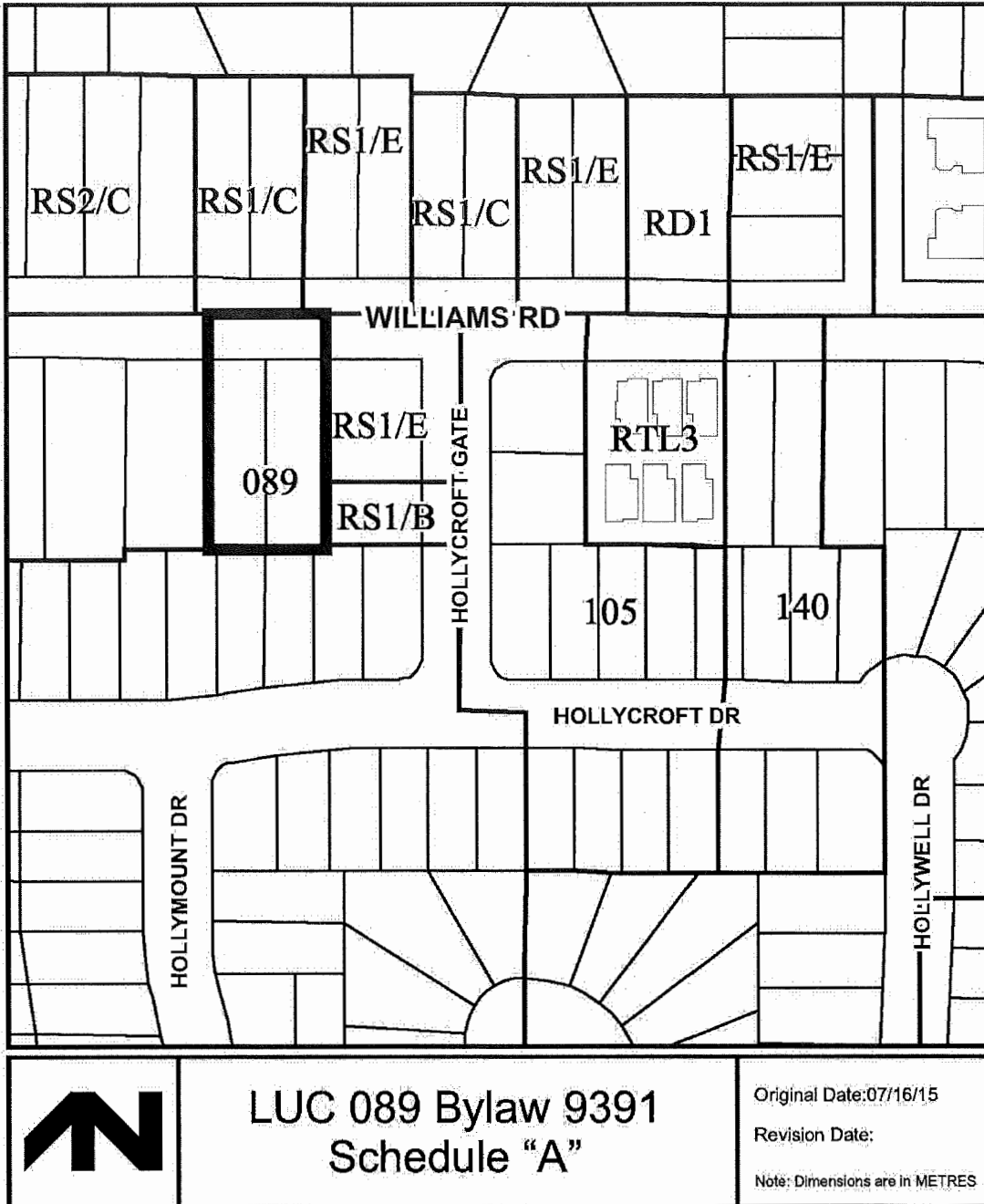
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9391



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 090**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9392" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

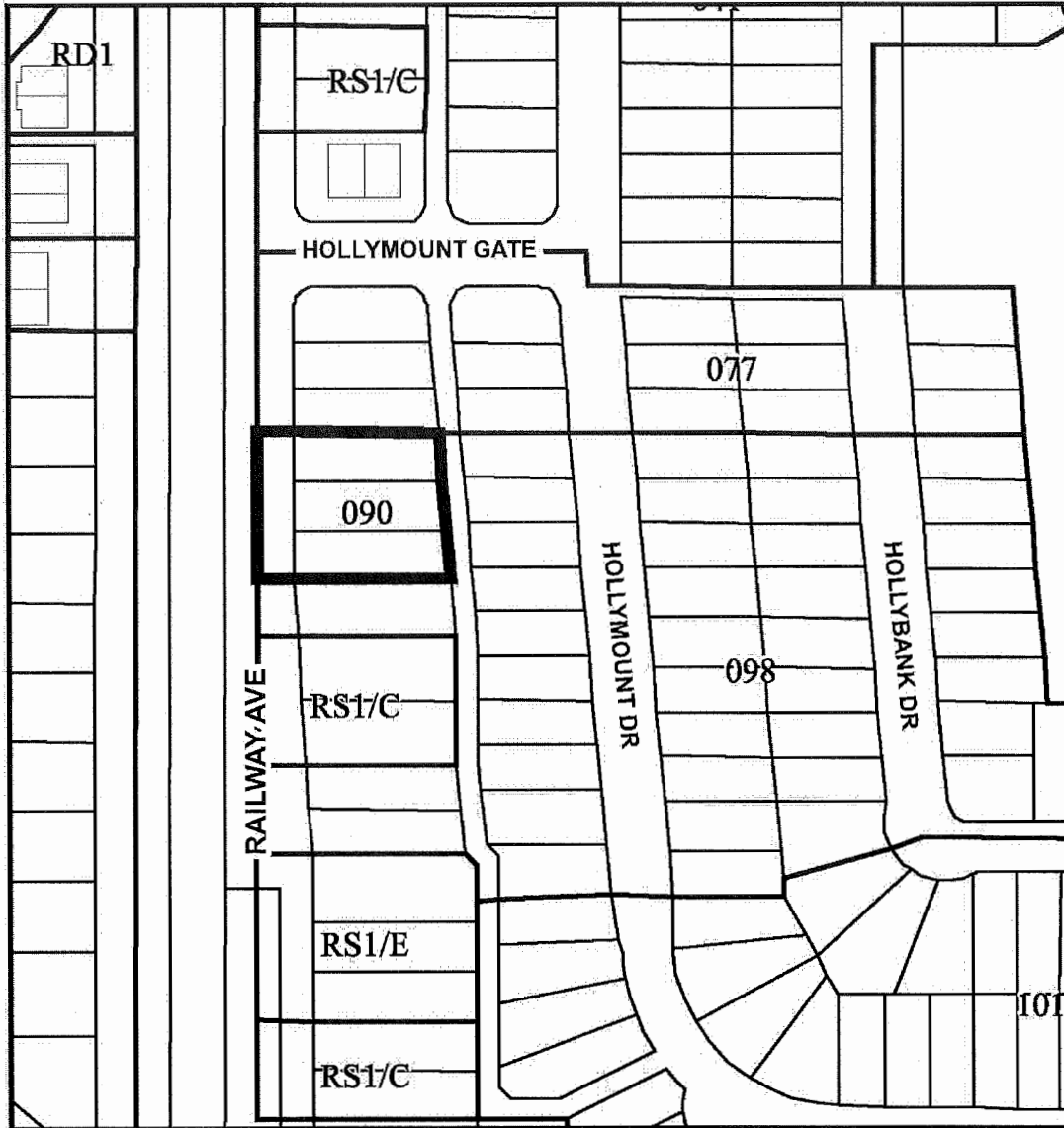

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9392



# City of Richmond



	<h2>LUC 090 Bylaw 9392 Schedule "A"</h2>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 090
Early Termination Bylaw No. 9393

Whereas "Land Use Contract 090", having Charge Number RD62807, including all amendments, modifications and extensions to Charge Number RD62807, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9393".

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

- 1. That "Land Use Contract 090" having Charge Number RD62807, including all amendments, modifications and extensions to Charge Number RD62807, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 090" be one year from the date of adoption of Richmond Land Use Contract 090 Early Termination Bylaw No. 9393.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 090" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 090 Early Termination Bylaw No. 9393".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



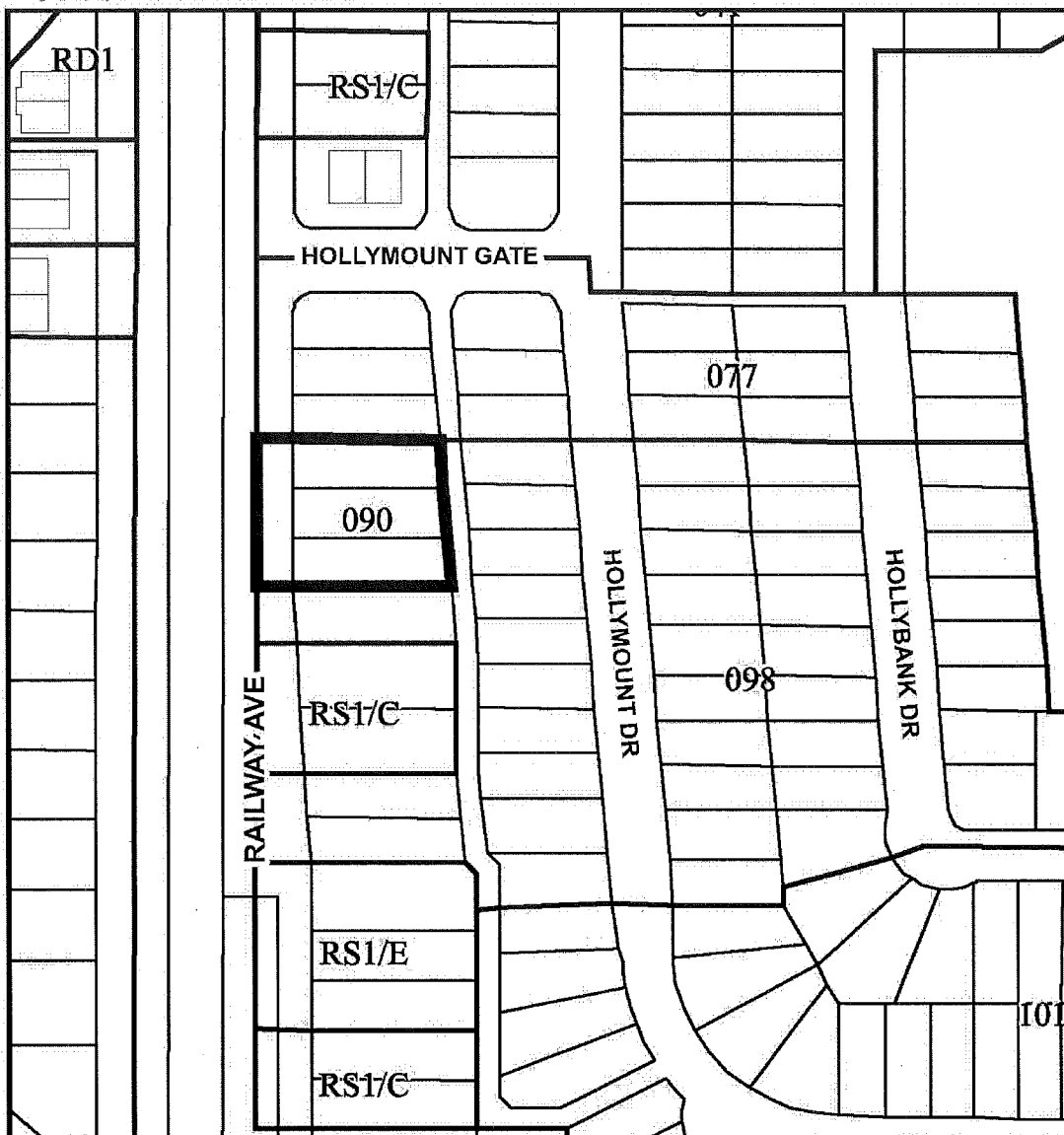
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9393



# City of Richmond



LUC 090 Bylaw 9393  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394 To Establish Zoning for the Properties Developed Under Land Use Contract 093

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9394" as "SINGLE DETACHED (RS1/B)".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9394" as "SCHOOL & INSTITUTIONAL (SI)".
3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

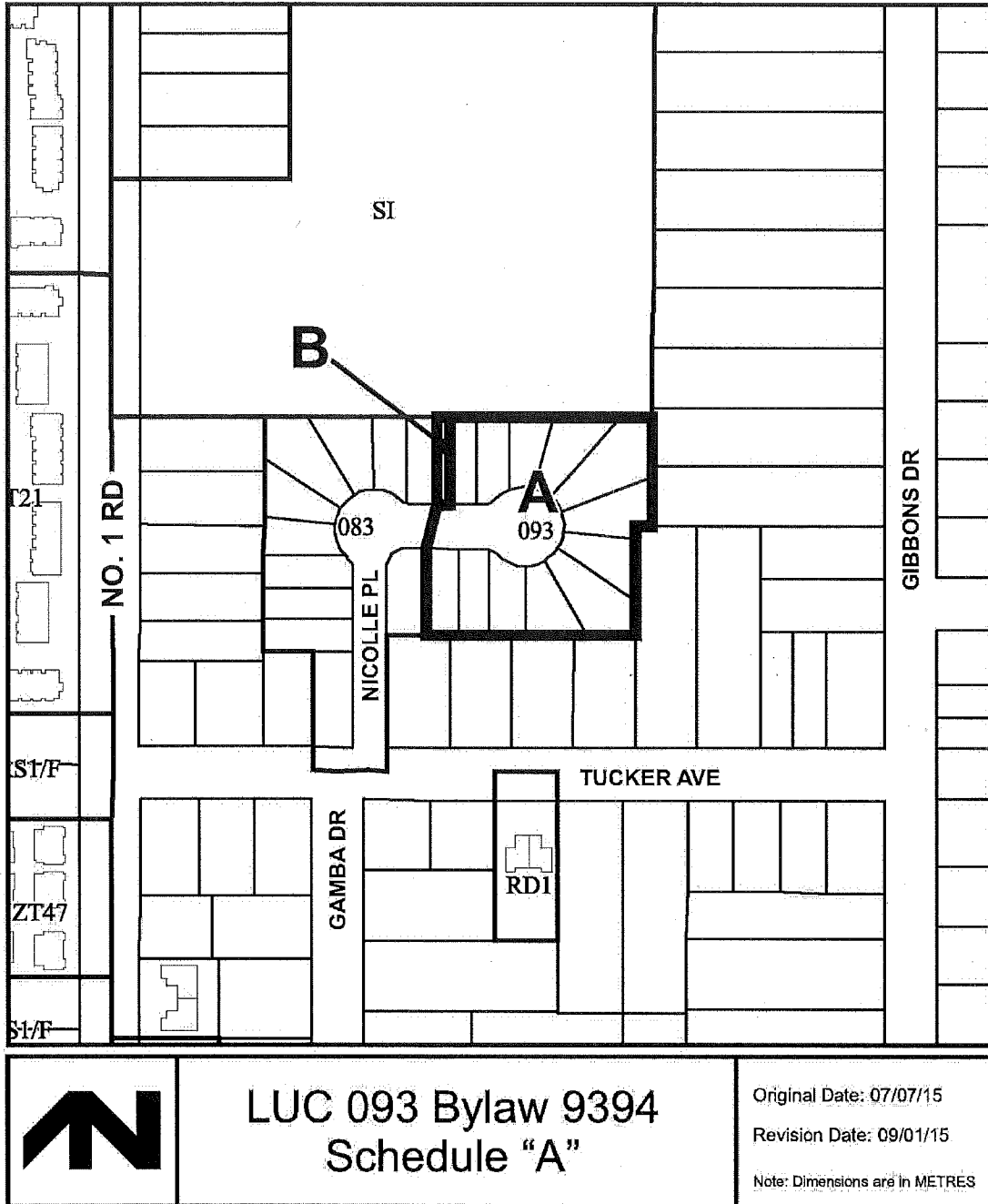
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9394



City of  
Richmond





**Richmond Land Use Contract 093  
Early Termination Bylaw No. 9395**

Whereas "Land Use Contract 093", having Charge Number RD66627, including all amendments, modifications and extensions to Charge Number RD66627, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9395".

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

1. That "Land Use Contract 093" having Charge Number RD66627, including all amendments, modifications and extensions to Charge Number RD66627, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 093" be one year from the date of adoption of Richmond Land Use Contract 093 Early Termination Bylaw No. 9395.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 093" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 093 Early Termination Bylaw No. 9395**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



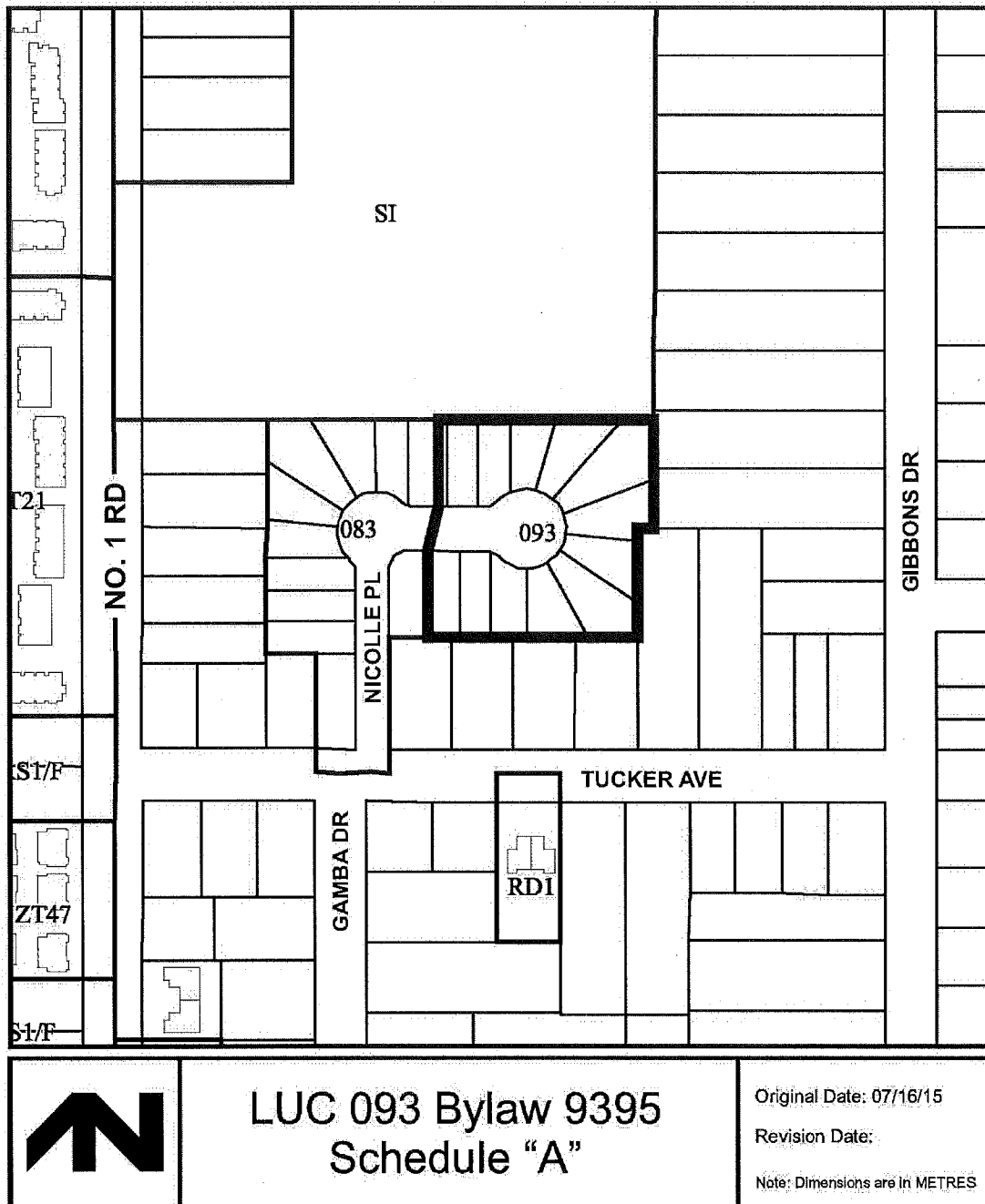
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9395



# City of Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396 To Establish Zoning for the Properties Developed Under Land Use Contract 095

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9396" as "SINGLE DETACHED (RS1/E)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

[Signature] MAYOR

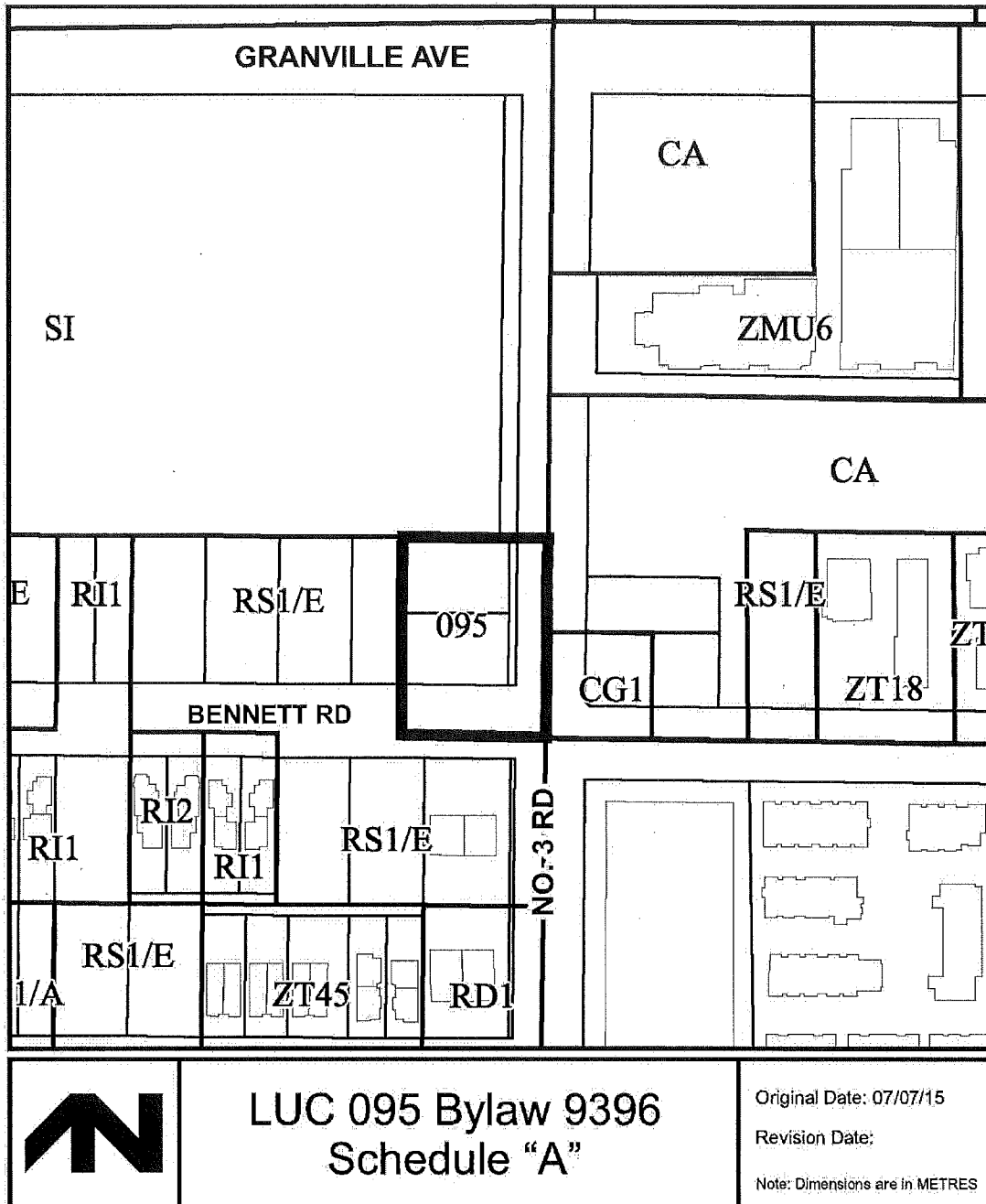
[Signature] CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9396



# City of Richmond





Richmond Land Use Contract 095  
Early Termination Bylaw No. 9397

Whereas "Land Use Contract 095", having Charge Number RD66622, including all amendments, modifications and extensions to Charge Number RD66622, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9397".

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

1. That "Land Use Contract 095" having Charge Number RD66622, including all amendments, modifications and extensions to Charge Number RD66622, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 095" be one year from the date of adoption of Richmond Land Use Contract 095 Early Termination Bylaw No. 9397.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 095" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 095 Early Termination Bylaw No. 9397**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

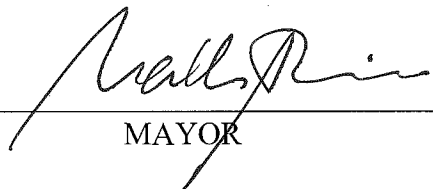
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

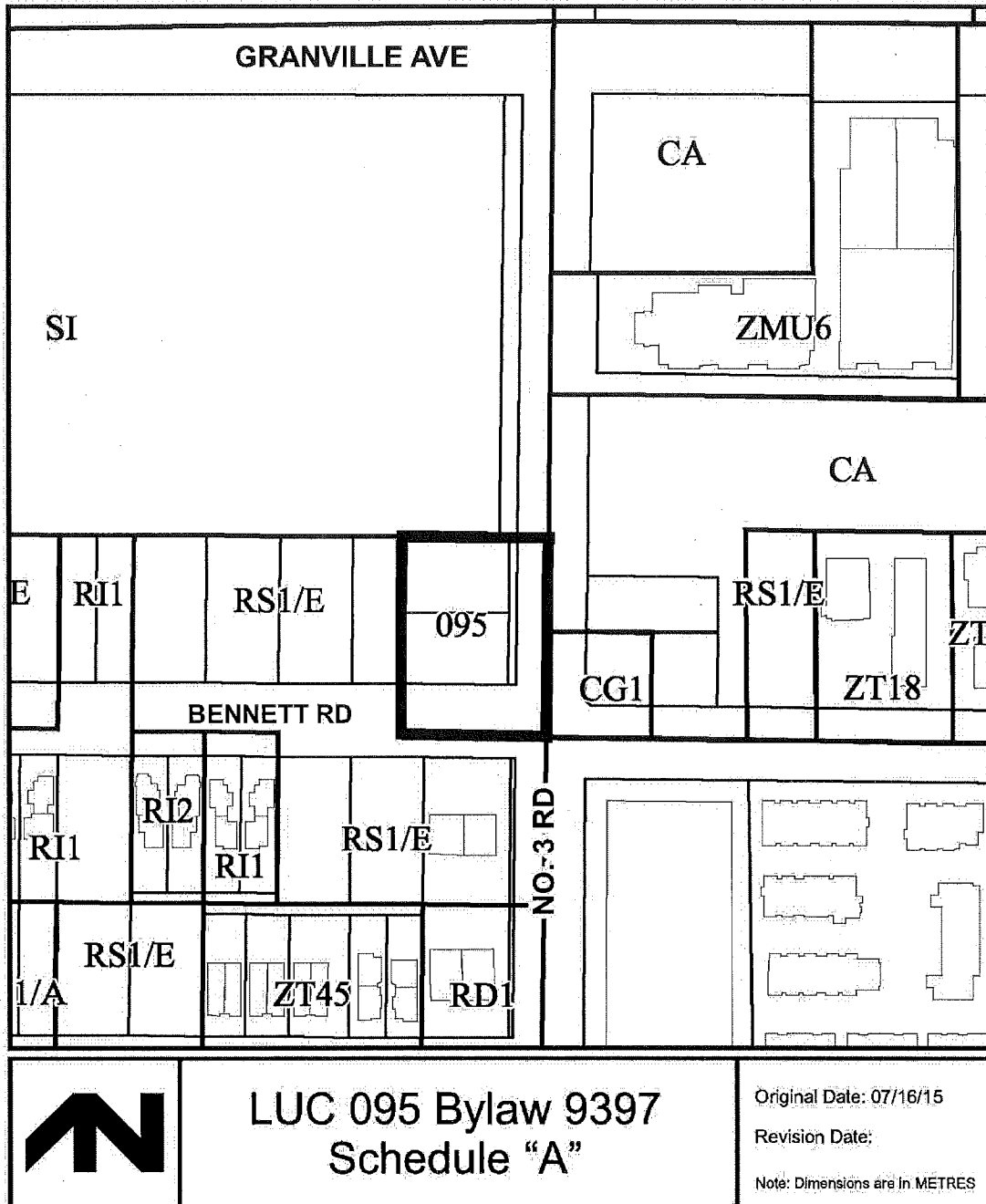
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9397



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 098**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9398" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING


NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

  
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MAYOR

  
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CORPORATE OFFICER

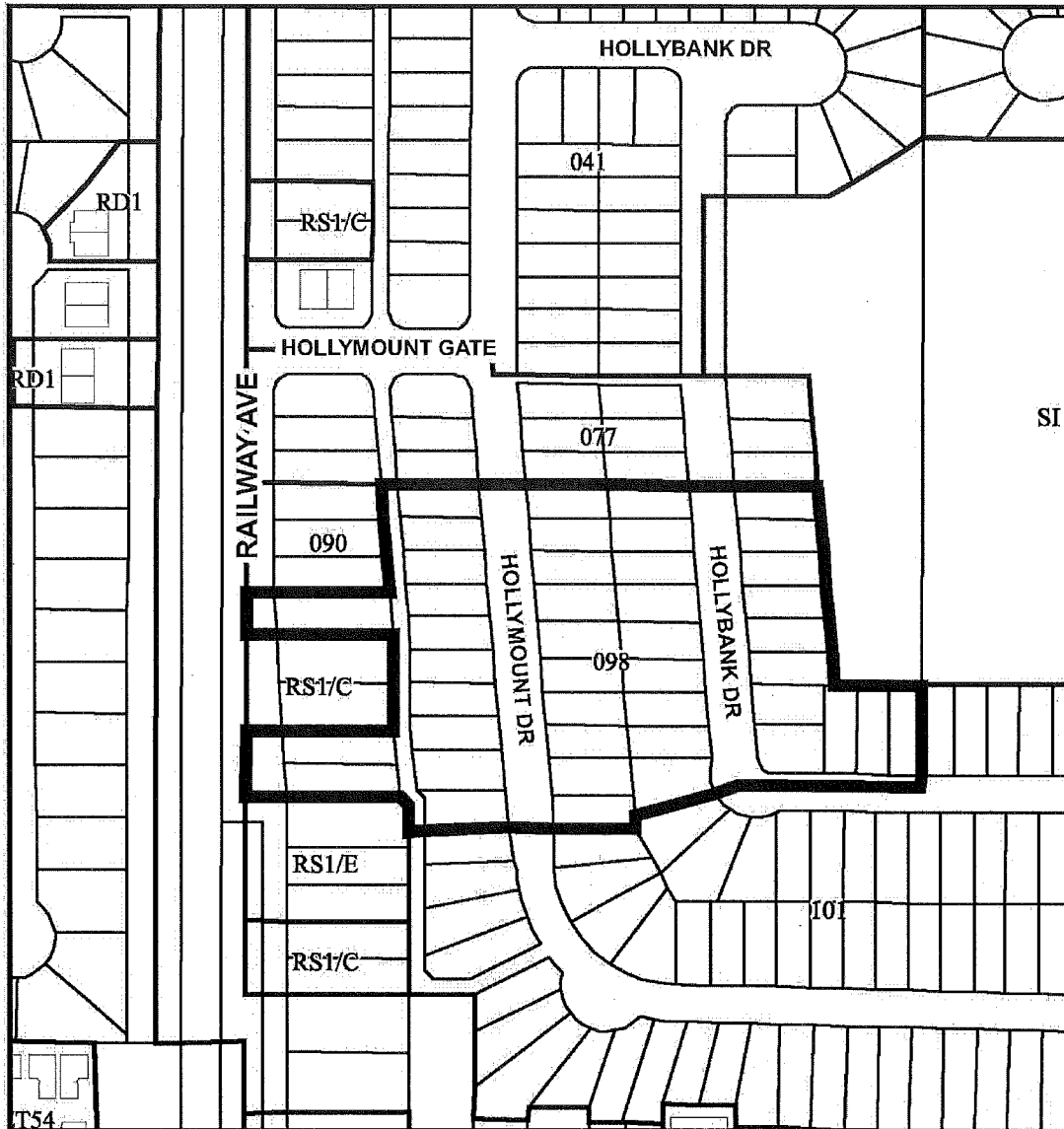
CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


Schedule A attached to and forming part of Bylaw 9398



City of  
Richmond



	<p>LUC 098 Bylaw 9398 Schedule "A"</p>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 098  
Early Termination Bylaw No. 9399**

Whereas “Land Use Contract 098”, having Charge Number RD70502, including all amendments, modifications and extensions to Charge Number RD70502, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9399”.

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

1. That “Land Use Contract 098” having Charge Number RD70502, including all amendments, modifications and extensions to Charge Number RD70502, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 098” be one year from the date of adoption of Richmond Land Use Contract 098 Early Termination Bylaw No. 9399.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 098” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 098 Early Termination Bylaw No. 9399**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



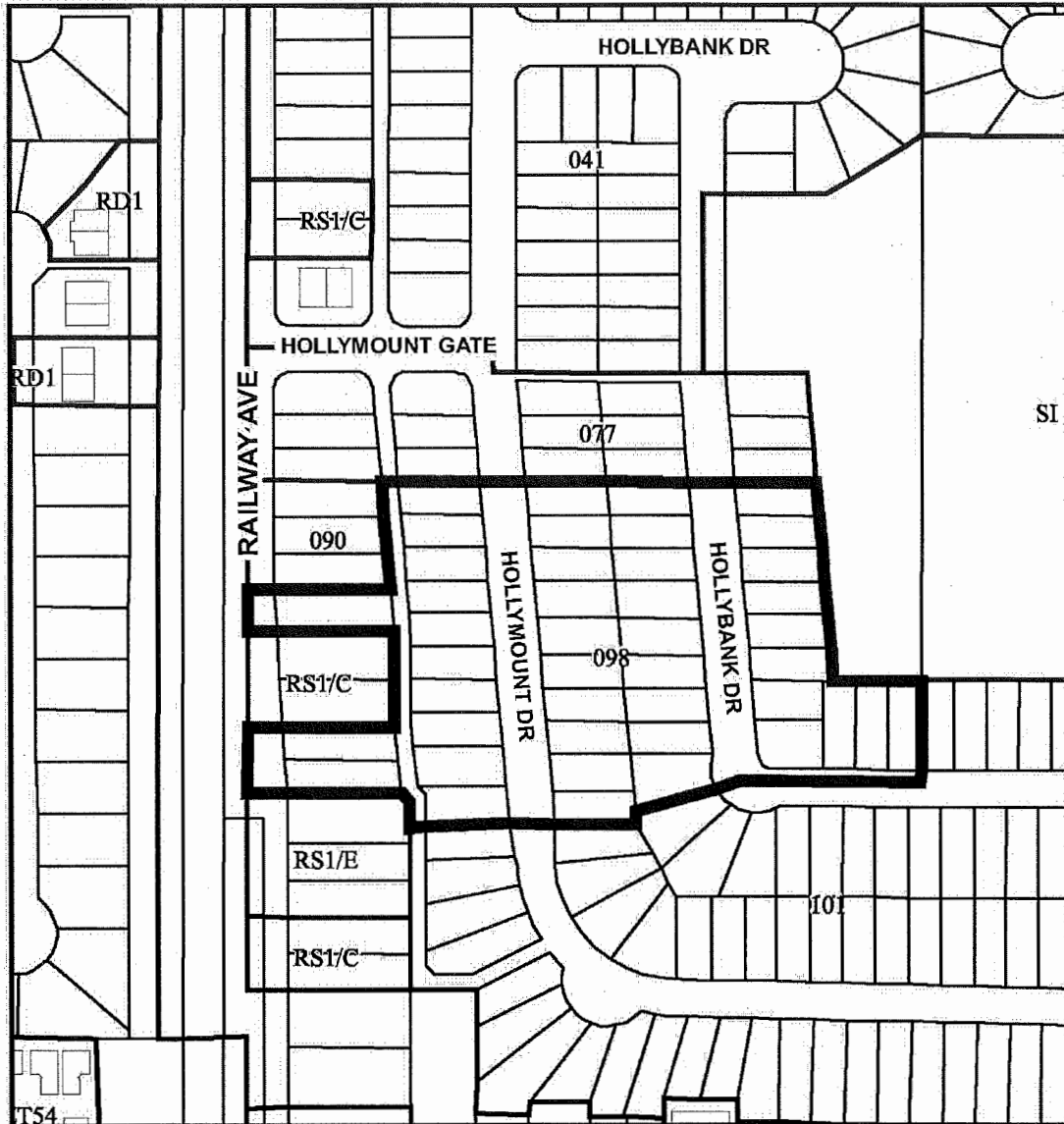
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9399



# City of Richmond



	<h2>LUC 098 Bylaw 9399 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400 To Establish Zoning for the Properties Developed Under Land Use Contract 099

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9400" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9400



# City of Richmond





**Richmond Land Use Contract 099  
Early Termination Bylaw No. 9401**

Whereas “Land Use Contract 099”, having Charge Number RD70629, including all amendments, modifications and extensions to Charge Number RD70629, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9401”.

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

1. That “Land Use Contract 099” having Charge Number RD70629, including all amendments, modifications and extensions to Charge Number RD70629, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 099” be one year from the date of adoption of Richmond Land Use Contract 099 Early Termination Bylaw No. 9401.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 099” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 099 Early Termination Bylaw No. 9401**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

MAYOR

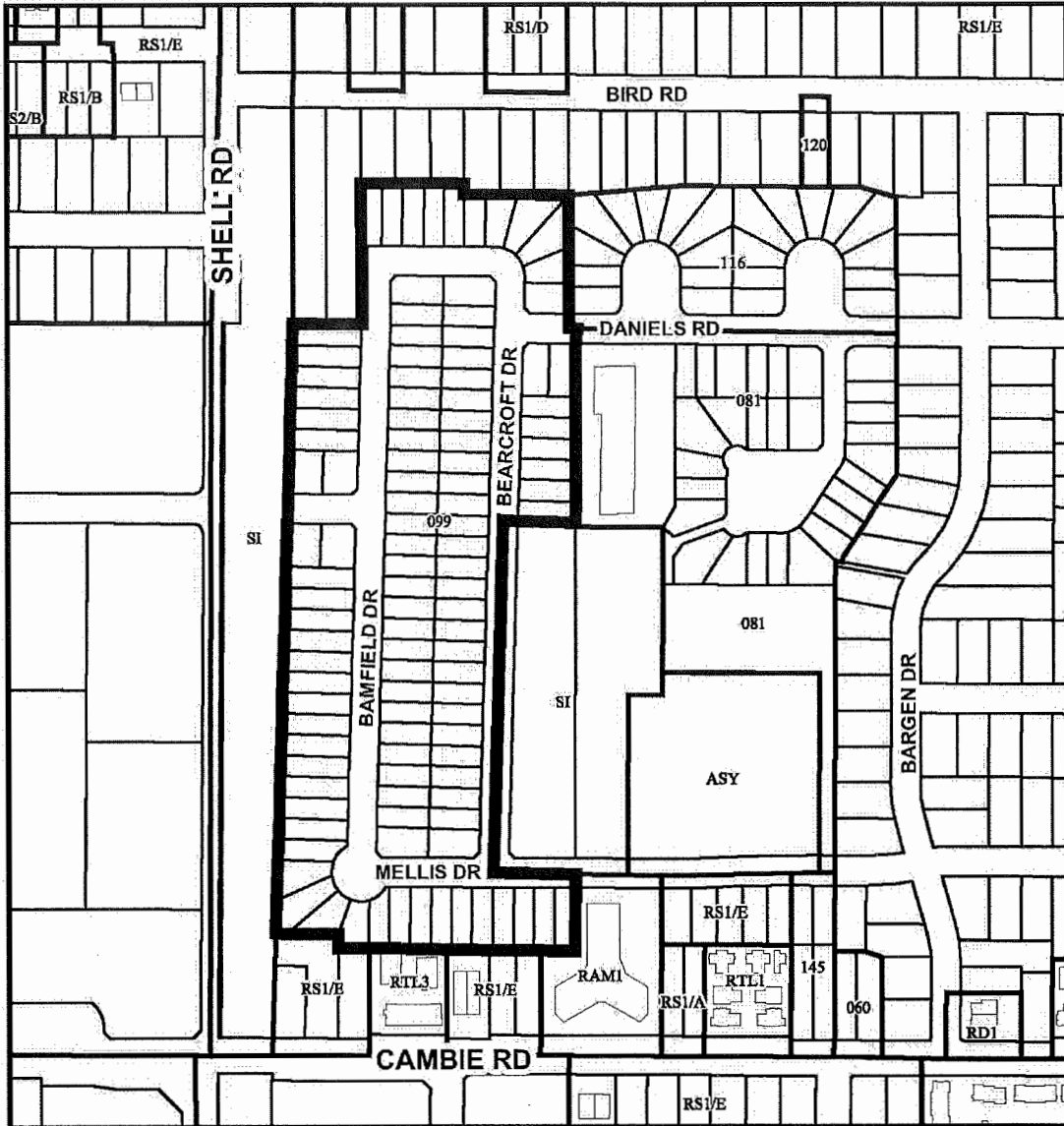
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

Schedule A attached to and forming part of Bylaw 9401



# City of Richmond



**LUC 099 Bylaw 9401**  
**Schedule "A"**

Original Date: 07/16/15  
 Revision Date:  
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402 To Establish Zoning for the Properties Developed Under Land Use Contract 101

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9402" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



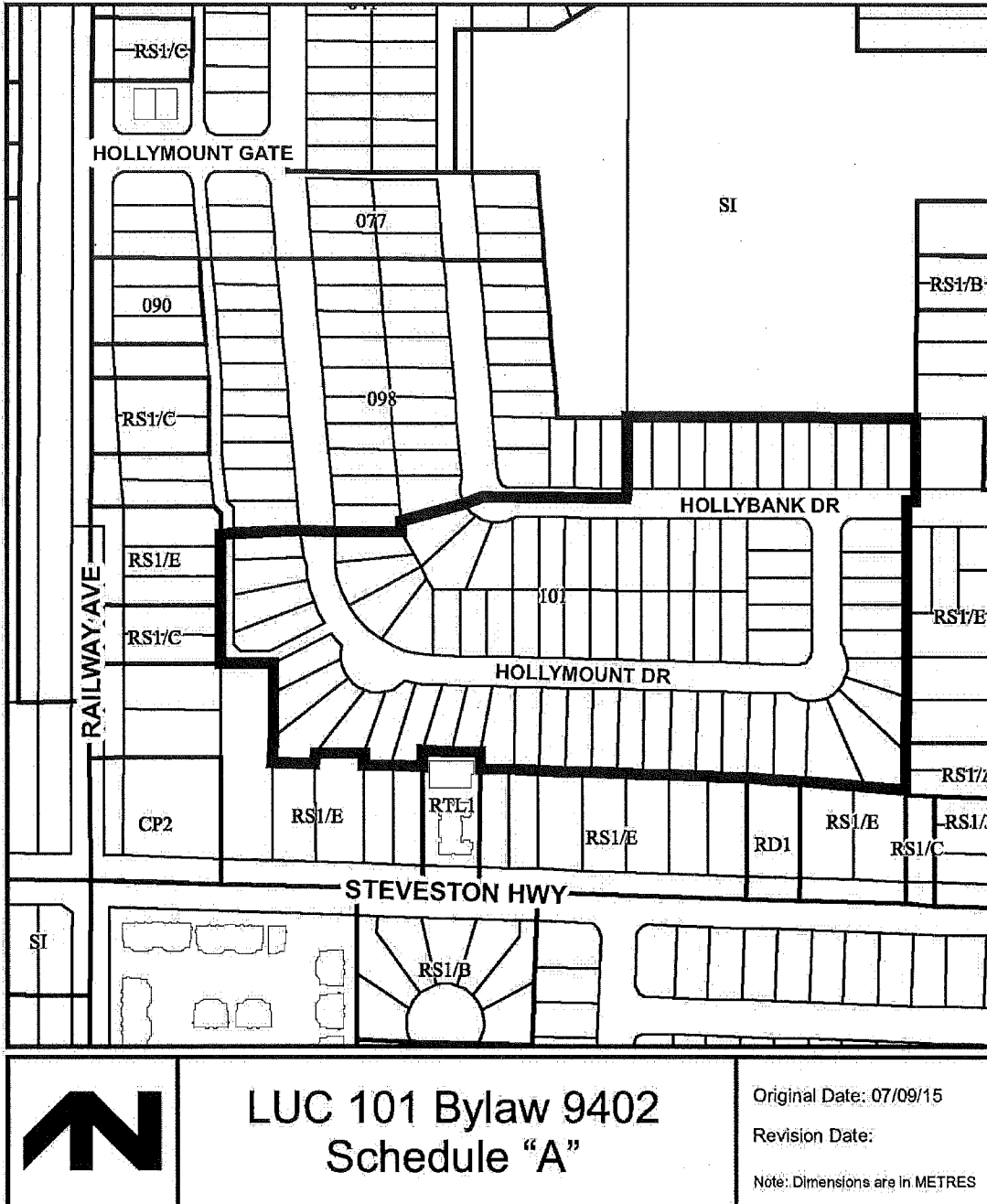
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9402



# City of Richmond





Richmond Land Use Contract 101
Early Termination Bylaw No. 9403

Whereas "Land Use Contract 101", having Charge Number RD79292, including all amendments, modifications and extensions to Charge Number RD79292, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9403".

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

- 1. That "Land Use Contract 101" having Charge Number RD79292, including all amendments, modifications and extensions to Charge Number RD79292, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 101" be one year from the date of adoption of Richmond Land Use Contract 101 Early Termination Bylaw No. 9403.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 101" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 101 Early Termination Bylaw No. 9403".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Handwritten signature of Mayor]

MAYOR

[Handwritten signature of Corporate Officer]

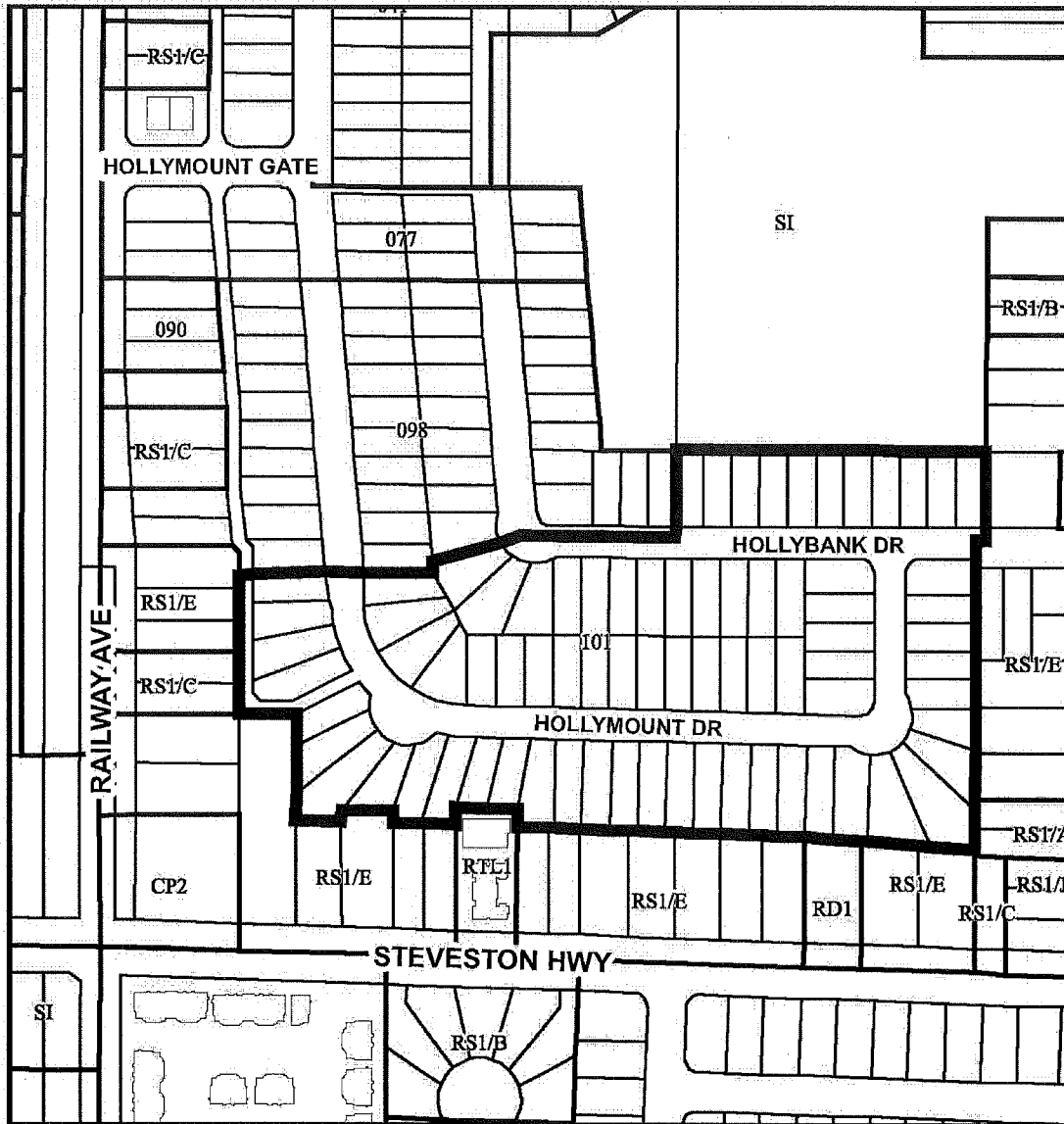
CORPORATE OFFICER




Schedule A attached to and forming part of Bylaw 9403



# City of Richmond



	<h2>LUC 101 Bylaw 9403 Schedule "A"</h2>	<p>Original Date: 07/16/15          Revision Date:          Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404 To Establish Zoning for the Properties Developed Under Land Use Contract 102

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9404" as "SINGLE DETACHED (RS1/D)".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9404" as "SINGLE DETACHED (RS1/B)".
3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature of Mayor]

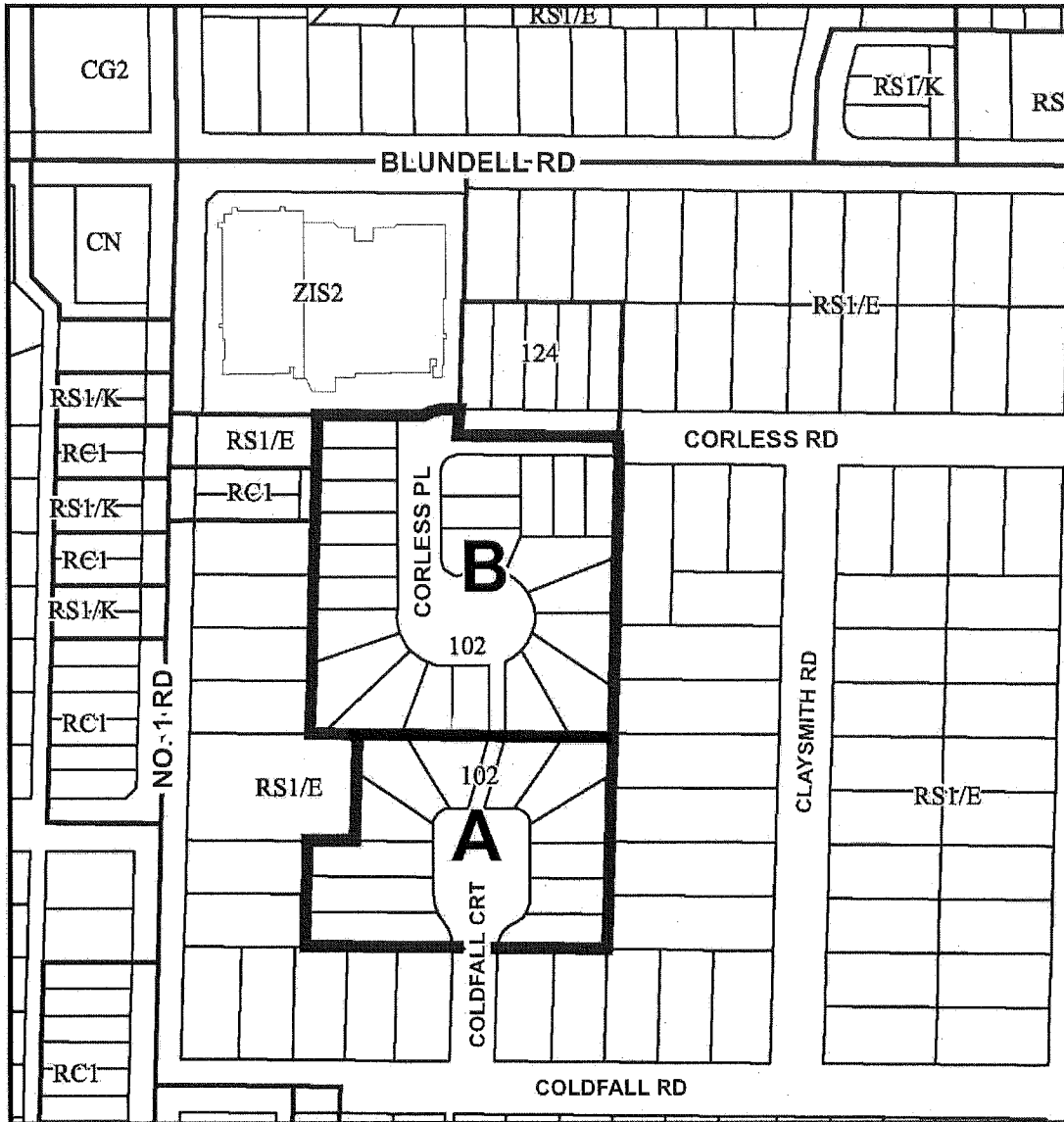
MAYOR

[Signature of Corporate Officer] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9404



# City of Richmond



	<p><b>LUC 102 Bylaw 9404</b> <b>Schedule "A"</b></p>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 102
Early Termination Bylaw No. 9405

Whereas "Land Use Contract 102", having Charge Number RD74128, including all amendments, modifications and extensions to Charge Number RD74128, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9405".

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

- 1. That "Land Use Contract 102" having Charge Number RD74128, including all amendments, modifications and extensions to Charge Number RD74128, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 102" be one year from the date of adoption of Richmond Land Use Contract 102 Early Termination Bylaw No. 9405.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 102" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 102 Early Termination Bylaw No. 9405".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature of Mayor]

MAYOR

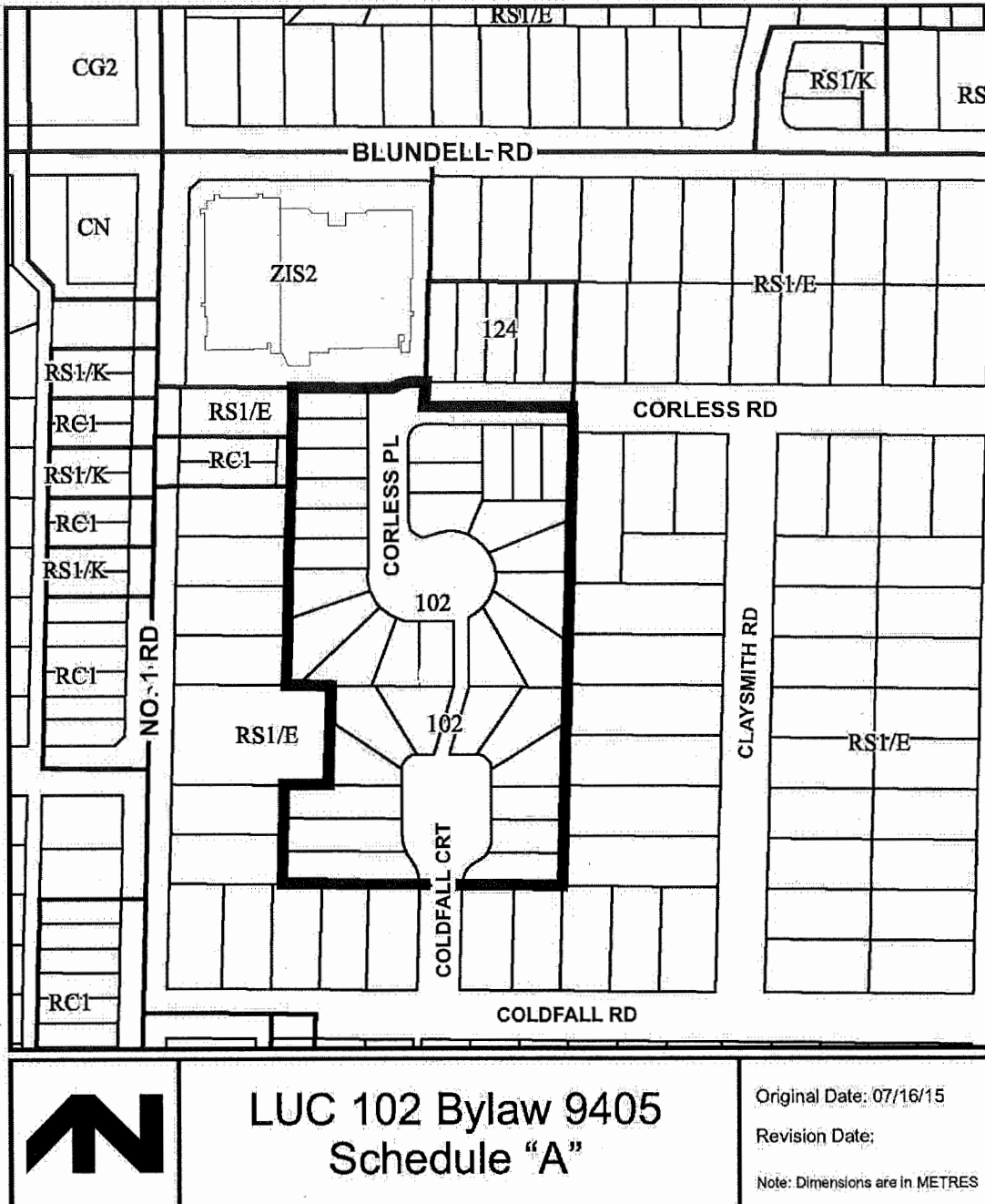
[Signature of Corporate Officer]

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9405



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 105**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9406" as "**SINGLE DETACHED (RS1/D)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9406" as "**SINGLE DETACHED (RS1/B)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

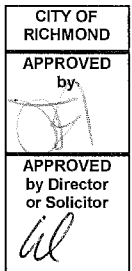
NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

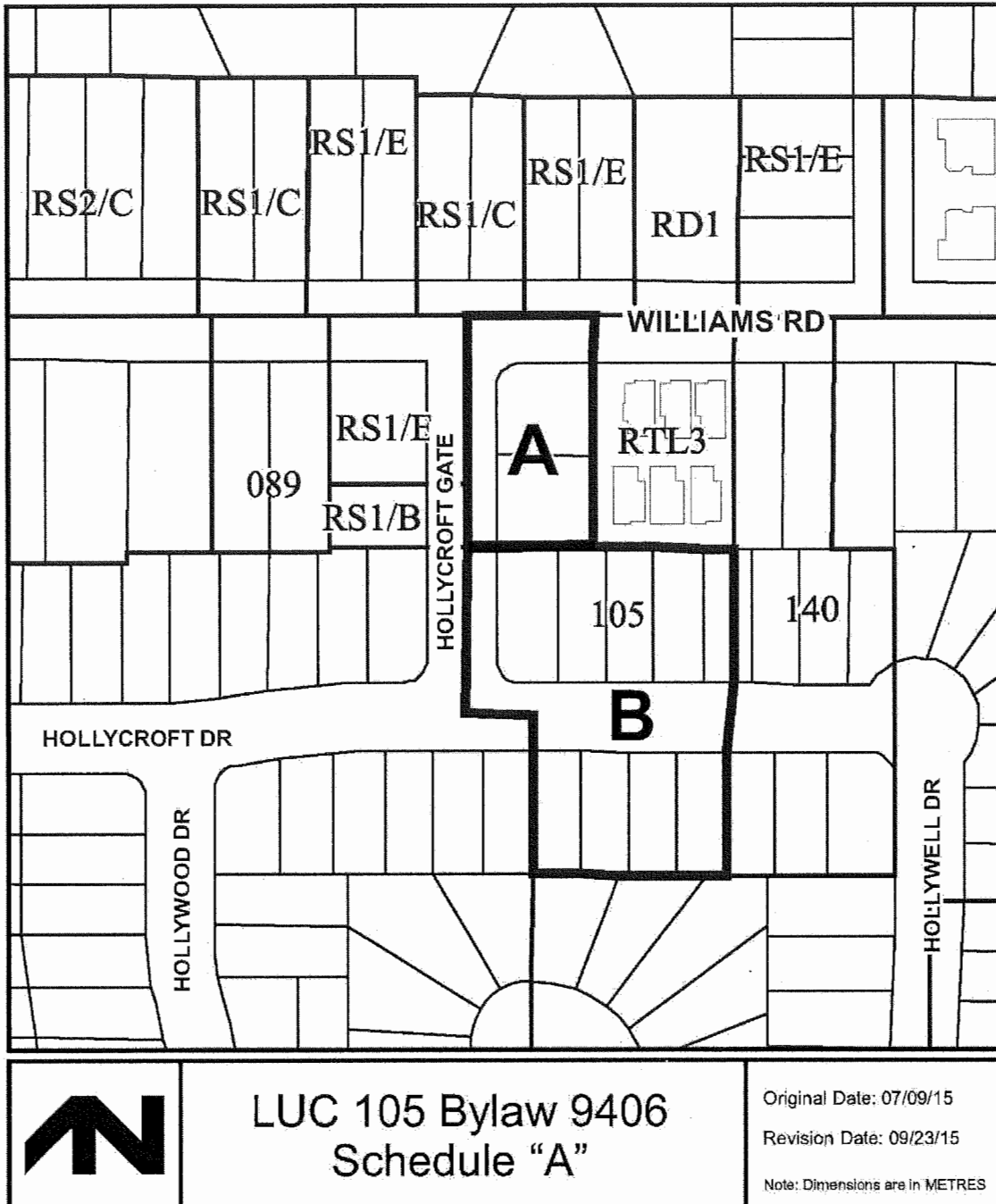
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9406



City of  
Richmond



LUC 105 Bylaw 9406  
Schedule "A"

Original Date: 07/09/15

Revision Date: 09/23/15

Note: Dimensions are in METRES





**Richmond Land Use Contract 105  
Early Termination Bylaw No. 9407**

Whereas "Land Use Contract 105", having Charge Number RD74174, including all amendments, modifications and extensions to Charge Number RD74174, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9407".

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

1. That "Land Use Contract 105" having Charge Number RD74174, including all amendments, modifications and extensions to Charge Number RD74174, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 105" be one year from the date of adoption of Richmond Land Use Contract 105 Early Termination Bylaw No. 9407.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 105" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 105 Early Termination Bylaw No. 9407**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

Schedule A attached to and forming part of Bylaw 9407



City of  
Richmond



LUC 105 Bylaw 9407  
Schedule "A"

Original Date: 07/16/15  
Revision Date: 09/23/15  
Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408 To Establish Zoning for the Properties Developed Under Land Use Contract 107

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9408" as "SINGLE DETACHED (RS1/B)".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9408" as "SINGLE DETACHED (RS1/E)".
3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

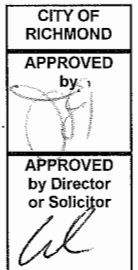
NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



Handwritten signature of Mayor

MAYOR

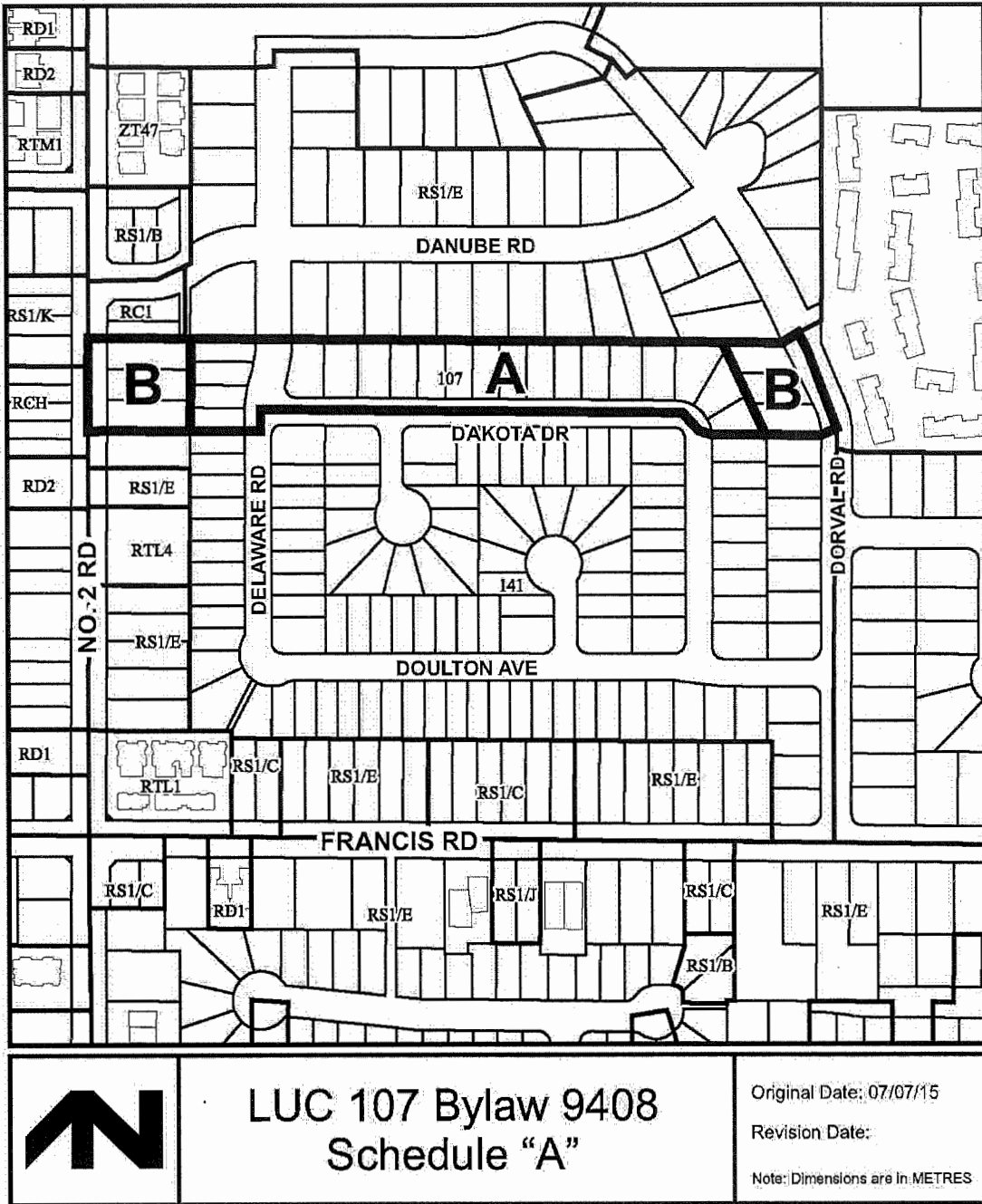
Handwritten signature of Corporate Officer

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9408



# City of Richmond





**Richmond Land Use Contract 107  
Early Termination Bylaw No. 9409**

Whereas “Land Use Contract 107”, having Charge Number RD78822, including all amendments, modifications and extensions to Charge Number RD78822, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9409”.

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

1. That “Land Use Contract 107” having Charge Number RD78822, including all amendments, modifications and extensions to Charge Number RD78822, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 107” be one year from the date of adoption of Richmond Land Use Contract 107 Early Termination Bylaw No. 9409.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 107” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 107 Early Termination Bylaw No. 9409**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

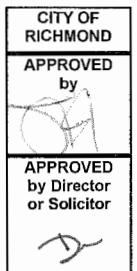
NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

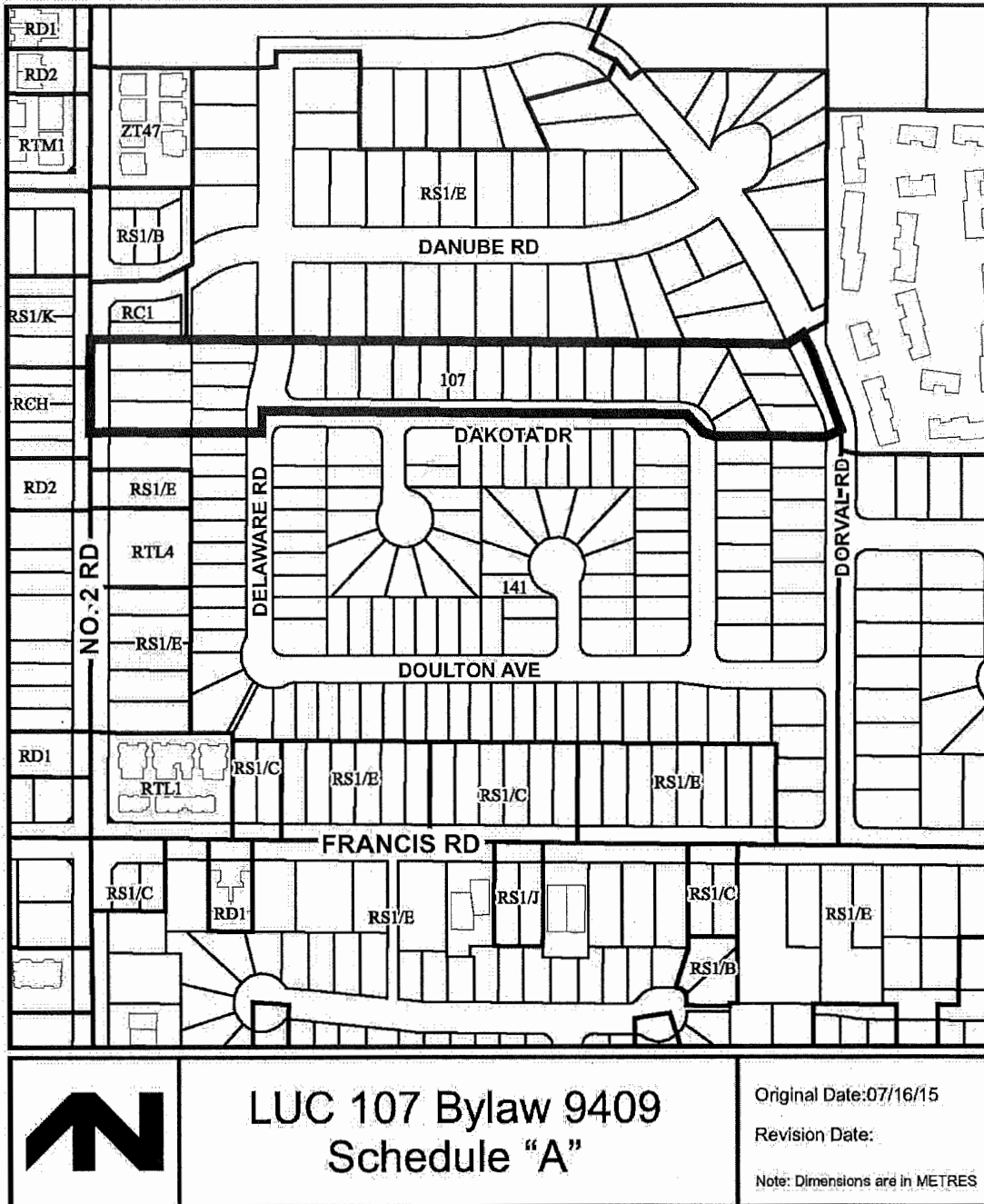
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9409



# City of Richmond



**LUC 107 Bylaw 9409  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410 To Establish Zoning for the Properties Developed Under Land Use Contract 109

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9410" as "SINGLE DETACHED (RS1/D)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature] MAYOR

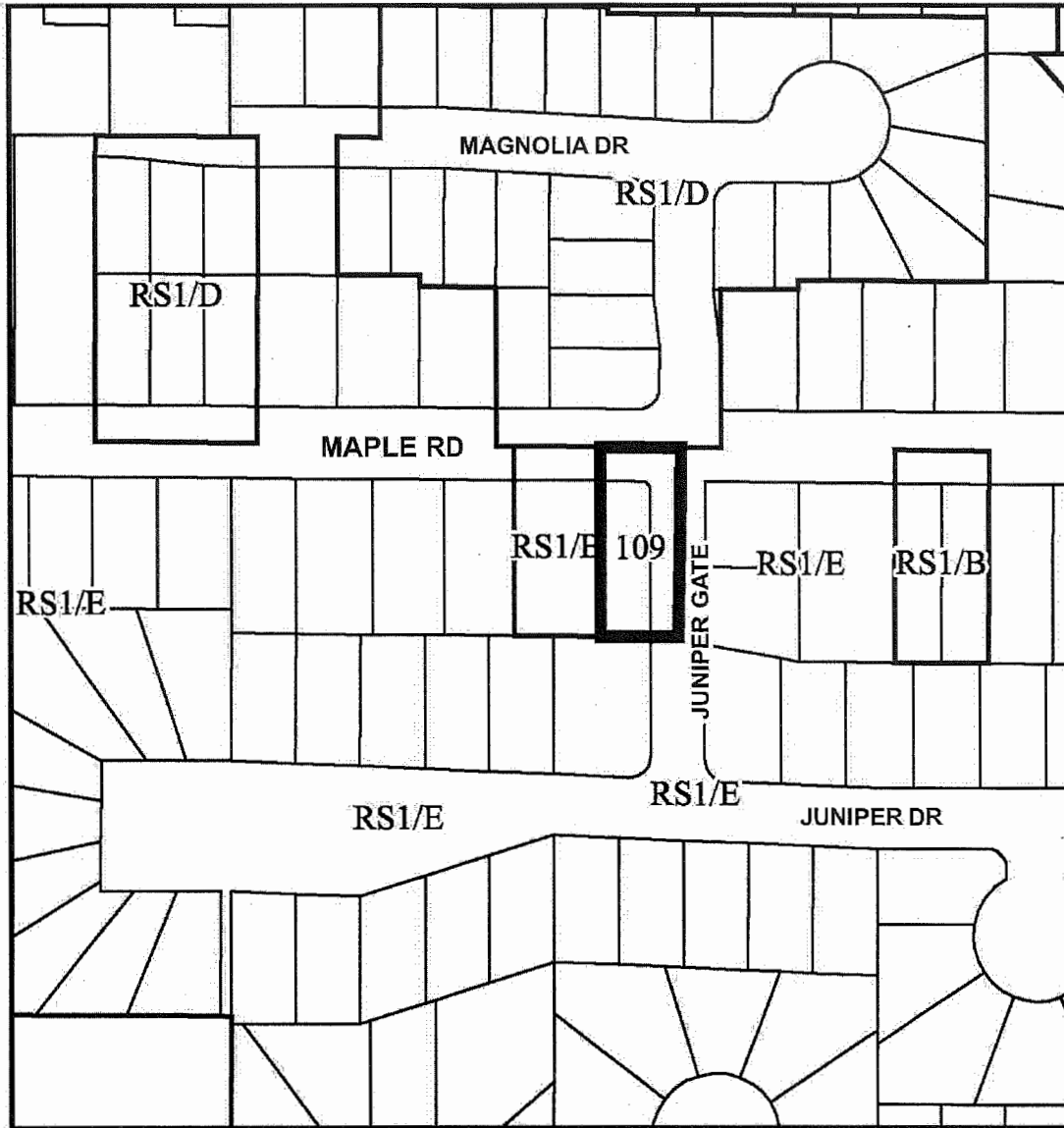
[Signature] CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9410



City of  
Richmond



	<p>LUC 109 Bylaw 9410 Schedule "A"</p>	<p>Original Date: 07/08/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 109  
Early Termination Bylaw No. 9411

Whereas "Land Use Contract 109", having Charge Number RD77867, including all amendments, modifications and extensions to Charge Number RD77867, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9411".

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

1. That "Land Use Contract 109" having Charge Number RD77867, including all amendments, modifications and extensions to Charge Number RD77867, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 109" be one year from the date of adoption of Richmond Land Use Contract 109 Early Termination Bylaw No. 9411.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 109" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 109 Early Termination Bylaw No. 9411**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



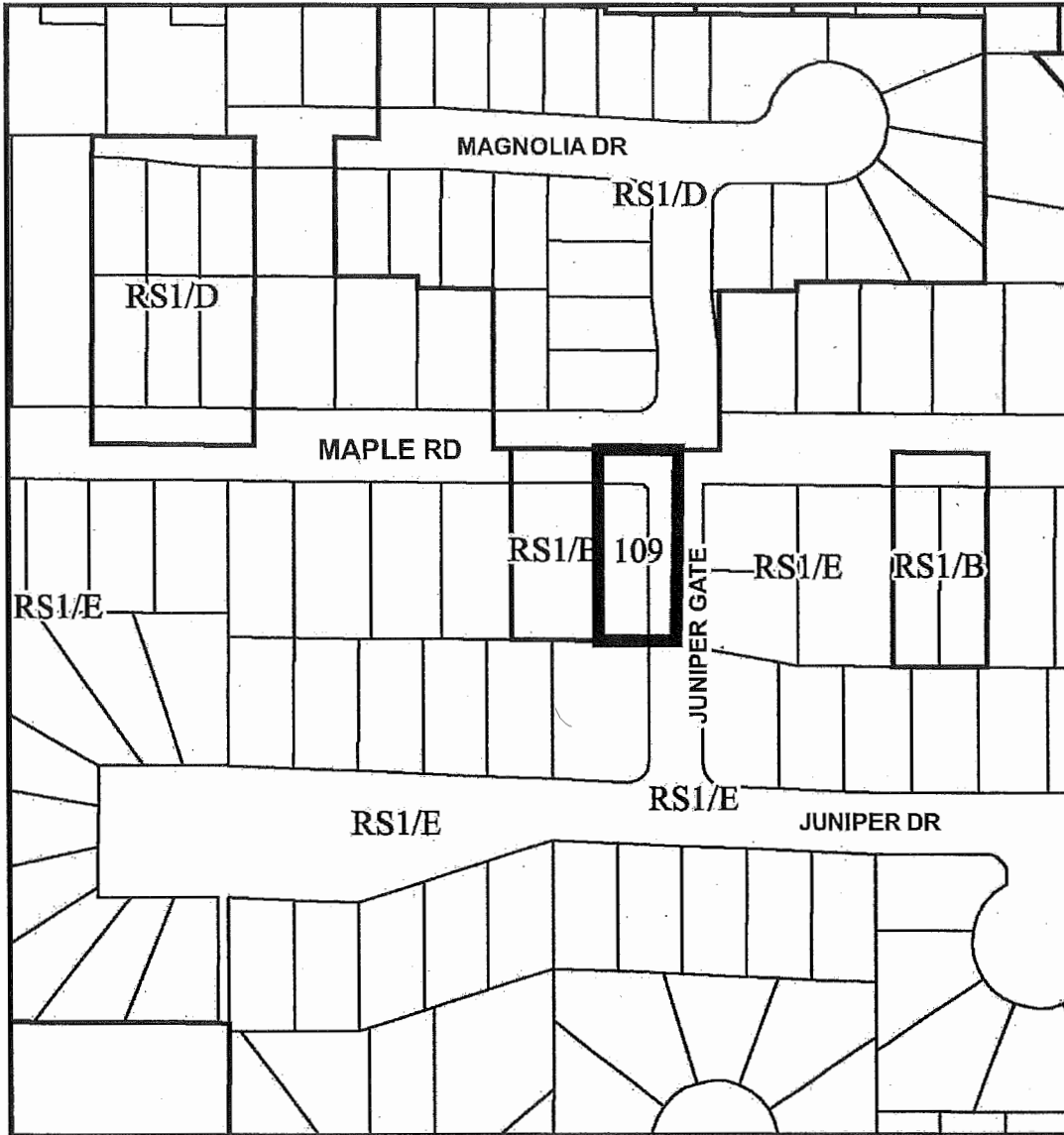
*[Signature]*  
MAYOR

*[Signature]*  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9411



City of  
Richmond



LUC 109 Bylaw 9411  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412 To Establish Zoning for the Properties Developed Under Land Use Contract 110

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9412" as "SINGLE DETACHED (RS1/D)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



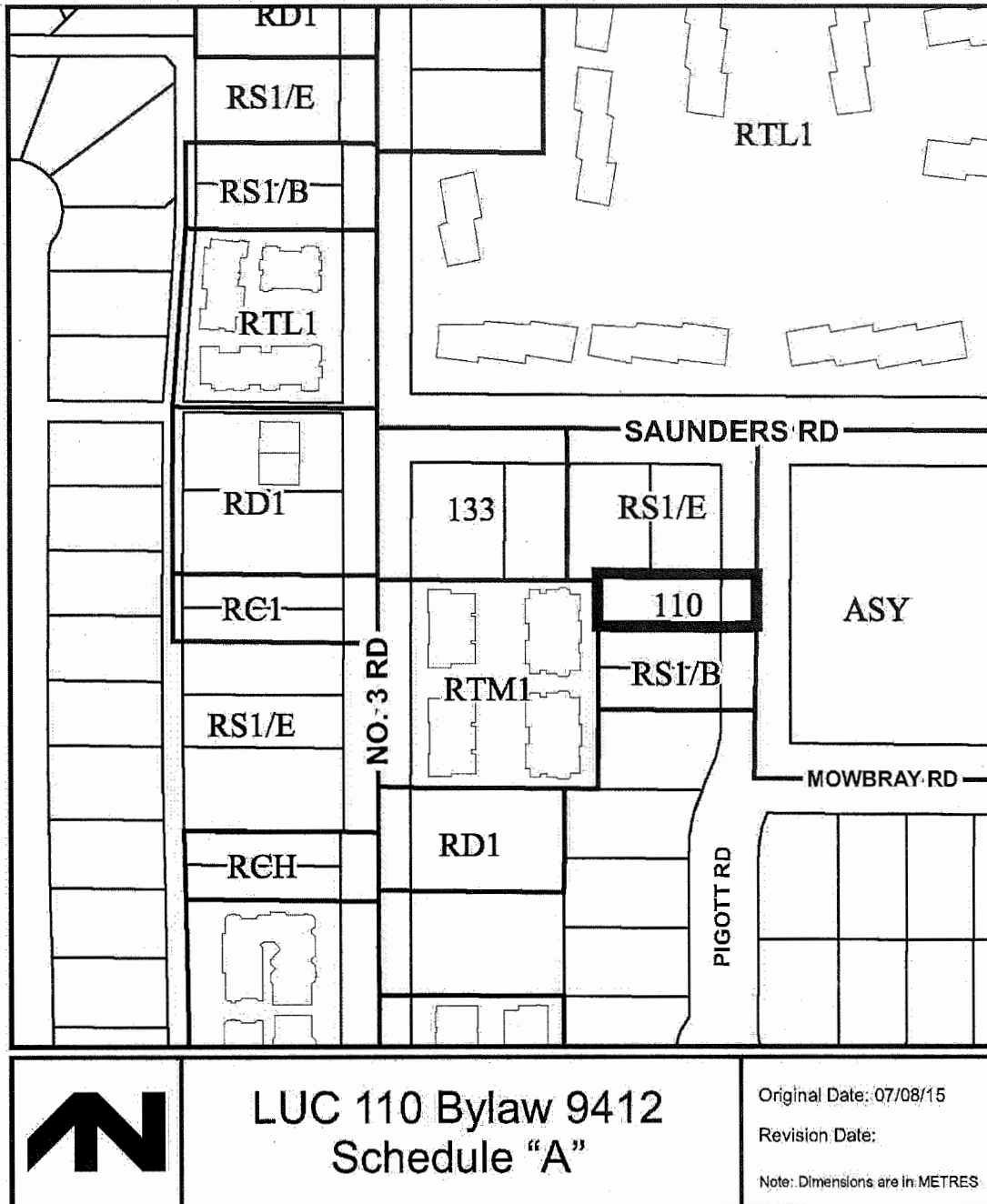
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9412



City of  
Richmond



LUC 110 Bylaw 9412  
Schedule "A"

Original Date: 07/08/15

Revision Date:

Note: Dimensions are in METRES



Richmond Land Use Contract 110  
Early Termination Bylaw No. 9413

Whereas "Land Use Contract 110", having Charge Number RD76697, including all amendments, modifications and extensions to Charge Number RD76697, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9413".

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

1. That "Land Use Contract 110" having Charge Number RD76697, including all amendments, modifications and extensions to Charge Number RD76697, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 110" be one year from the date of adoption of Richmond Land Use Contract 110 Early Termination Bylaw No. 9413.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 110" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 110 Early Termination Bylaw No. 9413**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

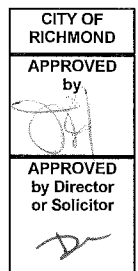
NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

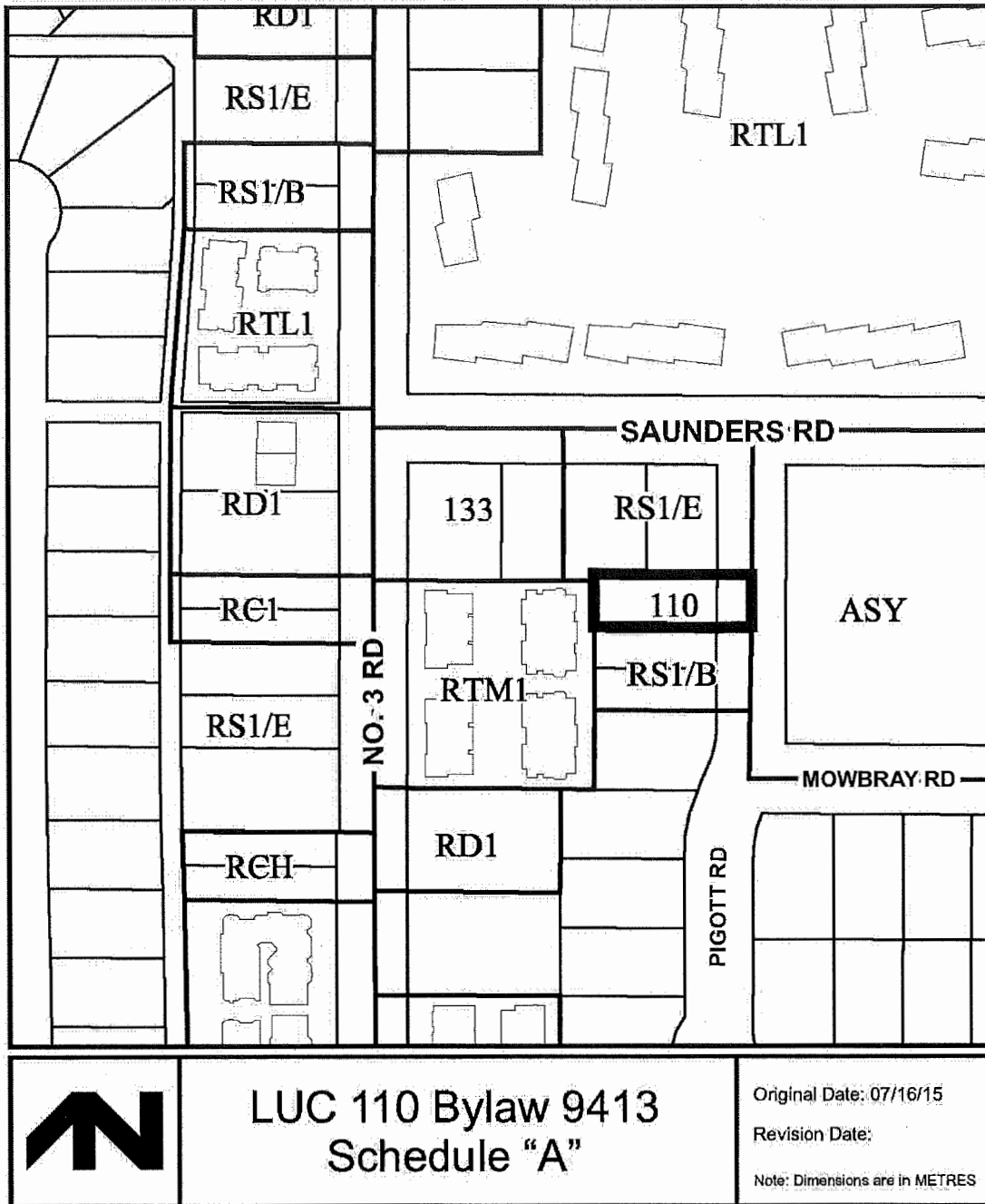
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9413



# City of Richmond



**LUC 110 Bylaw 9413  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414 To Establish Zoning for the Properties Developed Under Land Use Contract 111

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9414" as "SINGLE DETACHED (RS1/B)".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9414" as "SINGLE DETACHED (RS1/C)".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw 9414" as "SCHOOL & INSTITUTIONAL (SI)".
4. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



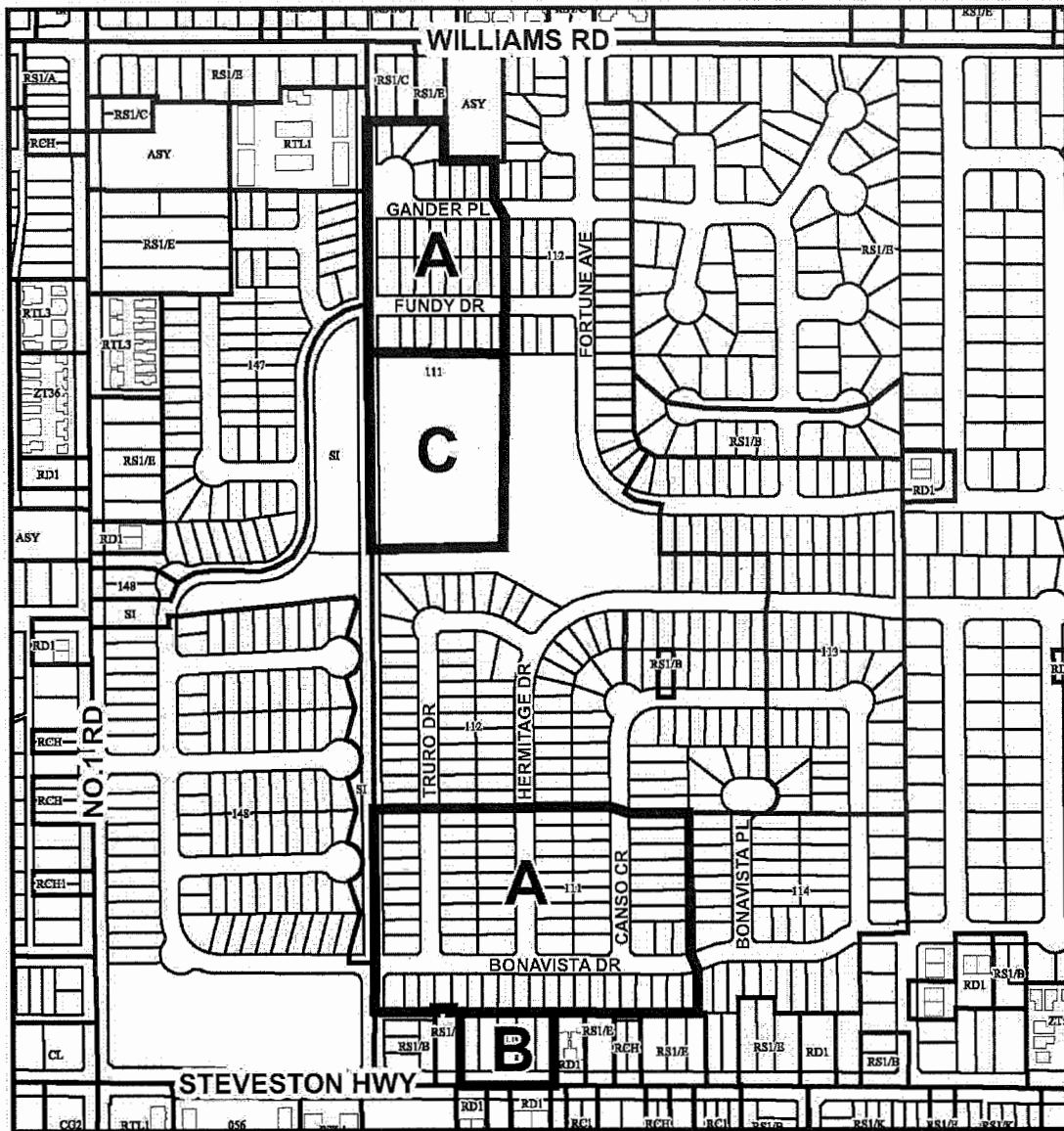
[Signature] MAYOR


[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9414



# City of Richmond



	<p><b>LUC 111 Bylaw 9414</b>  <b>Schedule "A"</b></p>	<p>Original Date: 07/03/15          Revision Date: 09/01/15          Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 111  
Early Termination Bylaw No. 9415**

Whereas "Land Use Contract 111", having Charge Number RD85627, including all amendments, modifications and extensions to Charge Number RD85627, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9415".

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

1. That "Land Use Contract 111" having Charge Number RD85627, including all amendments, modifications and extensions to Charge Number RD85627, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 111" be one year from the date of adoption of Richmond Land Use Contract 111 Early Termination Bylaw No. 9415.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 111" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 111 Early Termination Bylaw No. 9415**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



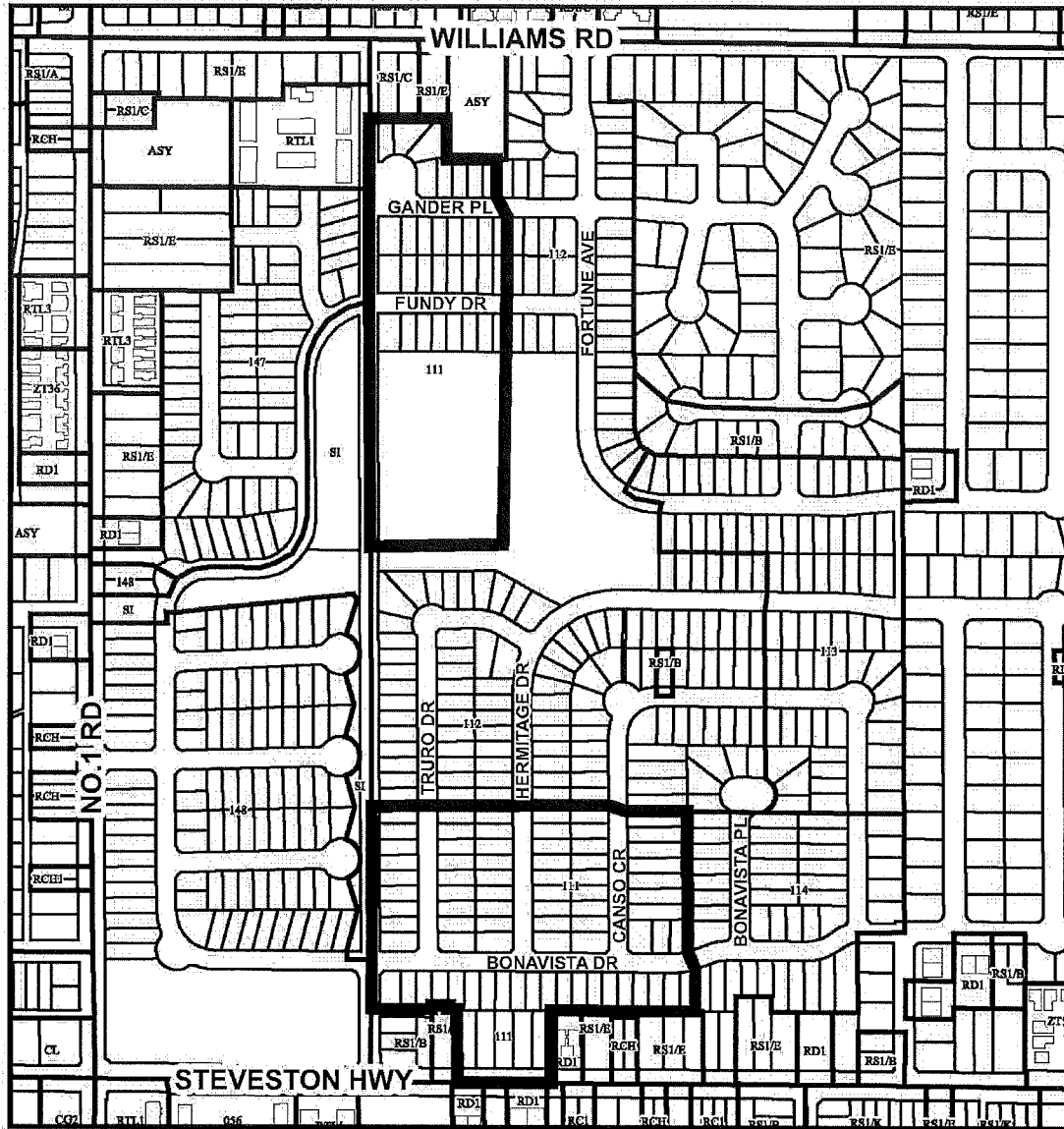
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9415



City of  
Richmond



	<p>LUC 111 Bylaw 9415 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: 09/01/15 Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 112**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9416" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9416" as "**SCHOOL & INSTITUTIONAL (SI)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

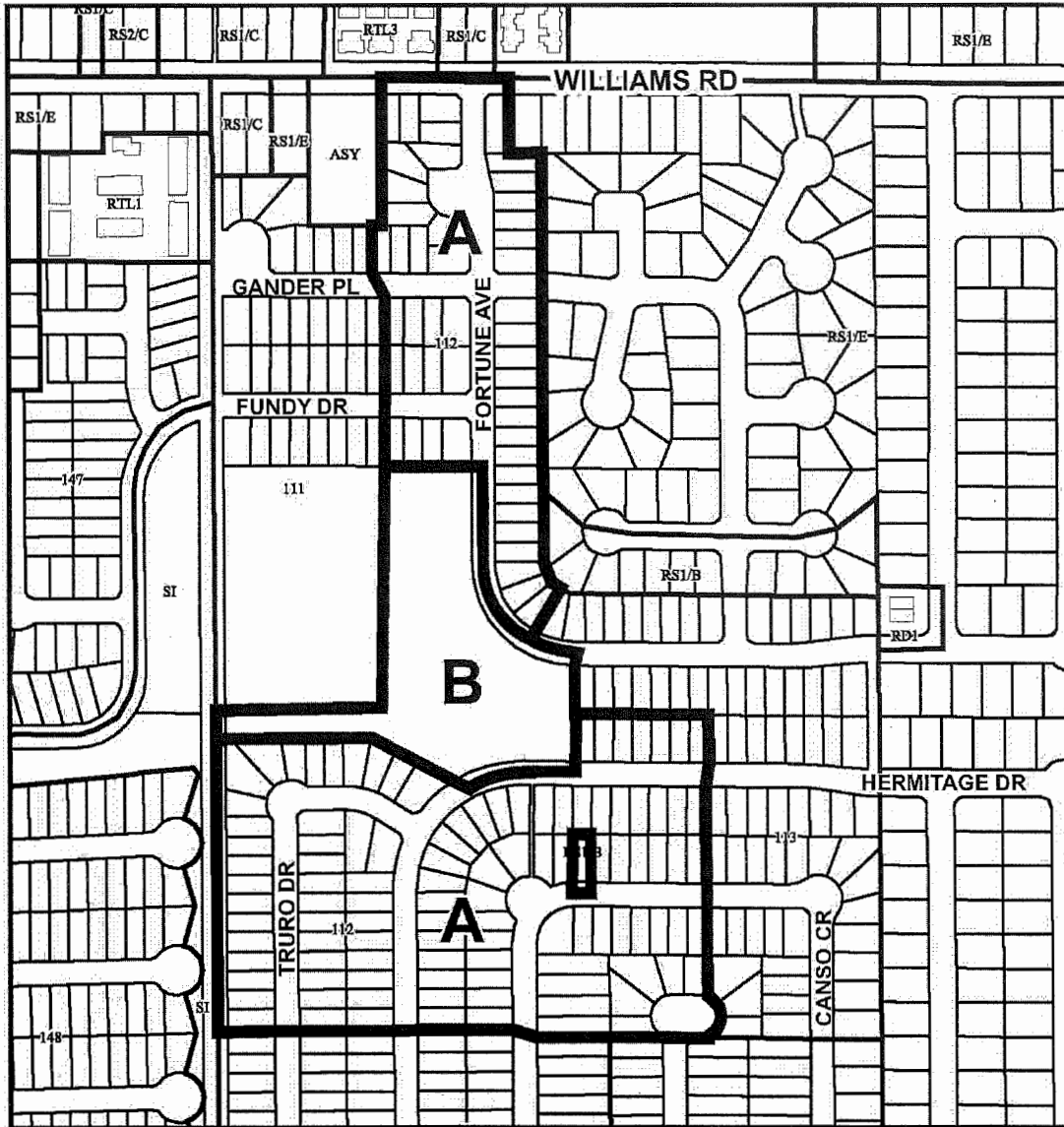

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9416



# City of Richmond



	<h2>LUC 112 Bylaw 9416 Schedule "A"</h2>	Original Date: 07/03/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Land Use Contract 112  
Early Termination Bylaw No. 9417**

Whereas "Land Use Contract 112", having Charge Number RD85628, including all amendments, modifications and extensions to Charge Number RD85628, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9417".

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

1. That "Land Use Contract 112" having Charge Number RD85628, including all amendments, modifications and extensions to Charge Number RD85628, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 112" be one year from the date of adoption of Richmond Land Use Contract 112 Early Termination Bylaw No. 9417.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 112" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 112 Early Termination Bylaw No. 9417**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

  
MAYOR

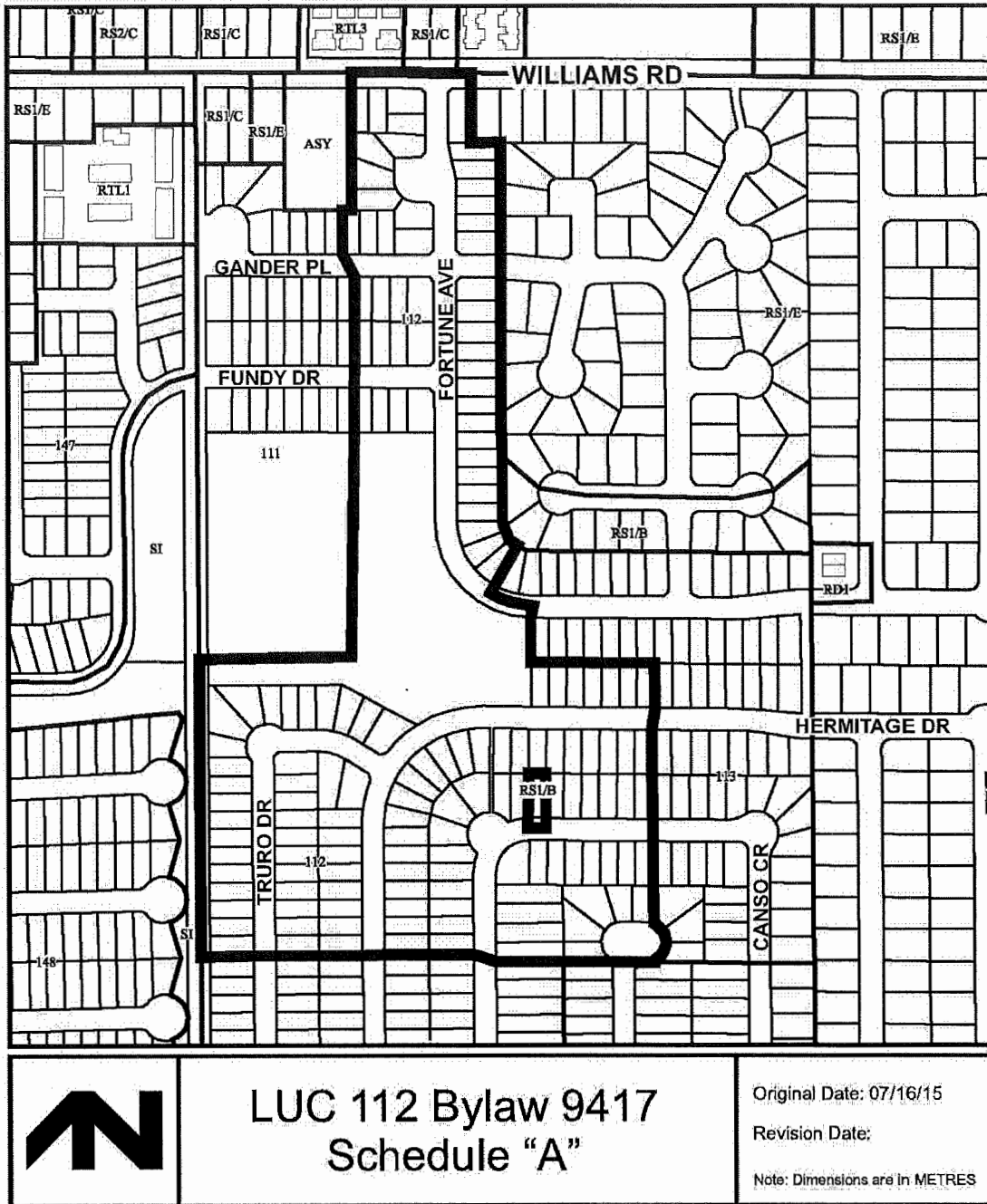
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9417



# City of Richmond



**LUC 112 Bylaw 9417  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 113**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9418" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



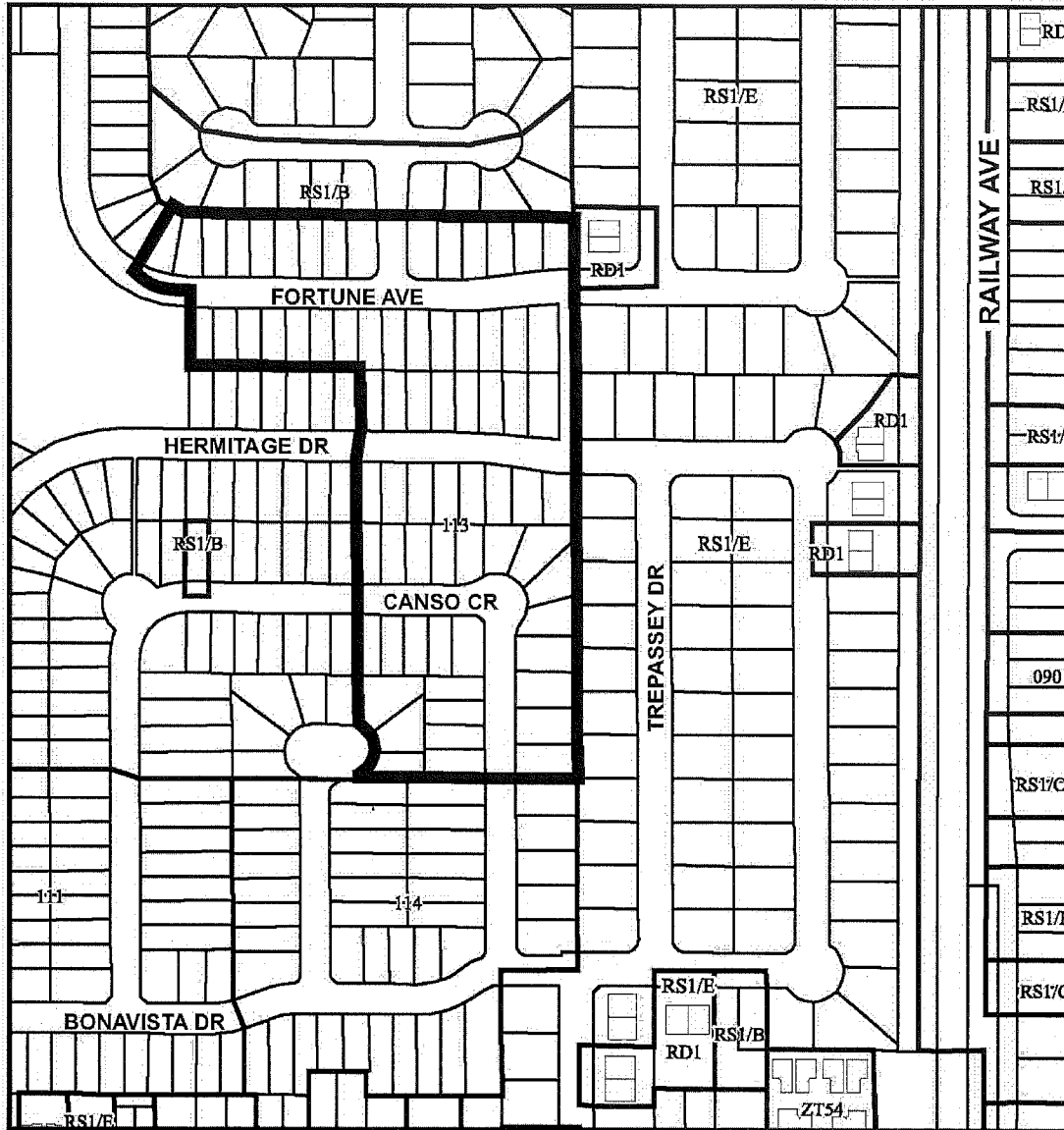
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9418



City of  
Richmond



LUC 113 Bylaw 9418  
Schedule "A"

Original Date: 07/03/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 113  
Early Termination Bylaw No. 9419**

Whereas "Land Use Contract 113", having Charge Number RD85737, including all amendments, modifications and extensions to Charge Number RD85737, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9419".

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

1. That "Land Use Contract 113" having Charge Number RD85737, including all amendments, modifications and extensions to Charge Number RD85737, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 113" be one year from the date of adoption of Richmond Land Use Contract 113 Early Termination Bylaw No. 9419.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 113" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 113 Early Termination Bylaw No. 9419**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

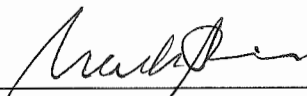
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



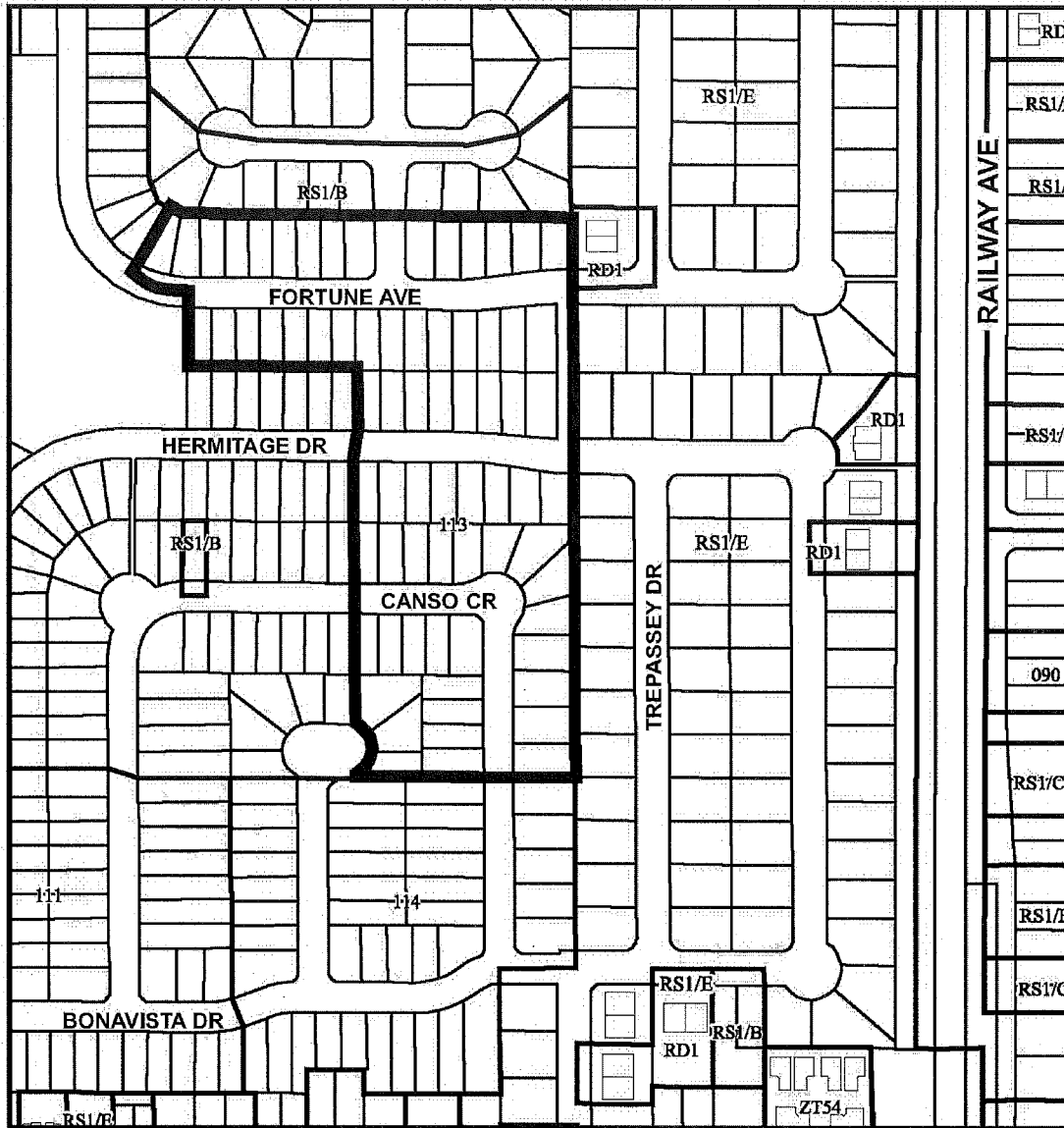
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9419



City of  
Richmond



	<p>LUC 113 Bylaw 9419 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 114**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9420" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



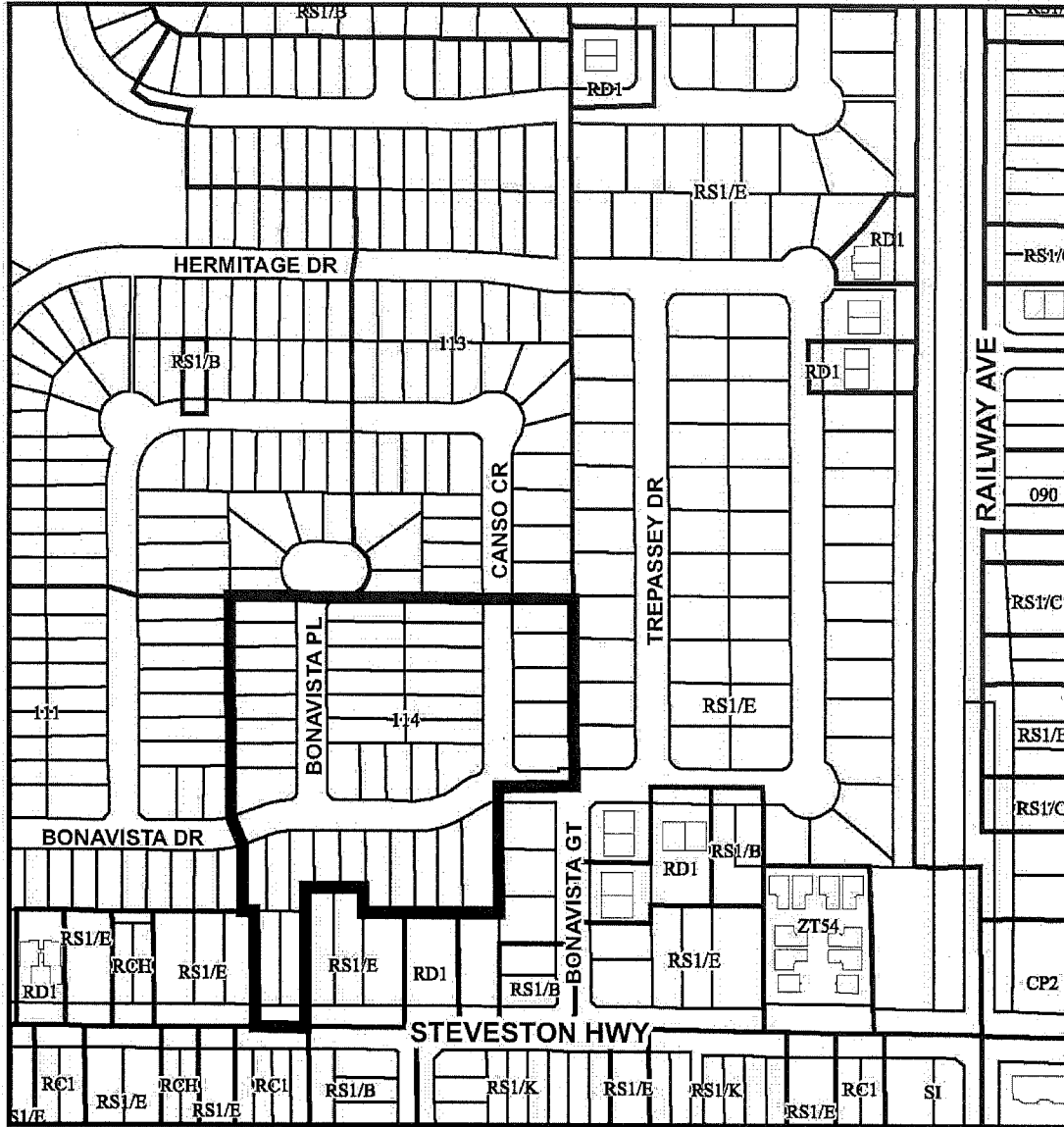
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9420



City of  
Richmond



LUC 114 Bylaw 9420  
Schedule "A"

Original Date: 07/03/15

Revision Date:

Note: Dimensions are in METRES





**Richmond Land Use Contract 114  
Early Termination Bylaw No. 9421**

Whereas "Land Use Contract 114", having Charge Number RD85656, including all amendments, modifications and extensions to Charge Number RD85656, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9421".

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

1. That "Land Use Contract 114" having Charge Number RD85656, including all amendments, modifications and extensions to Charge Number RD85656, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 114" be one year from the date of adoption of Richmond Land Use Contract 114 Early Termination Bylaw No. 9421.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 114" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 114 Early Termination Bylaw No. 9421**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



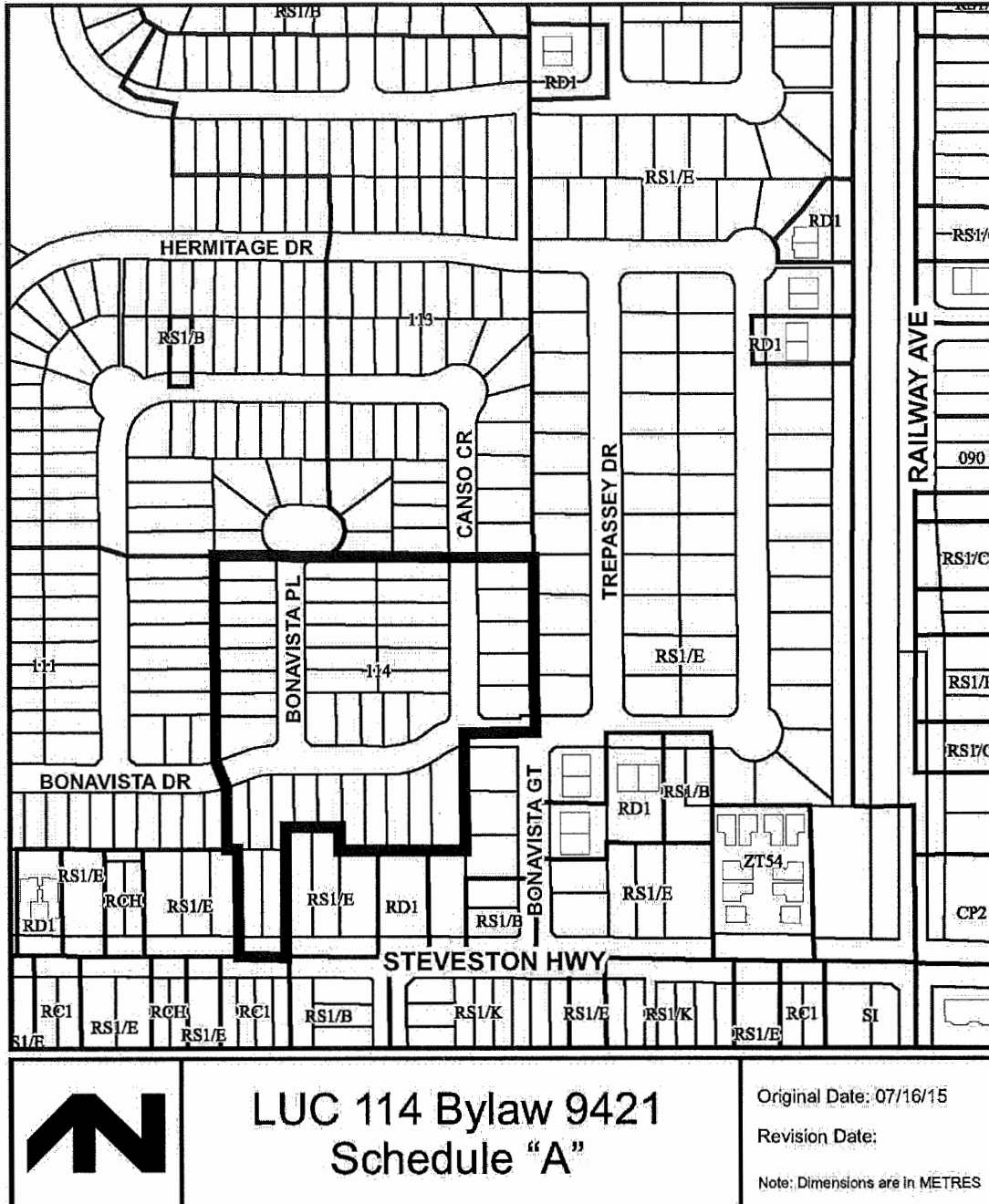
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9421



# City of Richmond



LUC 114 Bylaw 9421  
Schedule "A"

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 116**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9422" as "**SINGLE DETACHED (RS1/D)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

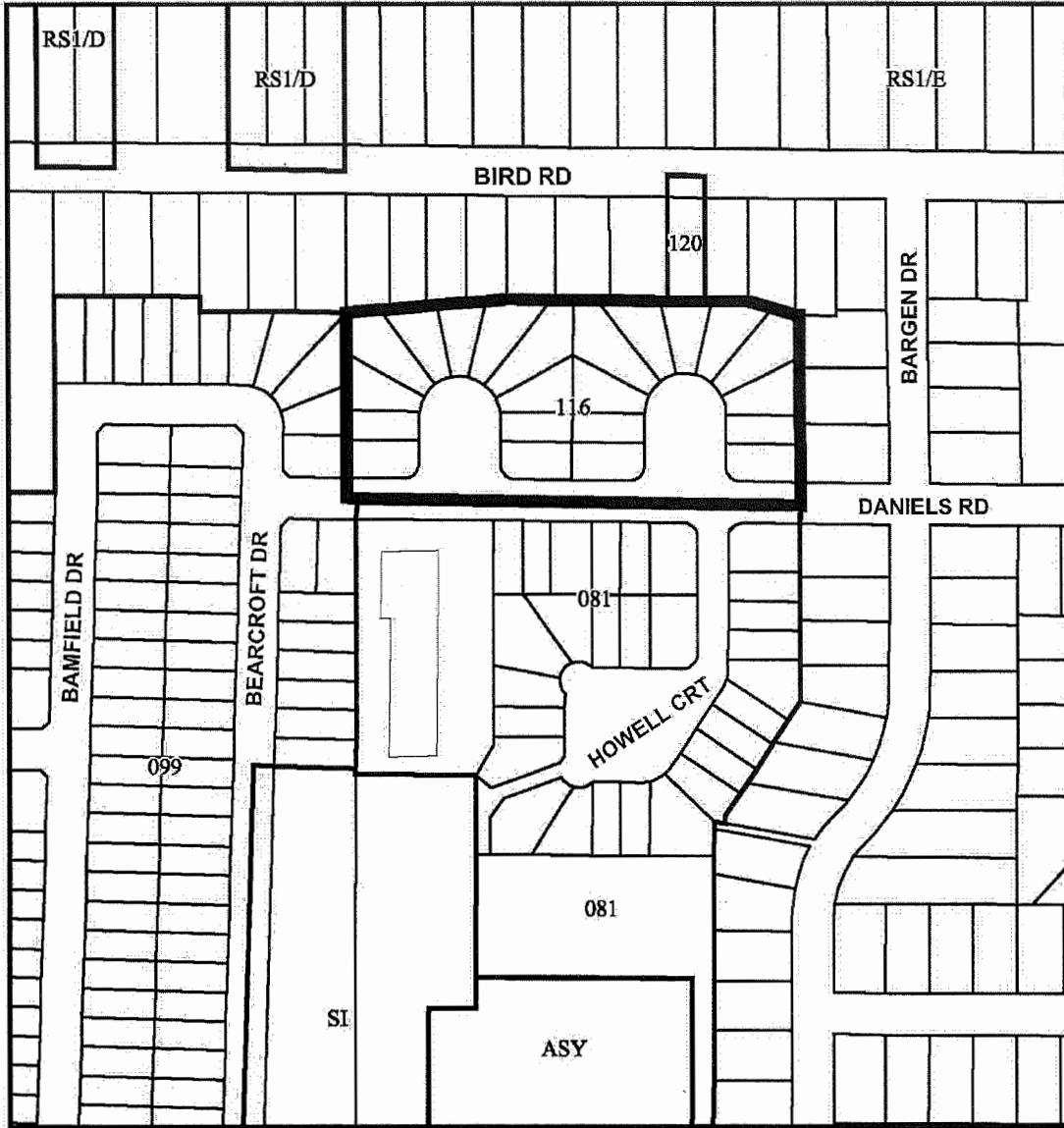

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9422



# City of Richmond



	<h2>LUC 116 Bylaw 9422 Schedule "A"</h2>	Original Date: 07/08/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Land Use Contract 116  
Early Termination Bylaw No. 9423**

Whereas "Land Use Contract 116", having Charge Number RD85960, including all amendments, modifications and extensions to Charge Number RD85960, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9423".

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

1. That "Land Use Contract 116" having Charge Number RD85960, including all amendments, modifications and extensions to Charge Number RD85960, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 116" be one year from the date of adoption of Richmond Land Use Contract 116 Early Termination Bylaw No. 9423.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 116" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 116 Early Termination Bylaw No. 9423**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

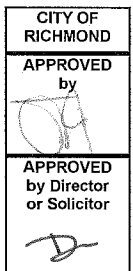
NOV 24 2015

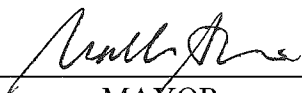
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



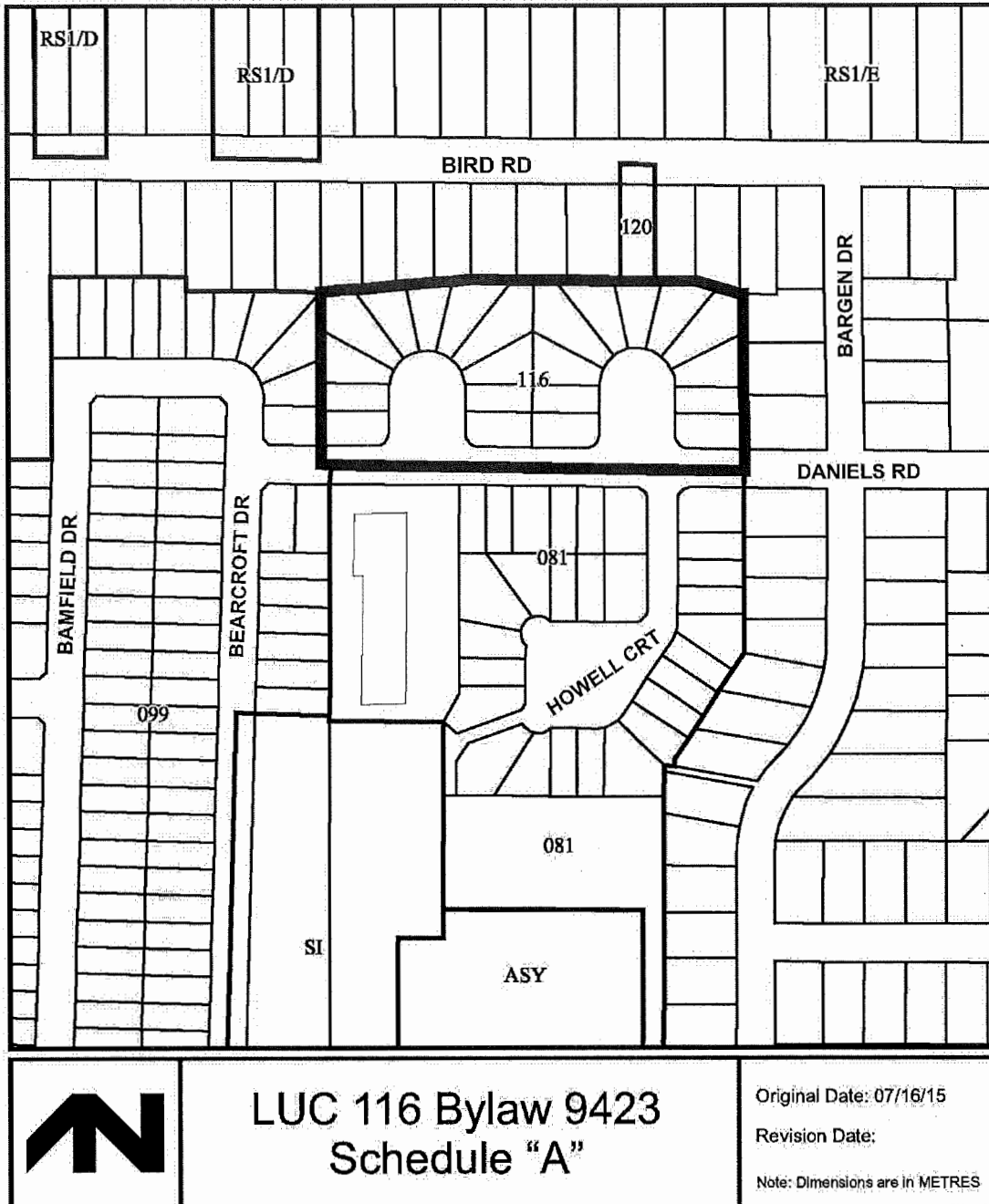
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9423



# City of Richmond



**LUC 116 Bylaw 9423  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424 To Establish Zoning for the Properties Developed Under Land Use Contract 117

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9424" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

[Signature] MAYOR

[Signature] CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9424



City of  
Richmond



LUC 117 Bylaw 9424  
Schedule "A"

Original Date: 07/03/15  
Revision Date: 09/23/15  
Note: Dimensions are in METRES



Richmond Land Use Contract 117
Early Termination Bylaw No. 9425

Whereas "Land Use Contract 117", having Charge Number RD83385, including all amendments, modifications and extensions to Charge Number RD83385, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9425".

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

- 1. That "Land Use Contract 117" having Charge Number RD83385, including all amendments, modifications and extensions to Charge Number RD83385, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 117" be one year from the date of adoption of Richmond Land Use Contract 117 Early Termination Bylaw No. 9425.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 117" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 117 Early Termination Bylaw No. 9425".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

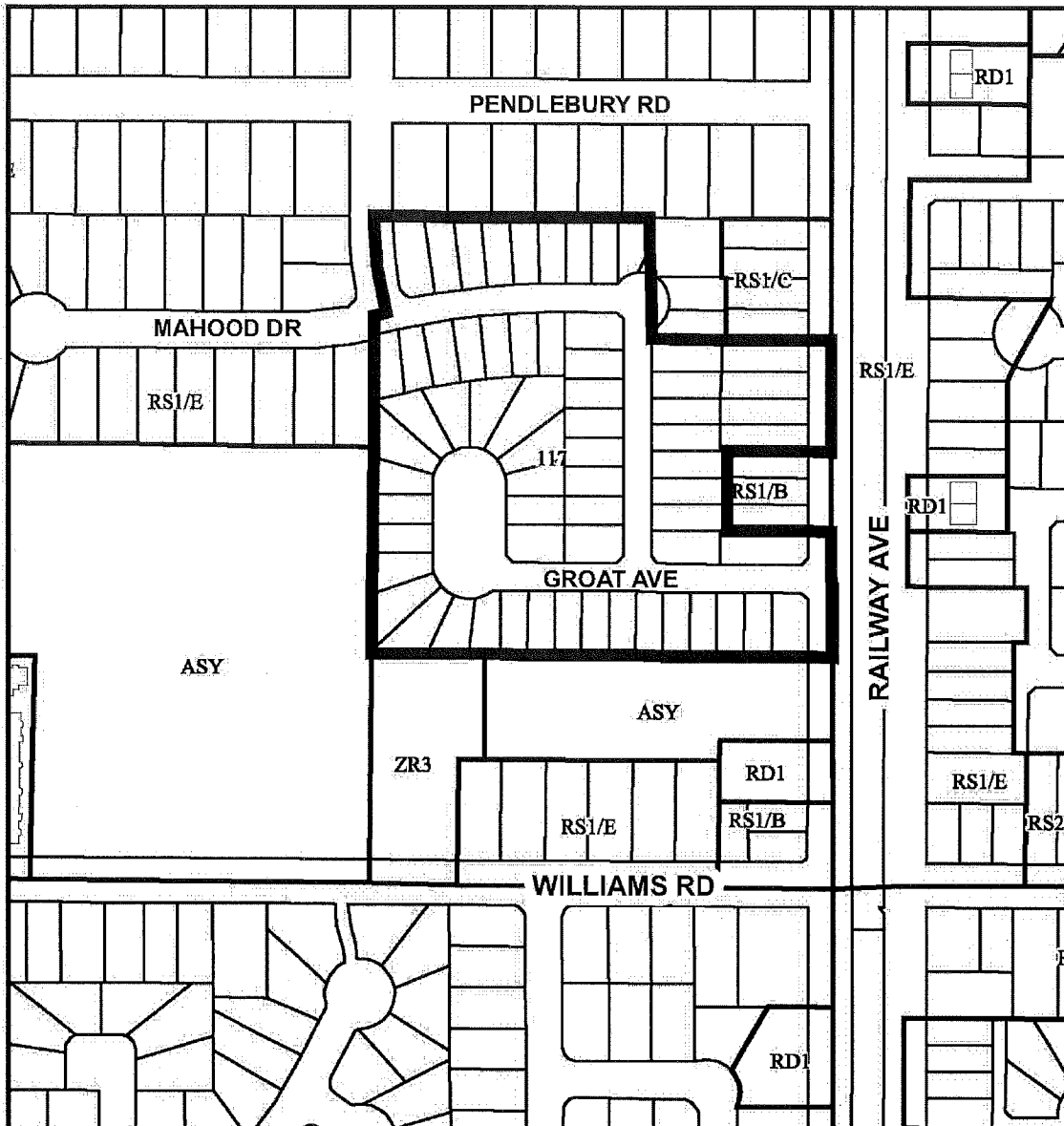
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9425



City of  
Richmond



	<p>LUC 117 Bylaw 9425 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: 09/23/15 Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 120**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9426" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



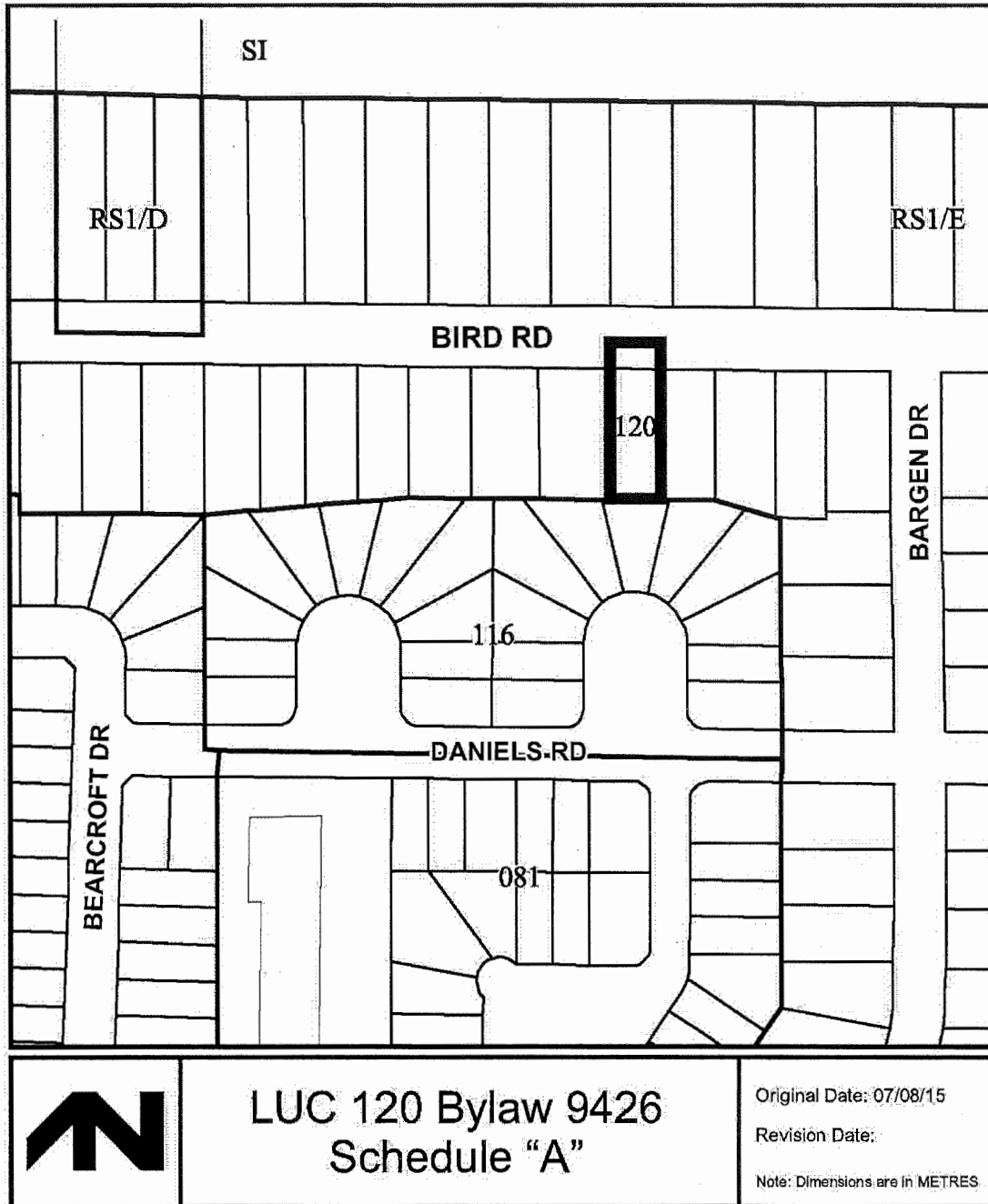
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9426



City of  
Richmond





**Richmond Land Use Contract 120  
Early Termination Bylaw No. 9427**

Whereas "Land Use Contract 120", having Charge Number RD85572, including all amendments, modifications and extensions to Charge Number RD85572, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9427".

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

1. That "Land Use Contract 120" having Charge Number RD85572, including all amendments, modifications and extensions to Charge Number RD85572, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 120" be one year from the date of adoption of Richmond Land Use Contract 120 Early Termination Bylaw No. 9427.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 120" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 120 Early Termination Bylaw No. 9427**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING



NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


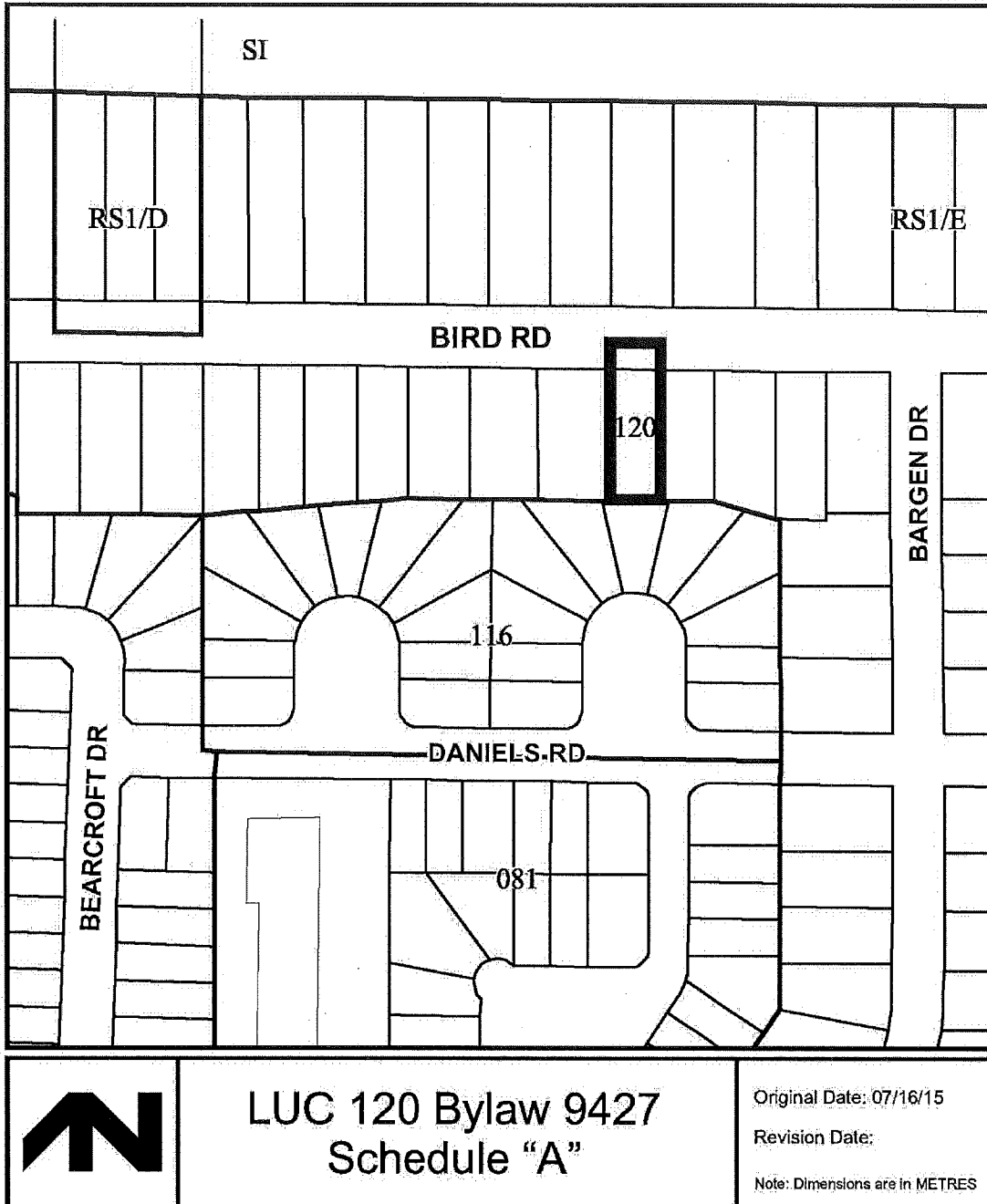
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9427



# City of Richmond







Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428 To Establish Zoning for the Properties Developed Under Land Use Contract 121

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9428" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

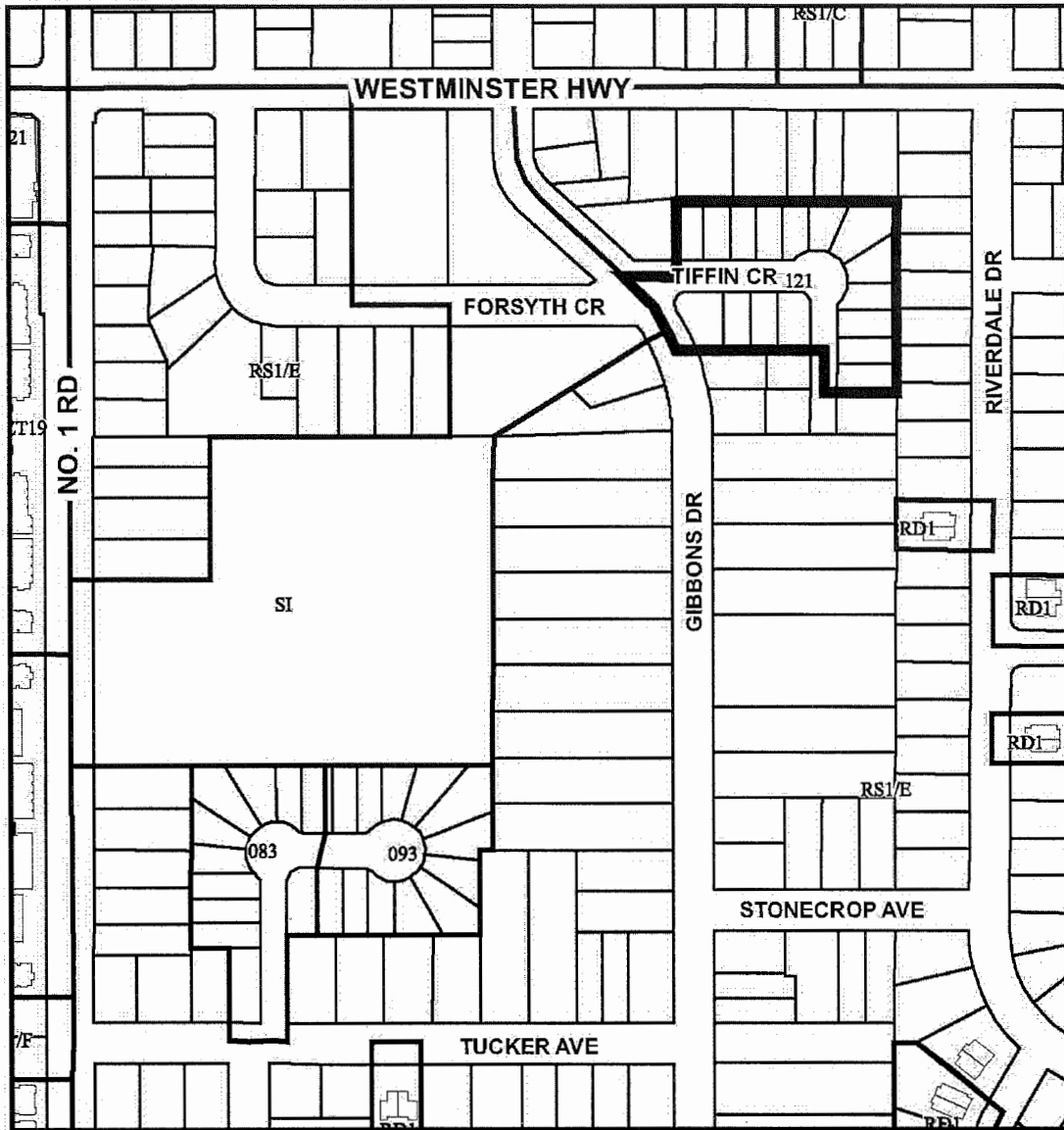
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9428



City of  
Richmond



	<p>LUC 121 Bylaw 9428 Schedule "A"</p>	<p>Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 121  
Early Termination Bylaw No. 9429**

Whereas “Land Use Contract 121”, having Charge Number RD80289, including all amendments, modifications and extensions to Charge Number RD80289, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9429”.

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

1. That “Land Use Contract 121” having Charge Number RD80289, including all amendments, modifications and extensions to Charge Number RD80289, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 121” be one year from the date of adoption of Richmond Land Use Contract 121 Early Termination Bylaw No. 9429.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 121” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 121 Early Termination Bylaw No. 9429**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING



NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


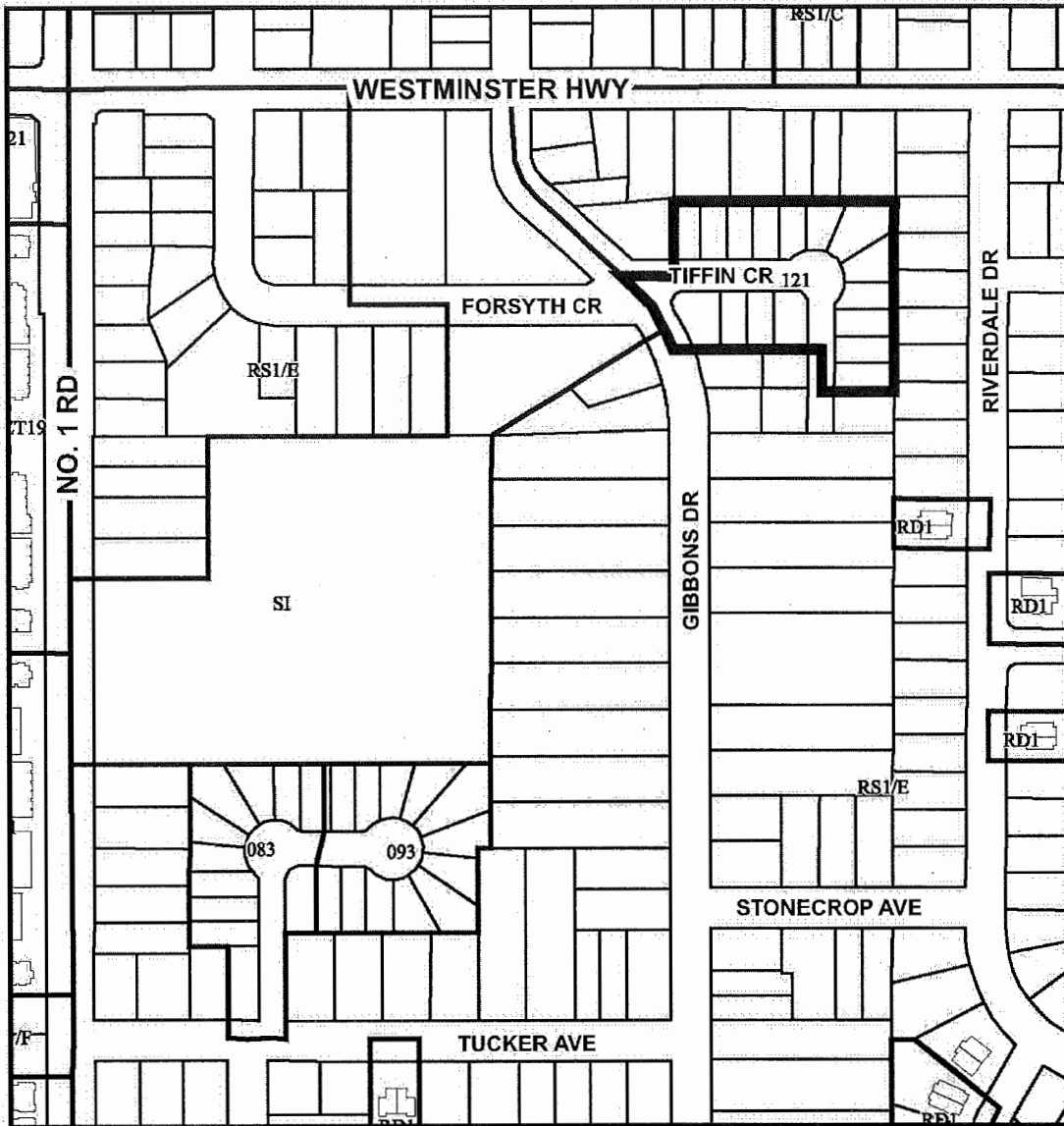
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9429



City of  
Richmond



	<p>LUC 121 Bylaw 9429 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 123**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9430" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

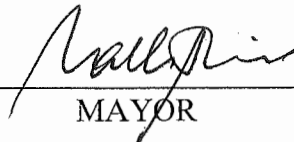
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

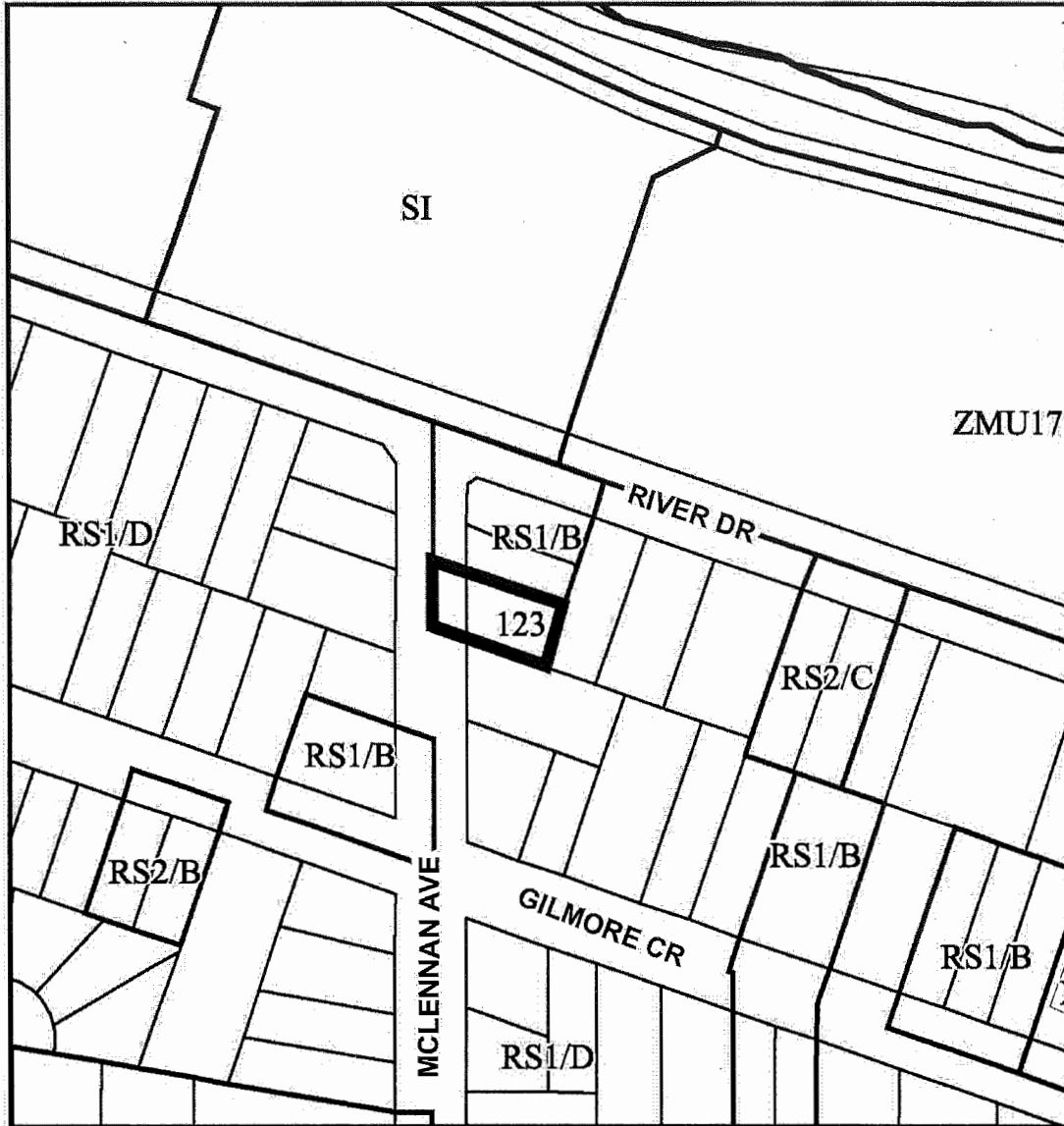
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9430



City of  
Richmond



	<p>LUC 123 Bylaw 9430 Schedule "A"</p>	<p>Original Date: 07/08/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Land Use Contract 123  
Early Termination Bylaw No. 9431**

Whereas "Land Use Contract 123", having Charge Number RD80738, including all amendments, modifications and extensions to Charge Number RD80738, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9431".

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

1. That "Land Use Contract 123" having Charge Number RD80738, including all amendments, modifications and extensions to Charge Number RD80738, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 123" be one year from the date of adoption of Richmond Land Use Contract 123 Early Termination Bylaw No. 9431.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 123" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 123 Early Termination Bylaw No. 9431**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

OCT 13 2015

NOV 24 2015


NOV 24 2015

NOV 24 2015

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

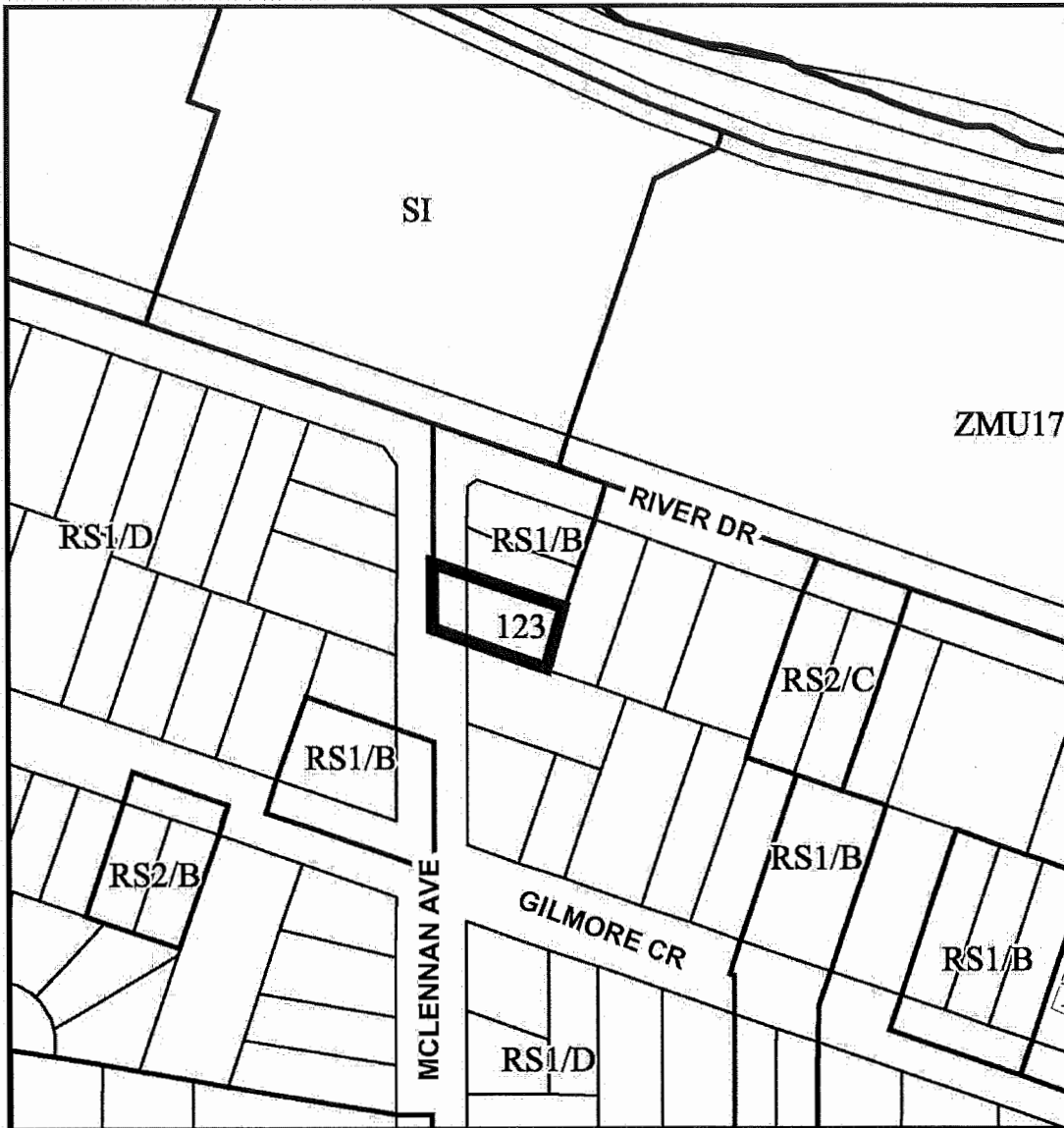
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9431



City of  
Richmond



	<p>LUC 123 Bylaw 9431 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 124**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9432" as "**SINGLE DETACHED (RS1/B)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

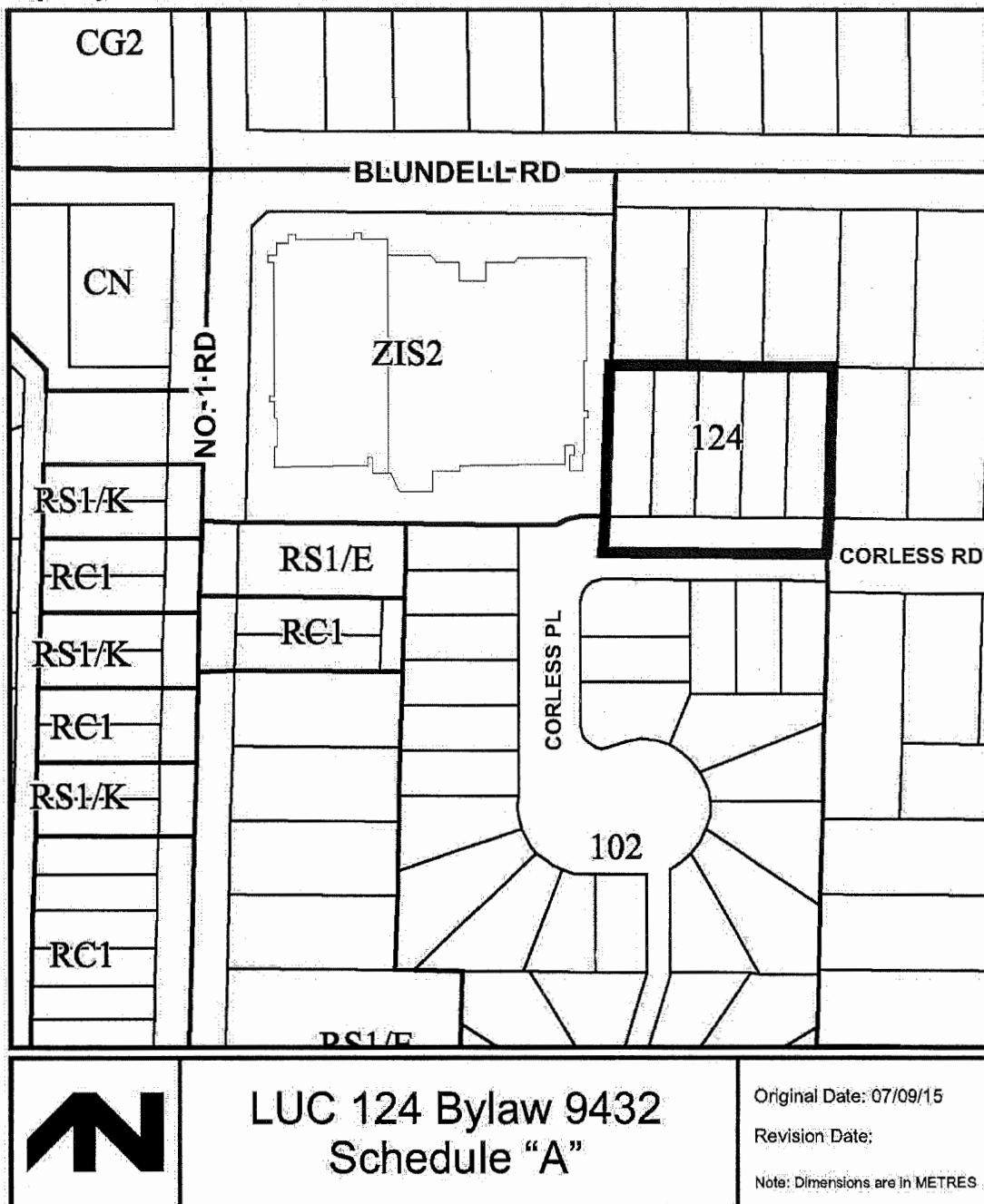
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9432



City of  
Richmond



LUC 124 Bylaw 9432  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 124  
Early Termination Bylaw No. 9433**

Whereas "Land Use Contract 124", having Charge Number RD80253, including all amendments, modifications and extensions to Charge Number RD80253, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9433".

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

1. That "Land Use Contract 124" having Charge Number RD80253, including all amendments, modifications and extensions to Charge Number RD80253, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 124" be one year from the date of adoption of Richmond Land Use Contract 124 Early Termination Bylaw No. 9433.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 124" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 124 Early Termination Bylaw No. 9433**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



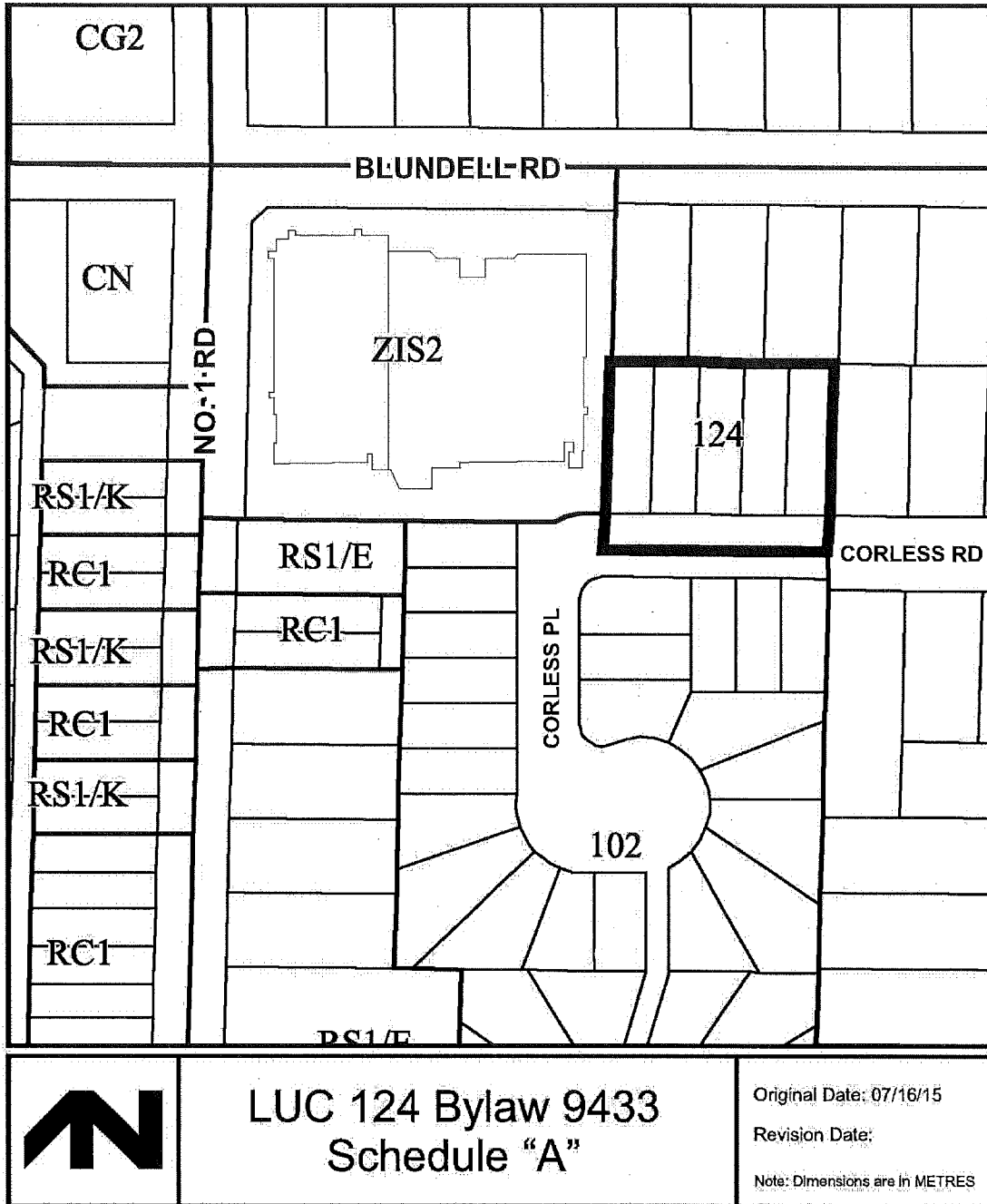
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9433



# City of Richmond



**LUC 124 Bylaw 9433  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 125**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9434" as **"SINGLE DETACHED (RS1/B)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434"**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
\_\_\_\_\_  
MAYOR

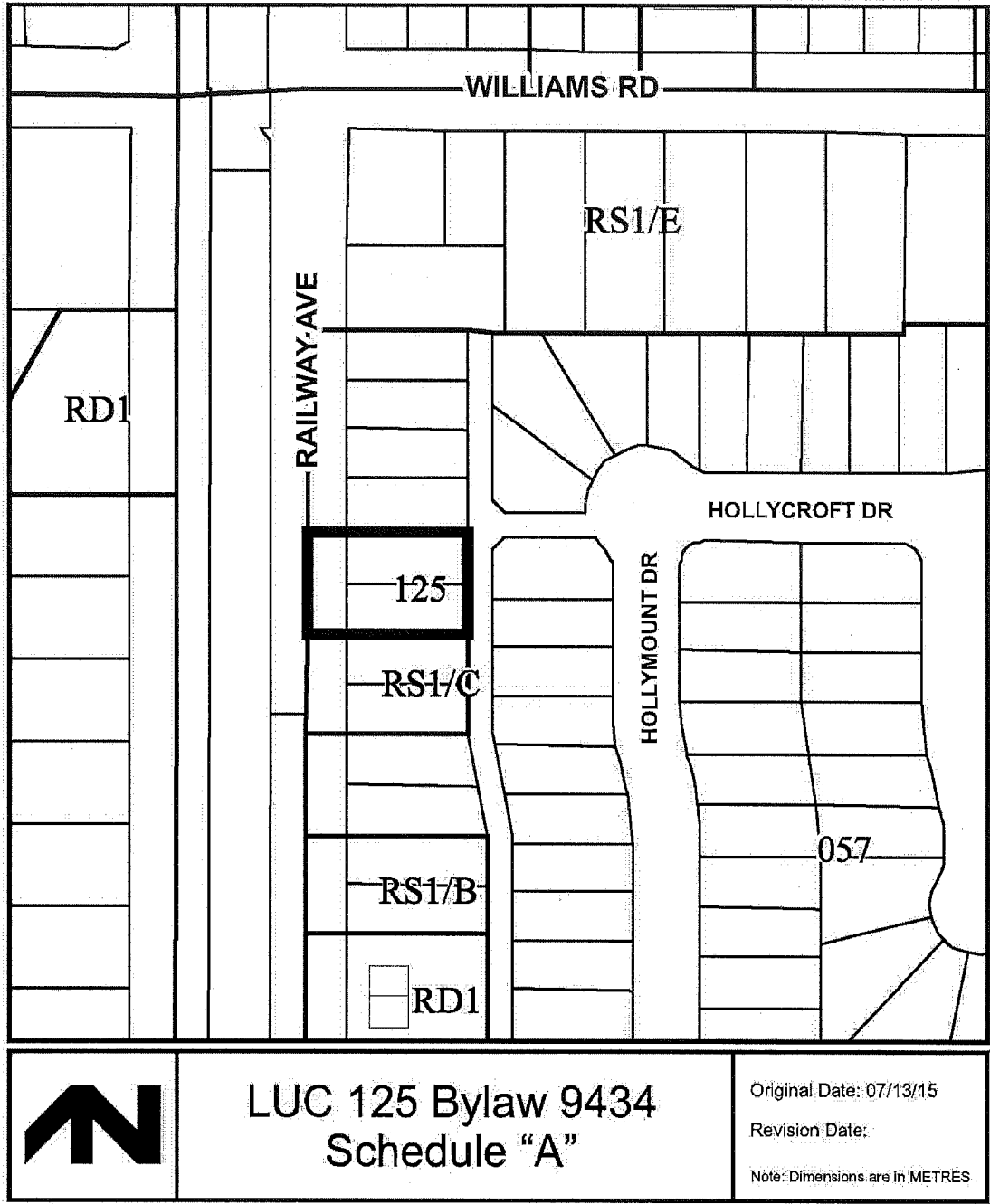
  
\_\_\_\_\_  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9434



City of  
Richmond



LUC 125 Bylaw 9434  
Schedule "A"

Original Date: 07/13/15  
Revision Date:  
Note: Dimensions are in METRES





**Richmond Land Use Contract 125  
Early Termination Bylaw No. 9435**

Whereas "Land Use Contract 125", having Charge Number RD80220, including all amendments, modifications and extensions to Charge Number RD80220, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9435".

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

1. That "Land Use Contract 125" having Charge Number RD80220, including all amendments, modifications and extensions to Charge Number RD80220, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 125" be one year from the date of adoption of Richmond Land Use Contract 125 Early Termination Bylaw No. 9435.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 125" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 125 Early Termination Bylaw No. 9435**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



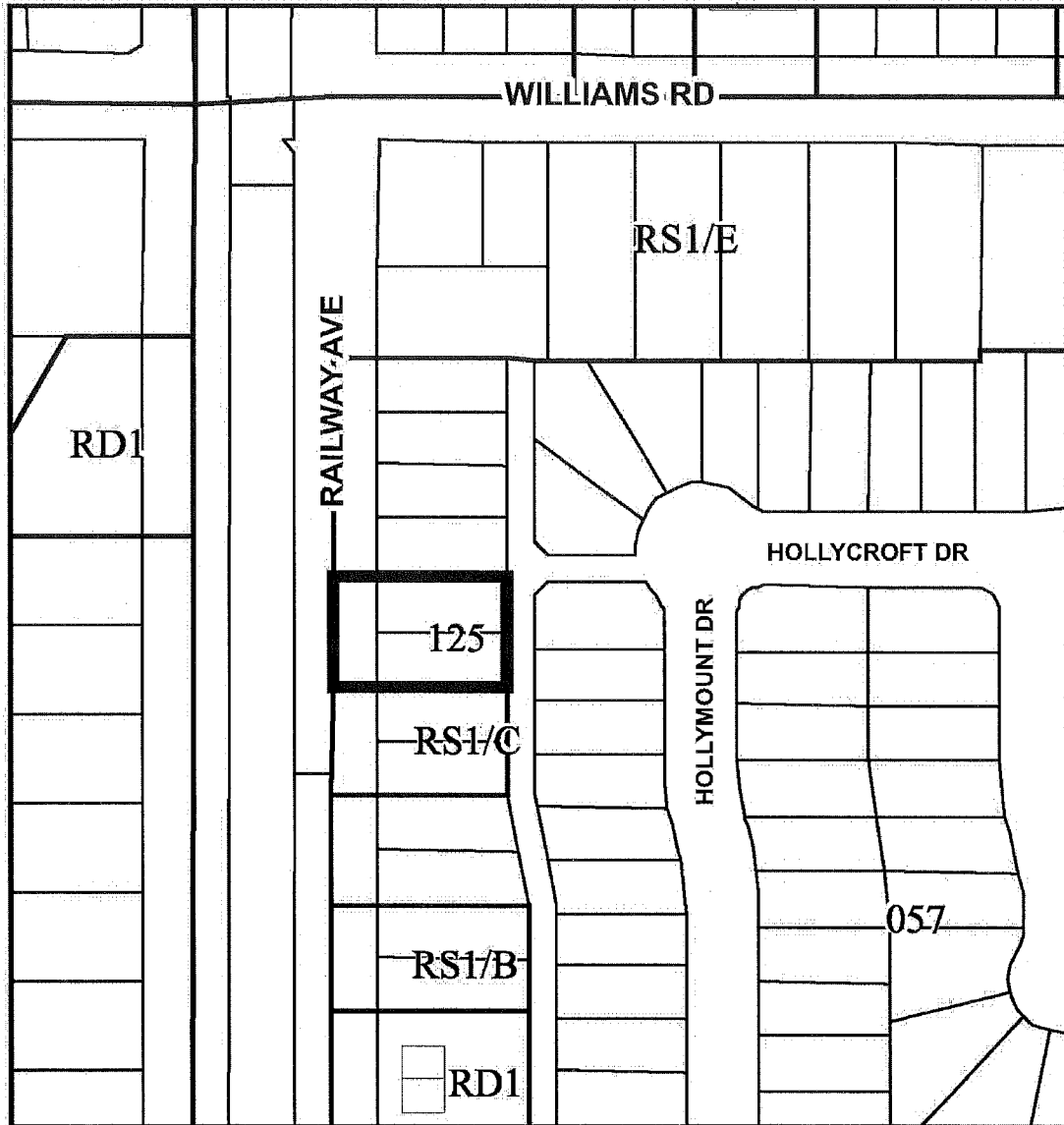
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9435



City of  
Richmond



	<p>LUC 125 Bylaw 9435 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 129**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9436" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9436" as "**SCHOOL & INSTITUTIONAL (SI)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

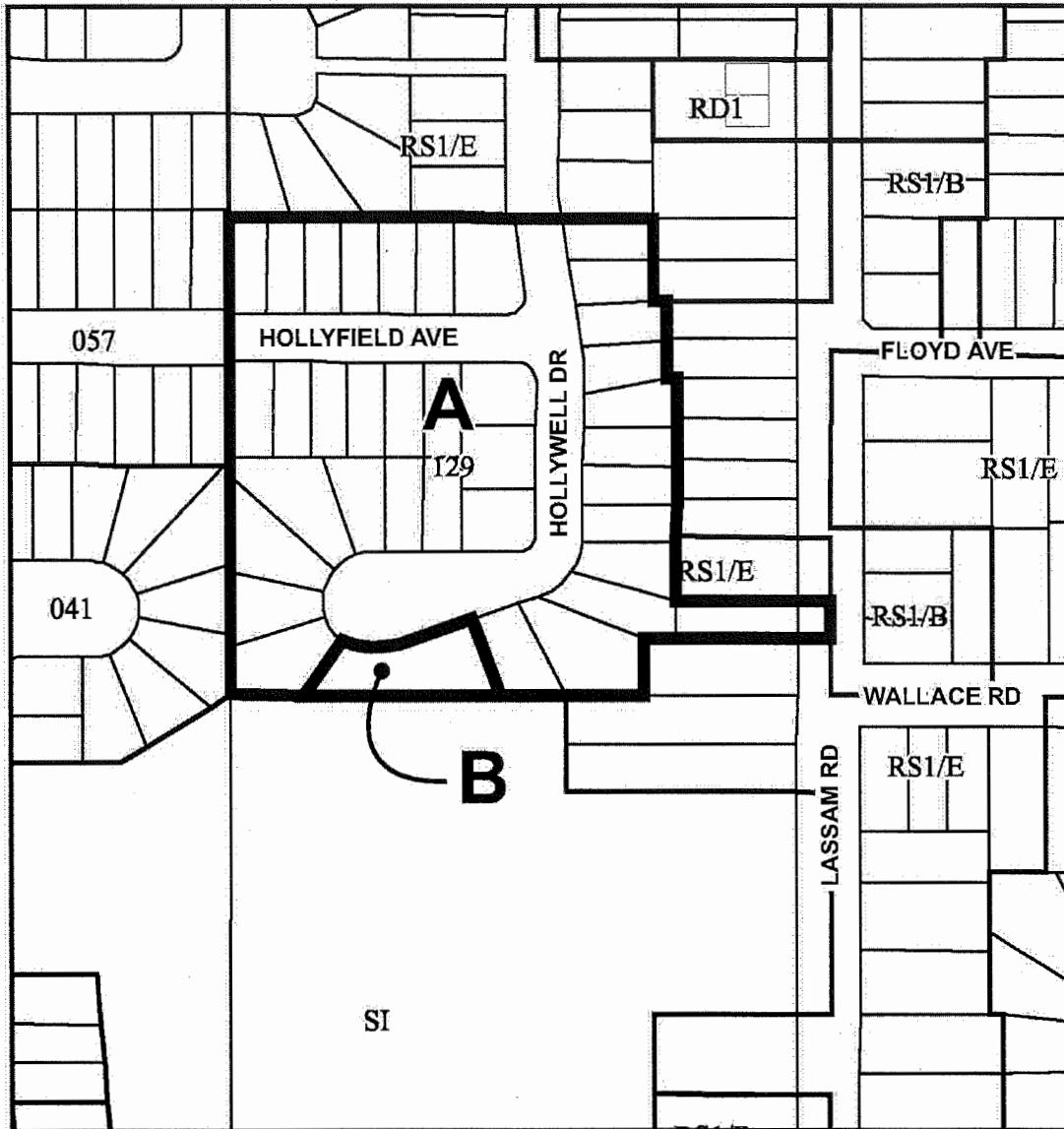
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9436



City of  
Richmond



	<p>LUC 129 Bylaw 9436 Schedule "A"</p>	<p>Original Date: 07/09/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 129
Early Termination Bylaw No. 9437

Whereas "Land Use Contract 129", having Charge Number RD85834, including all amendments, modifications and extensions to Charge Number RD85834, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9437".

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

- 1. That "Land Use Contract 129" having Charge Number RD85834, including all amendments, modifications and extensions to Charge Number RD85834, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 129" be one year from the date of adoption of Richmond Land Use Contract 129 Early Termination Bylaw No. 9437.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 129" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 129 Early Termination Bylaw No. 9437".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

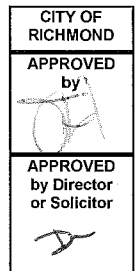
NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



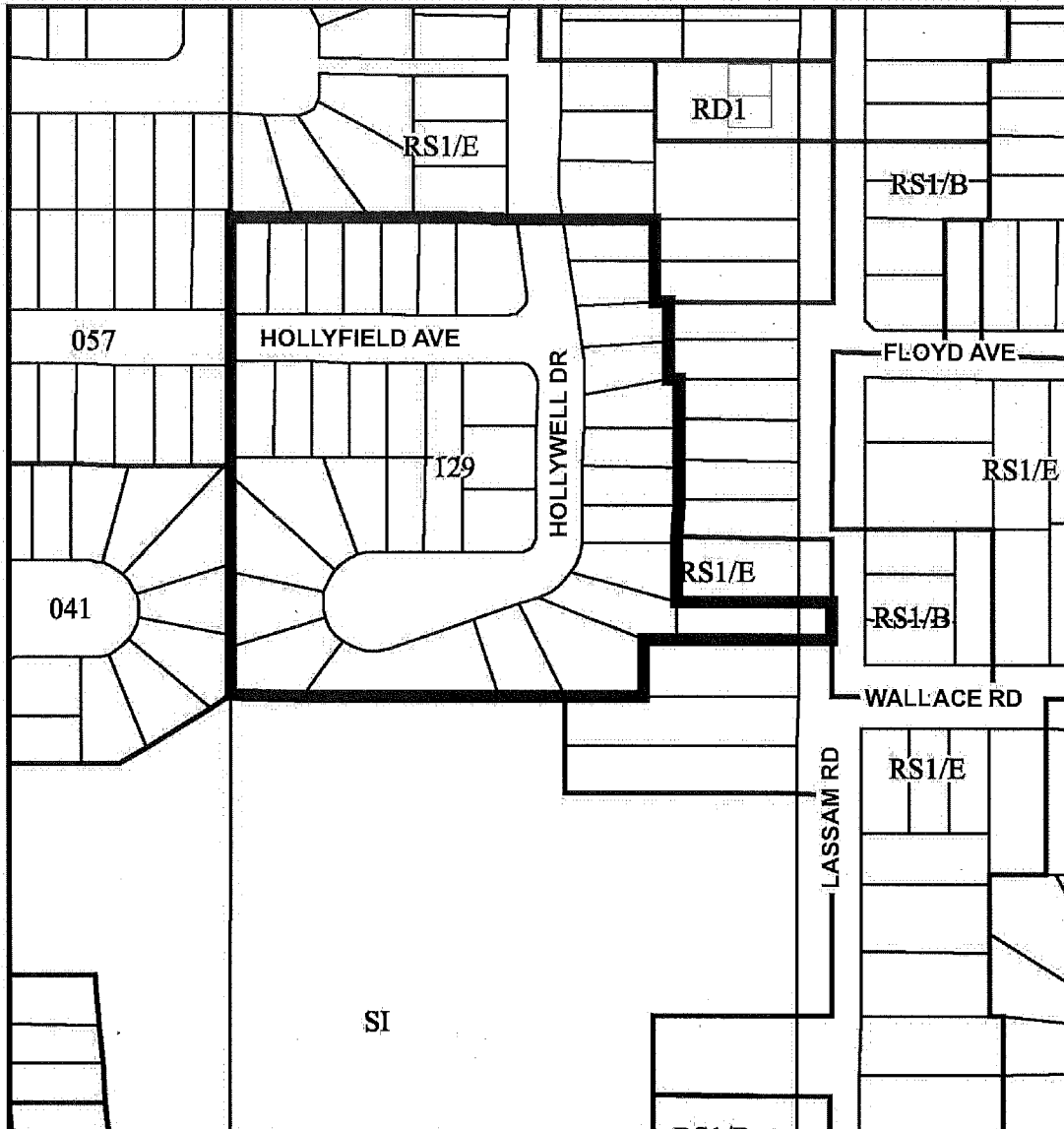
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9437



# City of Richmond



	<h2>LUC 129 Bylaw 9437 Schedule "A"</h2>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 130**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

**“8.25 Single Detached (ZS25) – Yoshida Court (Steveston)**

**8.25.1 Purpose**

The **zone** provides for **single detached housing** fronting Yoshida Court. This **zone** is for properties developed under Land Use Contract 130.

**8.25.2 Permitted Uses**

- **housing, single detached**

**8.25.3 Secondary Uses**

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **bed and breakfast**

**8.25.4 Permitted Density**

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio (FAR)** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.

**8.25.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.



3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

**8.25.6 Yards & Setbacks**

1. No portion of the **principal building** and **accessory buildings** of 10.0 m<sup>2</sup> or more shall be located further than 22.5 m from a constructed public **road abutting** the property.
2. The minimum **front yard** is 7.5 m.
3. The minimum north **side yard** is 0.6 m.
4. The minimum south **side yard** is 3.0 m.
5. The minimum exterior **side yard** is 3.0 m.
6. The minimum **rear yard** is 9.0 m. Portion of the **principal building** that is one **storey** in **height** and less than 4.0 m measured from **finished site grade** to the roof ridge for a **building** with a pitched roof, and 3.0 m for a **building** with a flat roof, may project 1.5 m into the **rear yard**.
7. A **carport** used to shelter one **vehicle** may be located in the **front yard** but no closer than 6.0 m to the **front lot line**.

**8.25.7 Permitted Heights**

1. The maximum **height** for **principal buildings** is 2½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

**8.25.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot dimensions** and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	9.0 m	24.0 m	270.0 m <sup>2</sup>

**8.25.9 Landscaping & Screening**

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

**8.25.10 On-Site Parking and Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

**8.25.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. For the purpose of this **zone** only, Section 4.2.2, Section 4.3.1.b and Section 4.3.2 shall not apply.
3. Section 8.25.6.1 shall not apply to the following **lots**:

11791 Yoshida Court

P.I.D. 003-865-908

LOT 434 Section 2 Block 3 North Range 7 West New Westminster  
District Plan 56854

and

11784 Yoshida Court

P.I.D. 001-893-203

LOT 436 Section 2 Block 3 North Range 7 West New Westminster  
District Plan 56854"

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9438" as "**SINGLE DETACHED (ZS25) – YOSHIDA COURT (STEVESTON)**".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9438" as "**SCHOOL & INSTITUTIONAL (SI)**".
4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

OCT 13 2015

NOV 24 2015

NOV 24 2015

NOV 24 2015

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

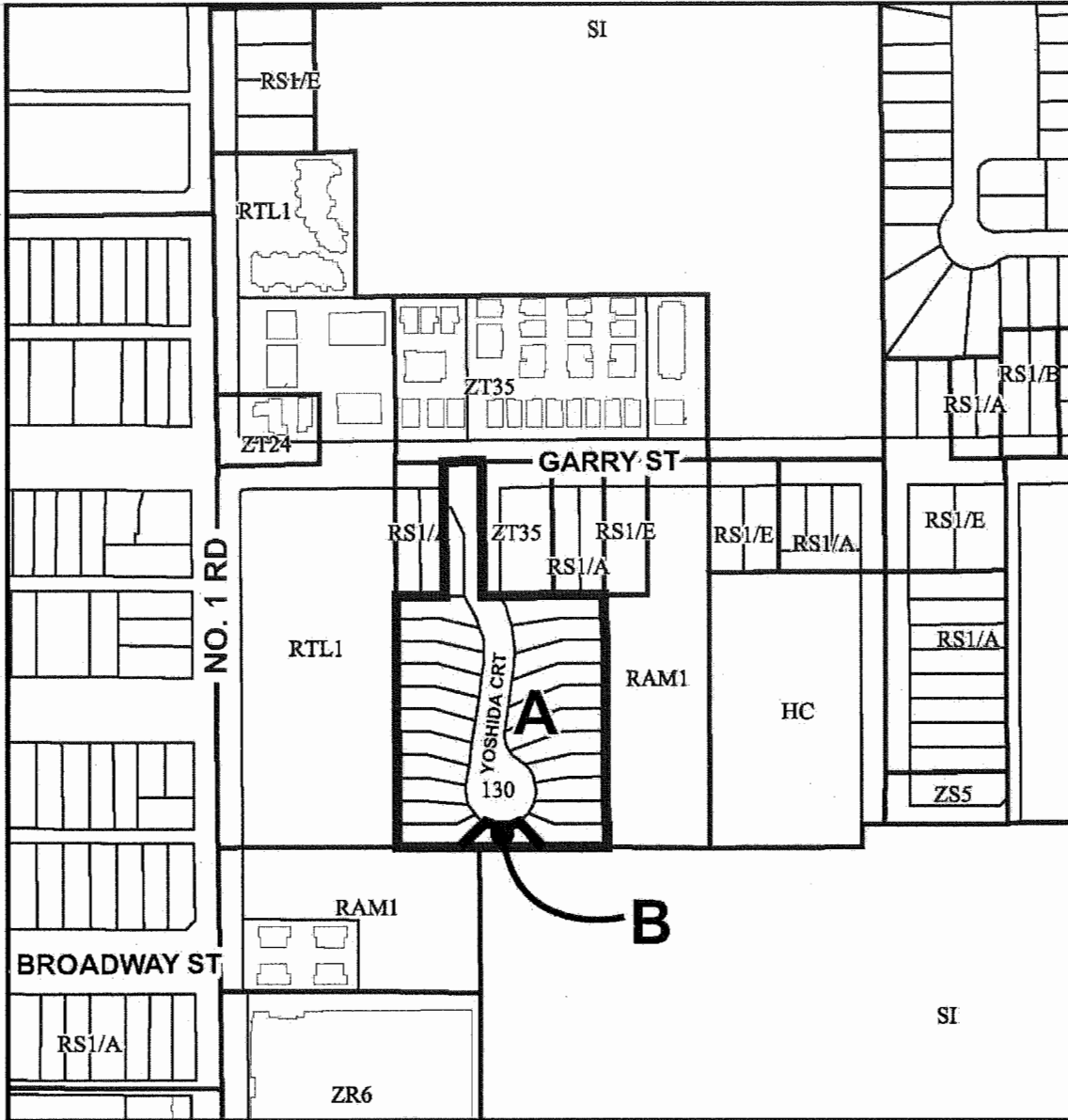
  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9438



# City of Richmond



	<h2>LUC 130 Bylaw 9438 Schedule "A"</h2>	<p>Original Date: 07/02/15          Revision Date: 09/23/15          Note: Dimensions are in METRES.</p>
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Richmond Land Use Contract 130  
Early Termination Bylaw No. 9439

Whereas "Land Use Contract 130", having Charge Number RD86041, including all amendments, modifications and extensions to Charge Number RD86041, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9439".

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

1. That "Land Use Contract 130" having Charge Number RD86041, including all amendments, modifications and extensions to Charge Number RD86041, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 130" be one year from the date of adoption of Richmond Land Use Contract 130 Early Termination Bylaw No. 9439.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 130" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 130 Early Termination Bylaw No. 9439**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

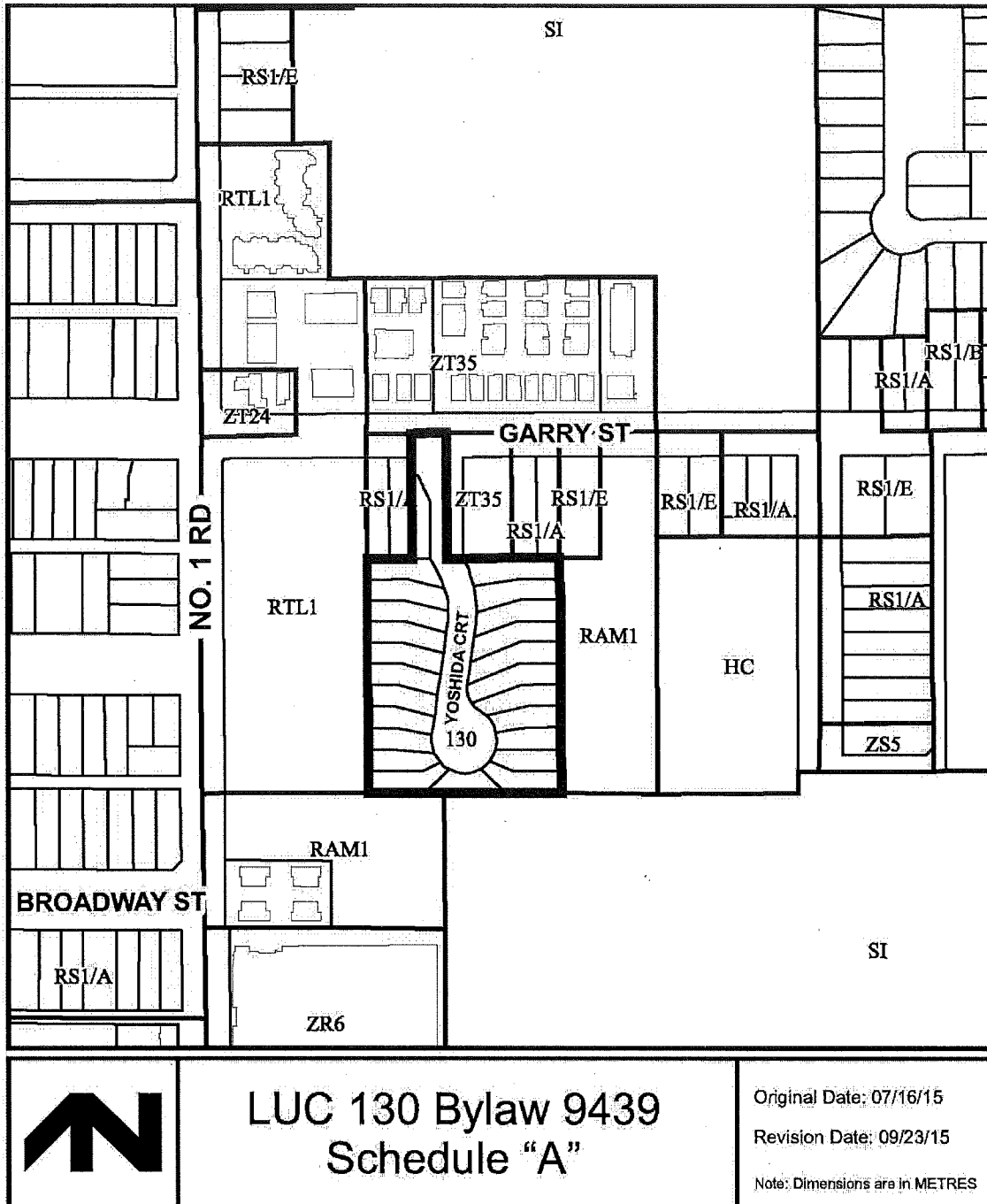
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9439



# City of Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440 To Establish Zoning for the Properties Developed Under Land Use Contract 132

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9440" as "SINGLE DETACHED (RS1/D)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature] MAYOR

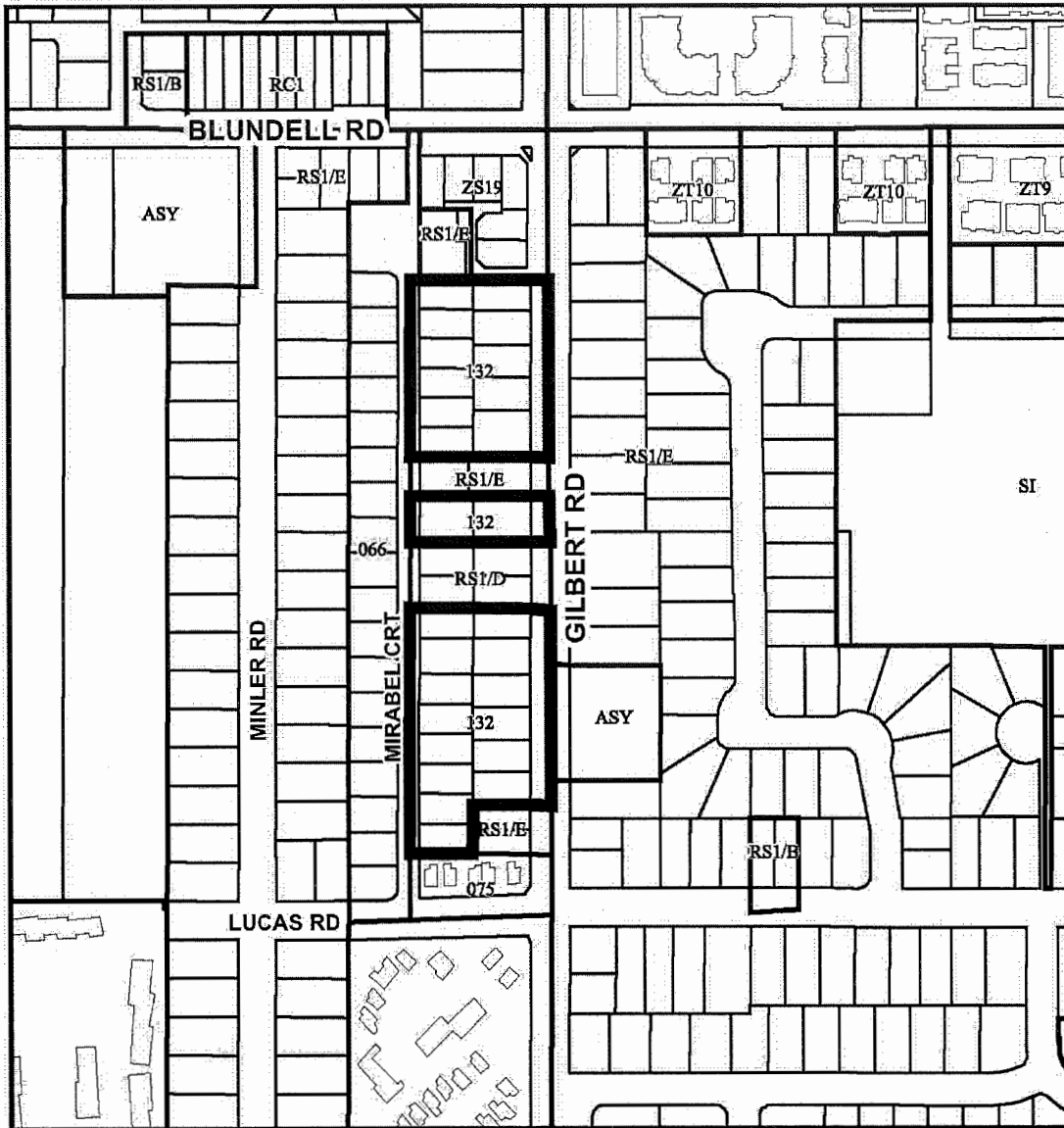
[Signature] CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9440



# City of Richmond



	<h2>LUC 132 Bylaw 9440 Schedule "A"</h2>	Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Land Use Contract 132  
Early Termination Bylaw No. 9441**

Whereas "Land Use Contract 132", having Charge Number RD85831, including all amendments, modifications and extensions to Charge Number RD85831, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9441".

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

1. That "Land Use Contract 132" having Charge Number RD85831, including all amendments, modifications and extensions to Charge Number RD85831, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 132" be one year from the date of adoption of Richmond Land Use Contract 132 Early Termination Bylaw No. 9441.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 132" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 132 Early Termination Bylaw No. 9441**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING



NOV 24 2015

THIRD READING

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ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor




MAYOR

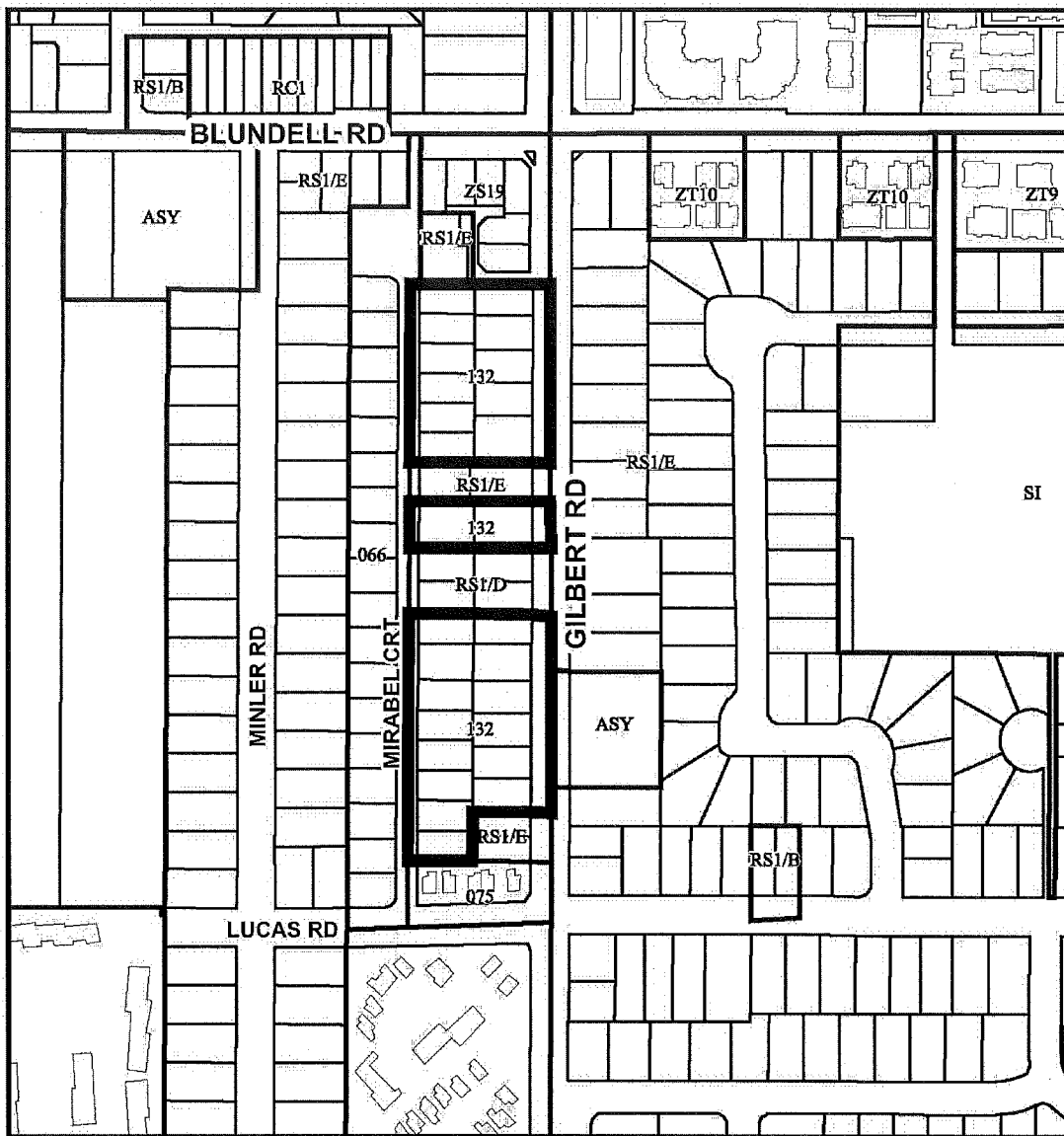


CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9441



# City of Richmond



## LUC 132 Bylaw 9441 Schedule "A"

Original Date: 07/16/15  
 Revision Date:  
 Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 133**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“22.38 Office Commercial (ZC38) – Broadmoor**

**22.38.1 Purpose**

The **zone** provides for office and related uses. This **zone** is for commercial properties developed under Land Use Contract 133.

**22.38.2 Permitted Uses**

- health service, minor
- office

**22.38.3 Secondary Uses**

- n/a

**22.38.4 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 0.13.

**22.38.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 13% for buildings.

**22.38.6 Yards & Setbacks**

1. The minimum **front yard** is 7.6 m.
2. The minimum **interior side yard** is 12.8 m.
3. The minimum **exterior side yard** is 3.6 m.
4. The minimum **rear yard** is 13.4 m.

**22.38.7 Permitted Heights**

1. The maximum **height** for **buildings** is 5.0 m, but containing no more than 1 **storey**.
2. The maximum **height** for **accessory structures** is 9.0 m.

**22.38.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 937 m<sup>2</sup>.
2. The minimum **lot width** is 27.0 m.
3. The minimum **lot depth** is 34.0 m.

**22.38.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**22.38.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 7 spaces.

**22.38.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 9442” as “**SINGLE DETACHED (RS1/E)**”.
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 9442” as “**OFFICE COMMERCIAL (ZC38) – BROADMOOR**”.
4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

OCT 13 2015

NOV 24 2015

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CITY OF RICHMOND
APPROVED by

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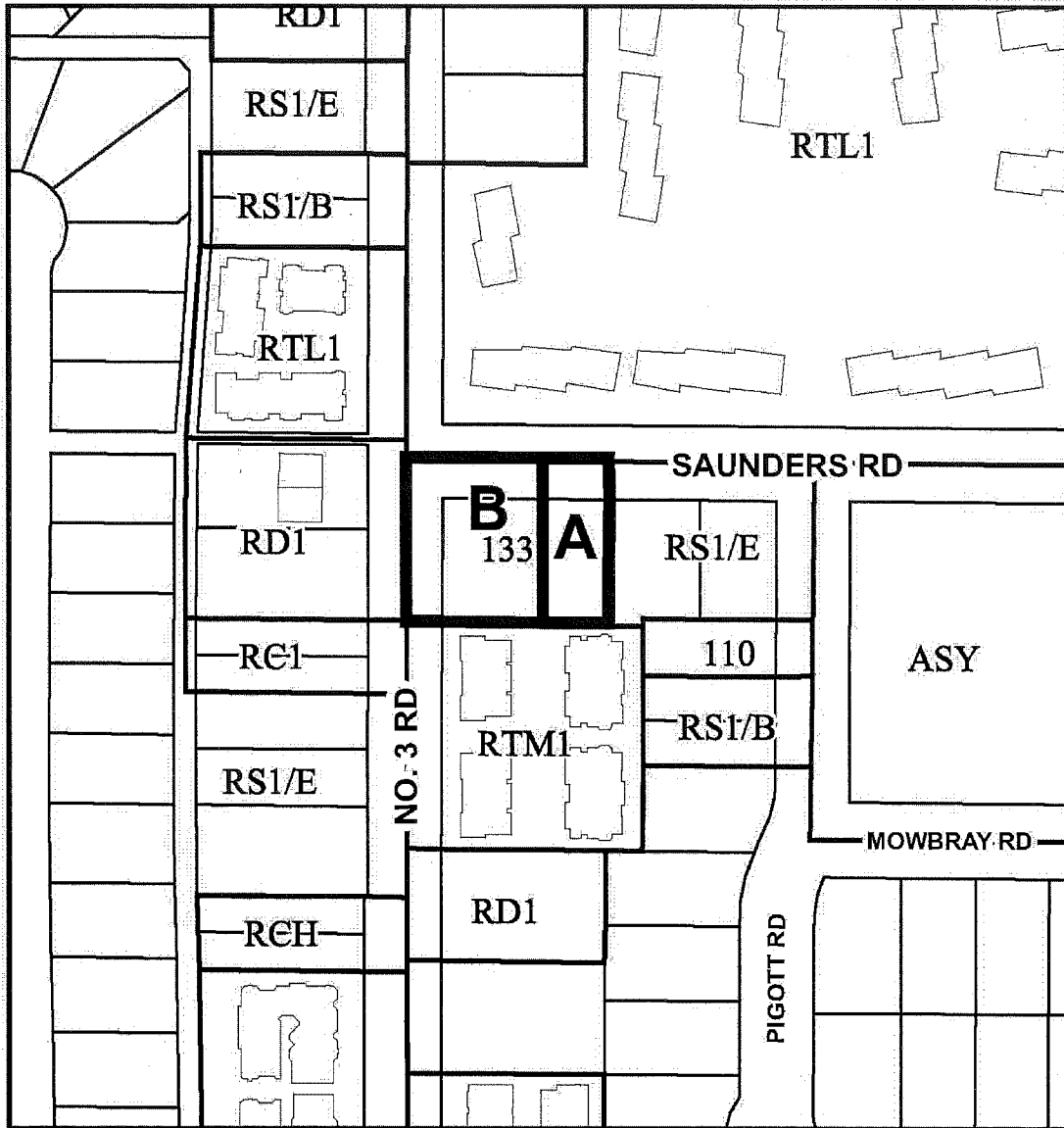

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9442



City of  
Richmond



LUC 133 Bylaw 9442  
Schedule "A"

Original Date: 07/07/15  
Revision Date: 09/01/15  
Note: Dimensions are in METRES





Richmond Land Use Contract 133  
Early Termination Bylaw No. 9443

Whereas "Land Use Contract 133", having Charge Number RD81313, including all amendments, modifications and extensions to Charge Number RD81313, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9443".

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

1. That "Land Use Contract 133" having Charge Number RD81313, including all amendments, modifications and extensions to Charge Number RD81313, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 133" be one year from the date of adoption of Richmond Land Use Contract 133 Early Termination Bylaw No. 9443.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 133" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 133 Early Termination Bylaw No. 9443**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



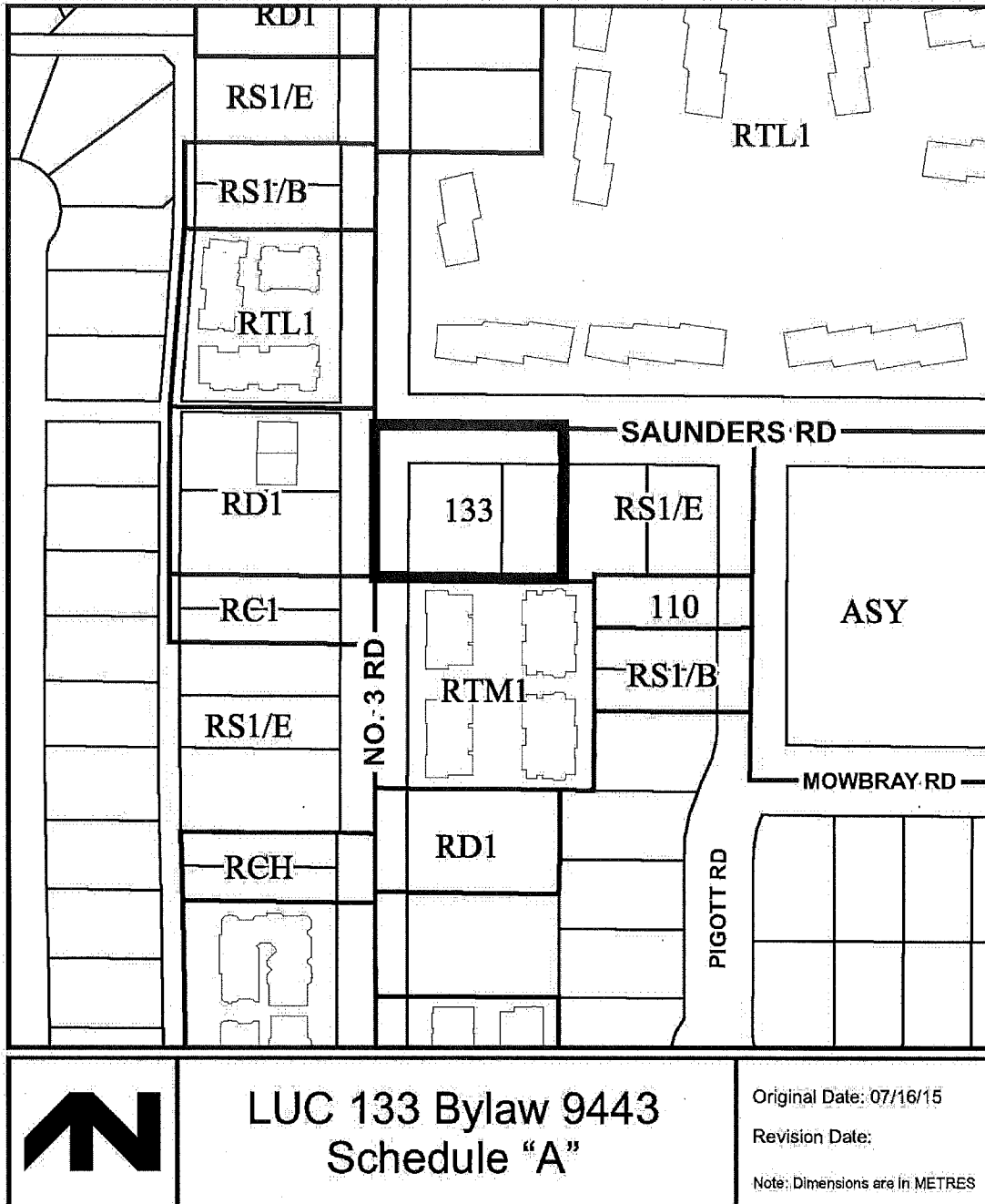
*[Signature]*  
MAYOR

*[Signature]*  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9443



# City of Richmond



LUC 133 Bylaw 9443  
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 134**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 (Site Specific Residential (Town Housing) Zones), in numerical order:

**“17.78 Town Housing (ZT78) – Thompson and Steveston**

**17.78.1 Purpose**

The **zone** provides for town housing and other compatible uses. This **zone** is for multiple family residential properties developed under Land Use Contract 134 and Land Use Contract 148.

**17.78.2 Permitted Uses**

- child care
- housing, town

**17.78.3 Secondary Uses**

- boarding and lodging
- home business
- community care facility, minor

**17.78.4 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 0.44.

**17.78.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.78.6 Yards & Setbacks**

1. The minimum **setback** from a public **road** is 7.5 m.
2. The minimum **setback** from a railway line is 11.0 m.
3. The minimum **side yard** and **rear yard** is 6.0 m.
4. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is 11.0 m.

**17.78.7 Permitted Heights**

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 11.0 m provided that no **structure** exceeding 4.6 m in **height** shall be permitted within 3.0 m of any lot line.

**17.78.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** for **town housing** is 1.44 hectares.

**17.78.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**17.78.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

**17.78.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. The following site-specific restrictions apply to:

6100 Tiffany Boulevard  
Section 12 Block 4 North Range 7 West New Westminster District  
Plan NWS1494

6111 Tiffany Boulevard  
Section 12 Block 4 North Range 7 West New Westminster District  
Plan NWS1446

- a) The maximum number of dwelling units for town housing is 48.
  - b) The maximum floor area permitted is 6,300 m<sup>2</sup>.
3. The number of dwelling units for town housing is limited to 44 units on the following lot:

4160 Bonavista Drive  
P.I.D. 004-108-094  
Lot 887 Section 35 Block 4 North Range 7 West New Westminster  
District Plan 46799”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 9444” as **“SINGLE DETACHED (RS1/B)”**.
- 3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 9444” as **“SCHOOL & INSTITUTIONAL (SI)”**.
- 4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “C” on “Schedule A attached to and forming part of Bylaw 9444” as **“TOWN HOUSING (ZT78) – THOMPSON AND STEVESTON”**.
- 5. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444”**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



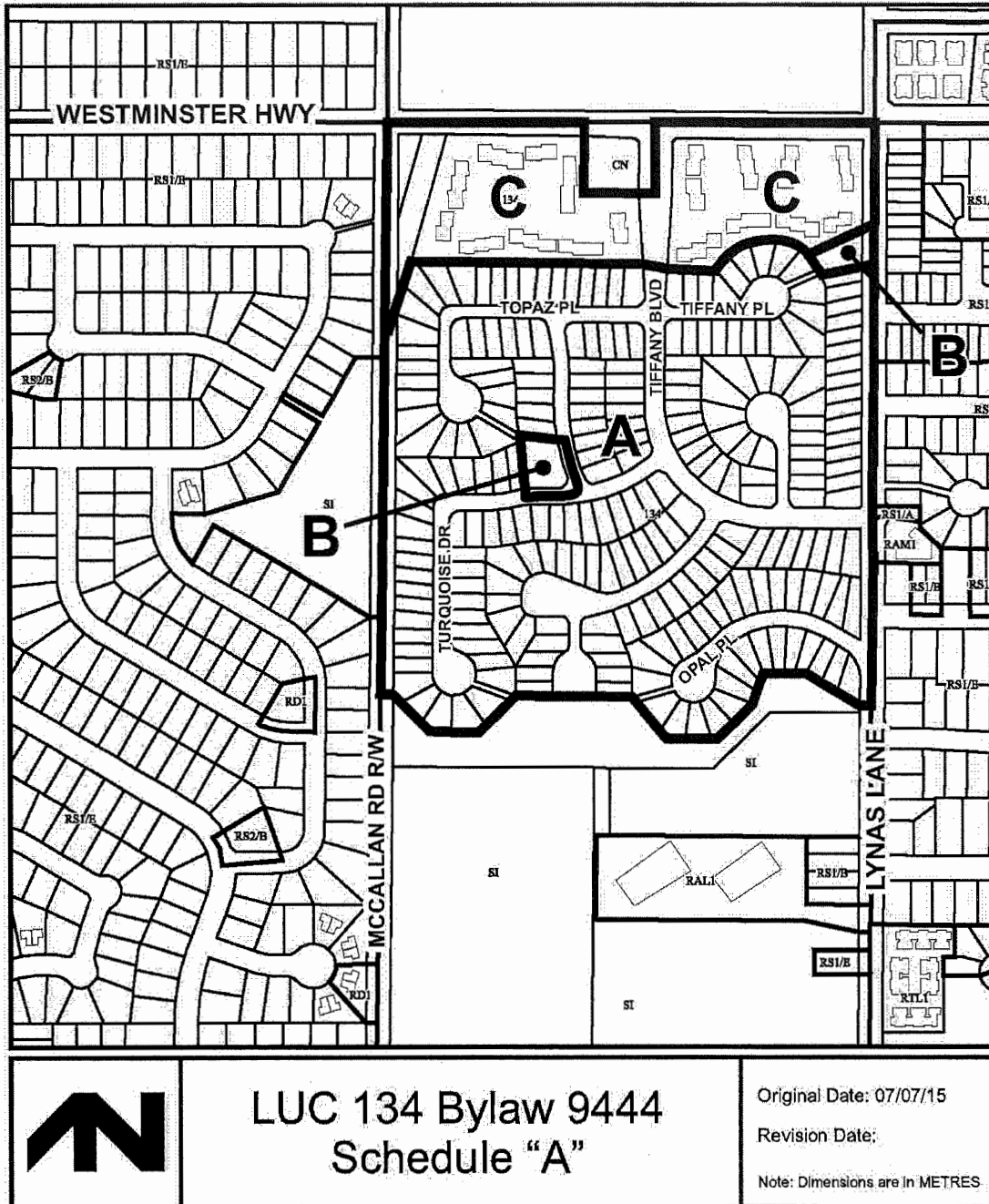
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9444



City of  
Richmond







Richmond Land Use Contract 134
Early Termination Bylaw No. 9445

Whereas "Land Use Contract 134", having Charge Number RD86043, including all amendments, modifications and extensions to Charge Number RD86043, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9445".

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

- 1. That "Land Use Contract 134" having Charge Number RD86043, including all amendments, modifications and extensions to Charge Number RD86043, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 134" be one year from the date of adoption of Richmond Land Use Contract 134 Early Termination Bylaw No. 9445.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 134" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 134 Early Termination Bylaw No. 9445".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

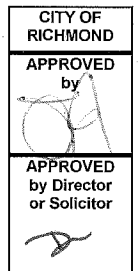
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THIRD READING

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ADOPTED

NOV 24 2015



[Signature]
MAYOR

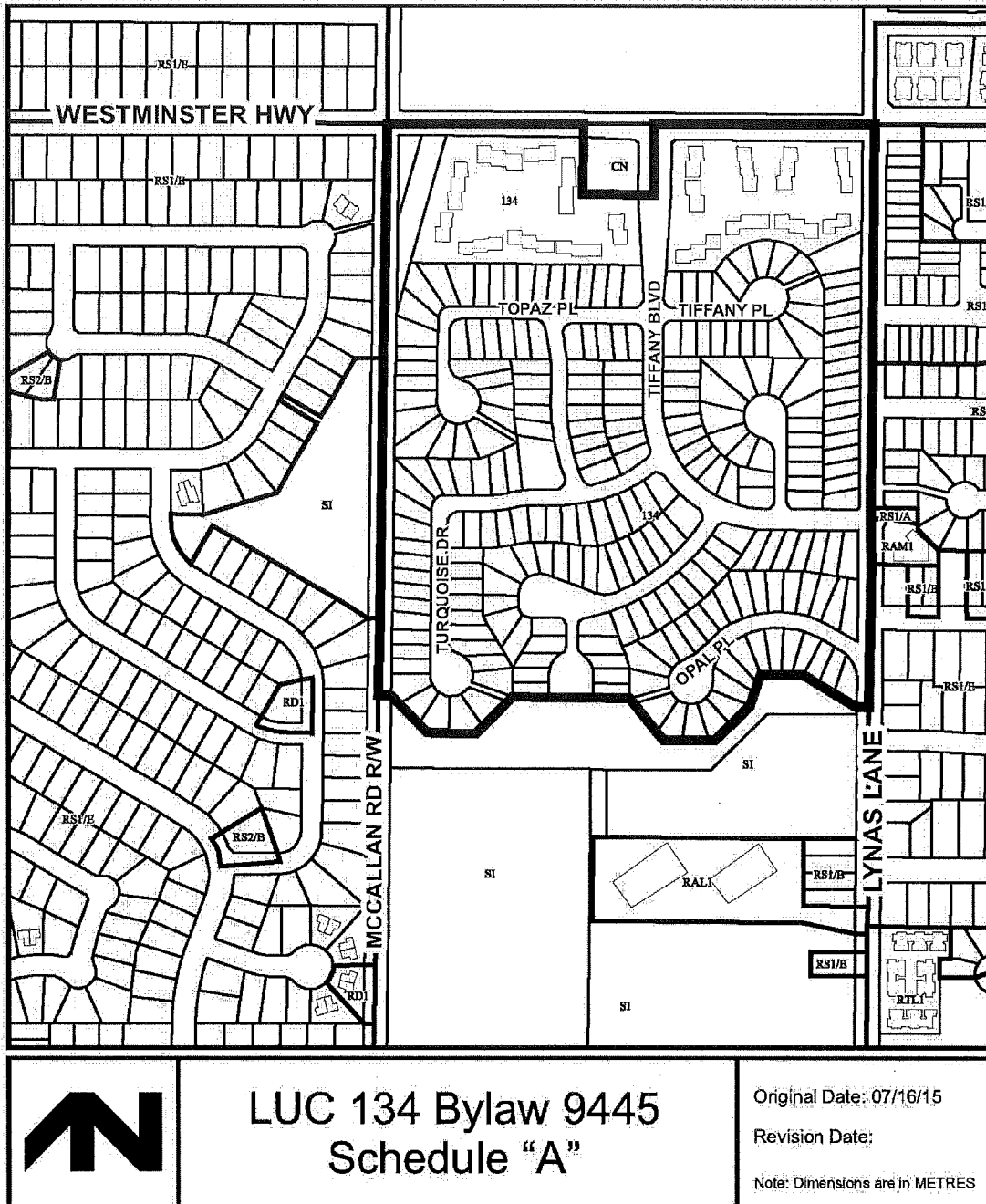
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CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9445



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 135**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9446" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9446" as "**SINGLE DETACHED (RS1/E)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING



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NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


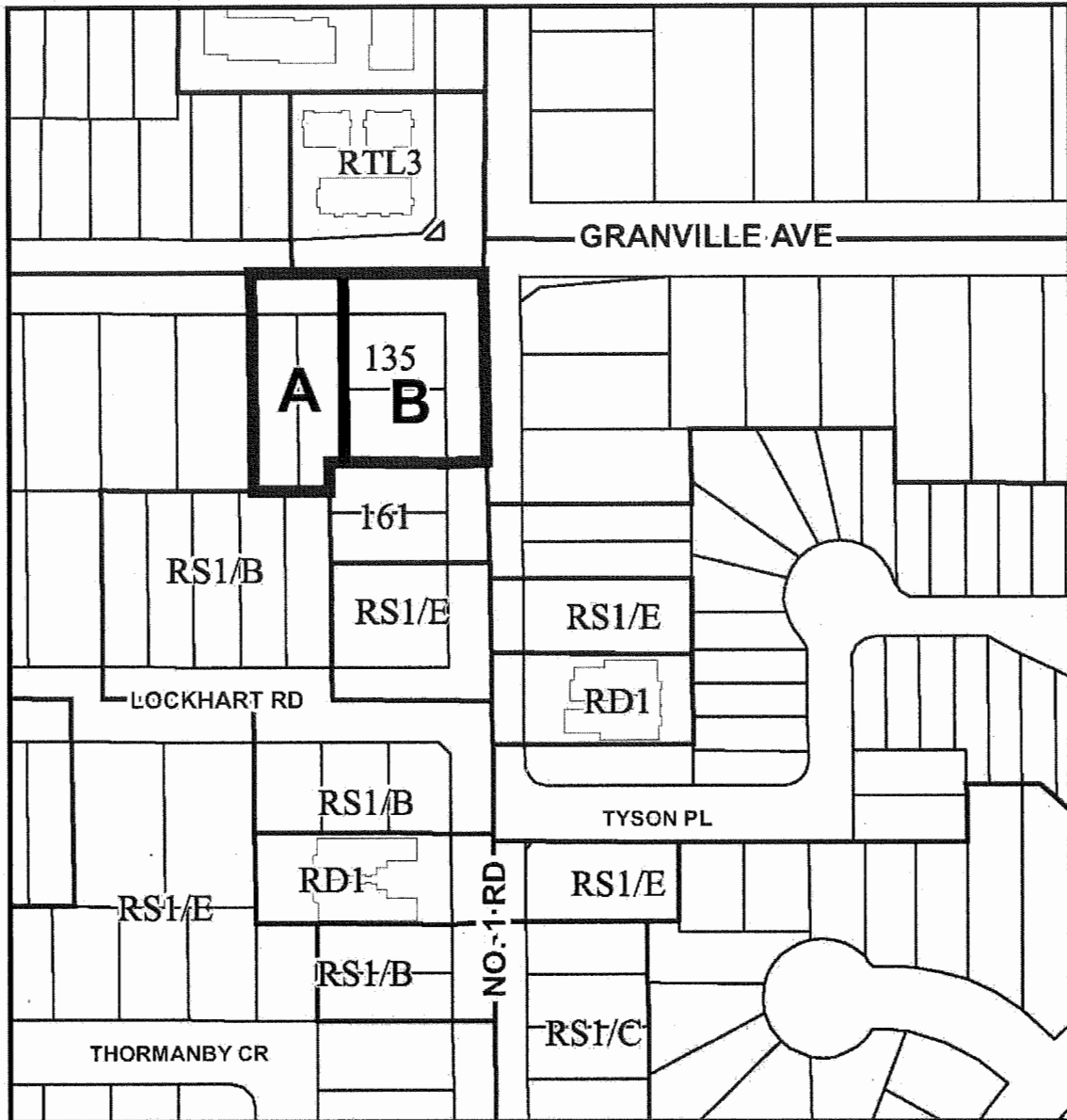
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9446



# City of Richmond



LUC 135 Bylaw 9446  
Schedule "A"

Original Date: 07/09/15  
Revision Date: 09/23/15  
Note: Dimensions are in METRES



Richmond Land Use Contract 135
Early Termination Bylaw No. 9447

Whereas "Land Use Contract 135", having Charge Number RD85836, including all amendments, modifications and extensions to Charge Number RD85836, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9447".

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

- 1. That "Land Use Contract 135" having Charge Number RD85836, including all amendments, modifications and extensions to Charge Number RD85836, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 135" be one year from the date of adoption of Richmond Land Use Contract 135 Early Termination Bylaw No. 9447.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 135" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 135 Early Termination Bylaw No. 9447".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature of Mayor]

MAYOR

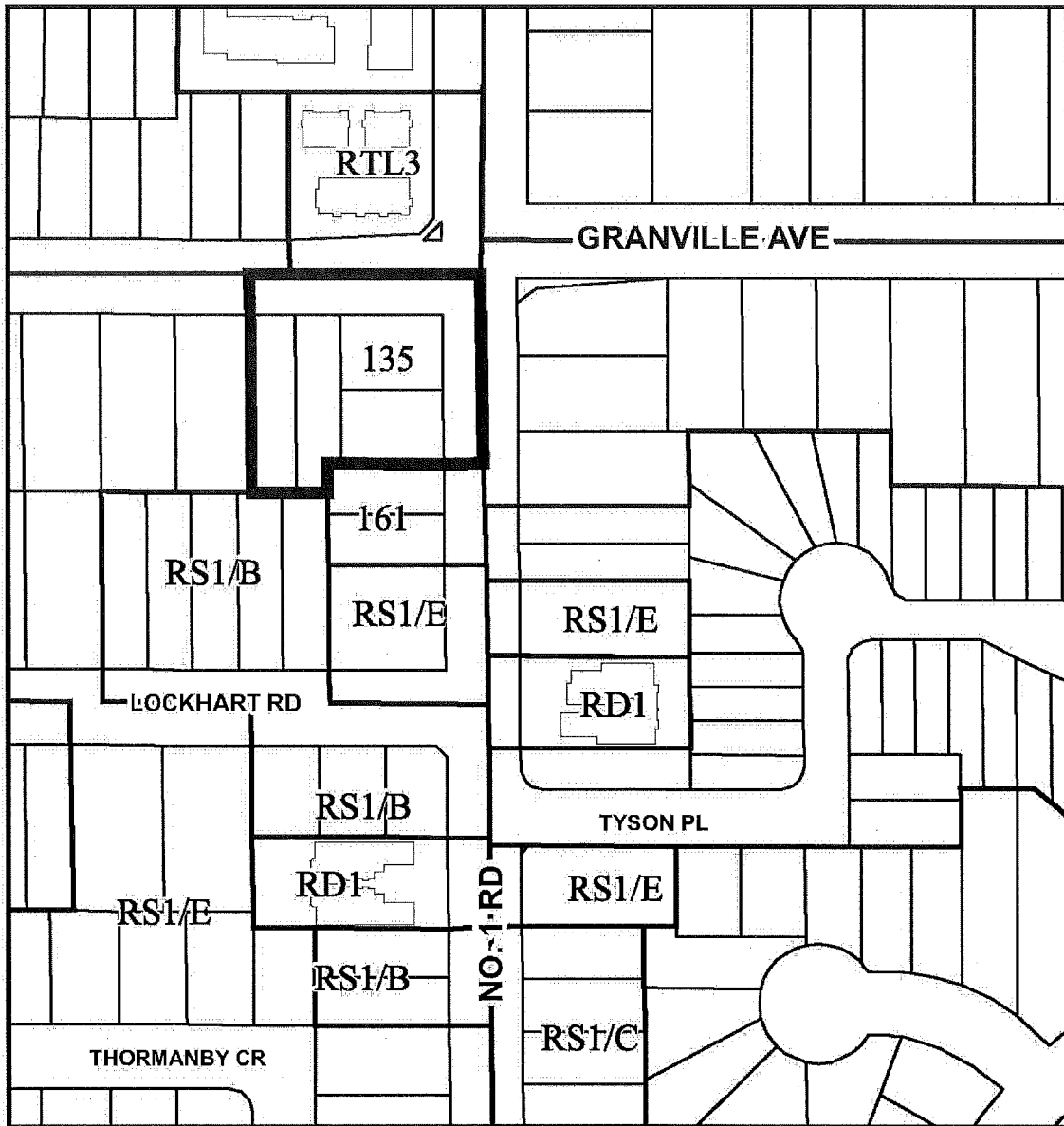
[Signature of Corporate Officer]

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9447



# City of Richmond



## LUC 135 Bylaw 9447 Schedule "A"

Original Date: 07/16/15  
Revision Date: 09/23/15  
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 136**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9448" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

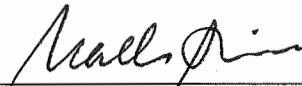
NOV 24 2015

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CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

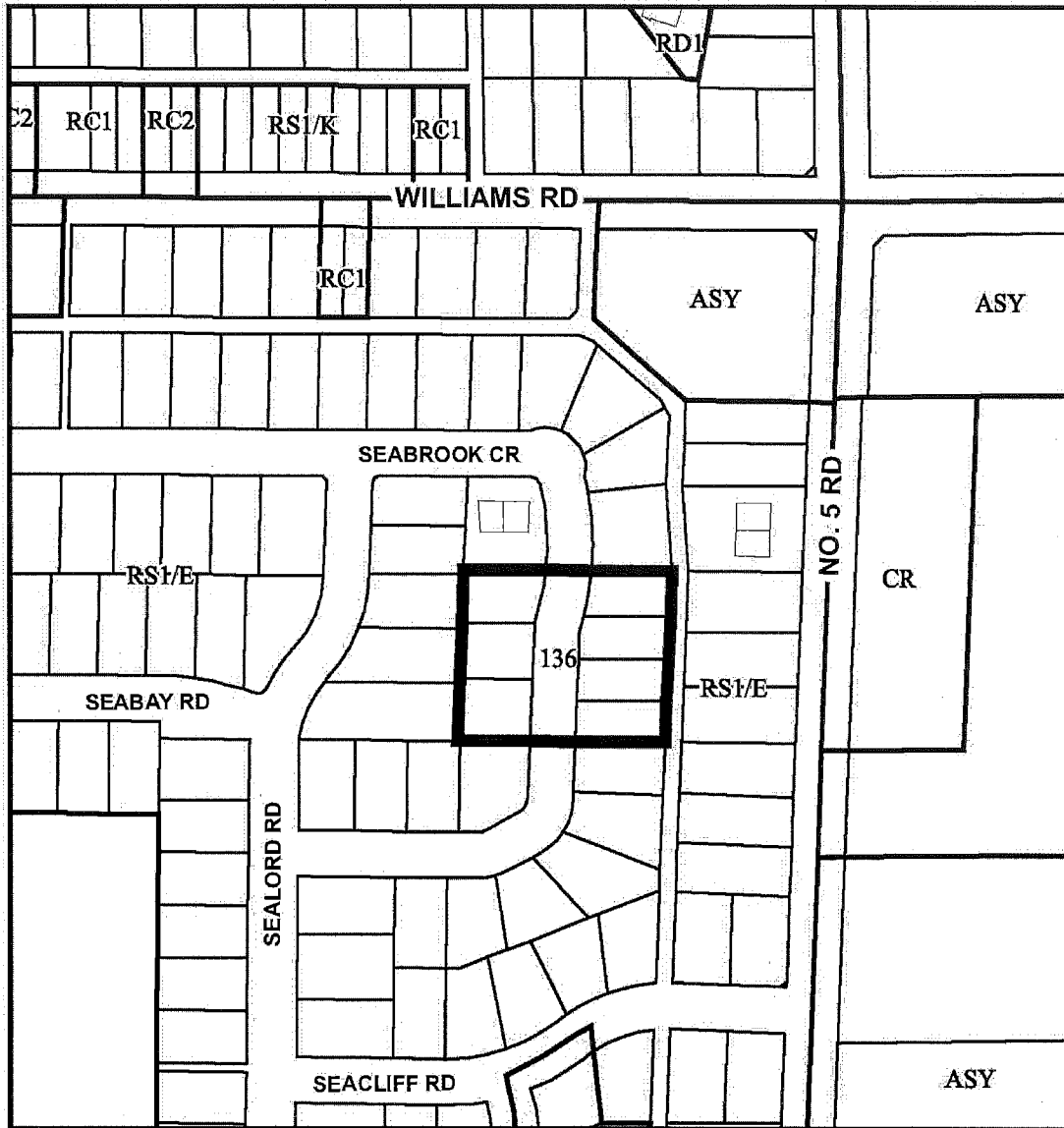

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9448



City of  
Richmond



	<p>LUC 136 Bylaw 9448 Schedule "A"</p>	<p>Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 136
Early Termination Bylaw No. 9449

Whereas "Land Use Contract 136", having Charge Number RD85574, including all amendments, modifications and extensions to Charge Number RD85574, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9449".

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

- 1. That "Land Use Contract 136" having Charge Number RD85574, including all amendments, modifications and extensions to Charge Number RD85574, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 136" be one year from the date of adoption of Richmond Land Use Contract 136 Early Termination Bylaw No. 9449.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 136" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 136 Early Termination Bylaw No. 9449".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



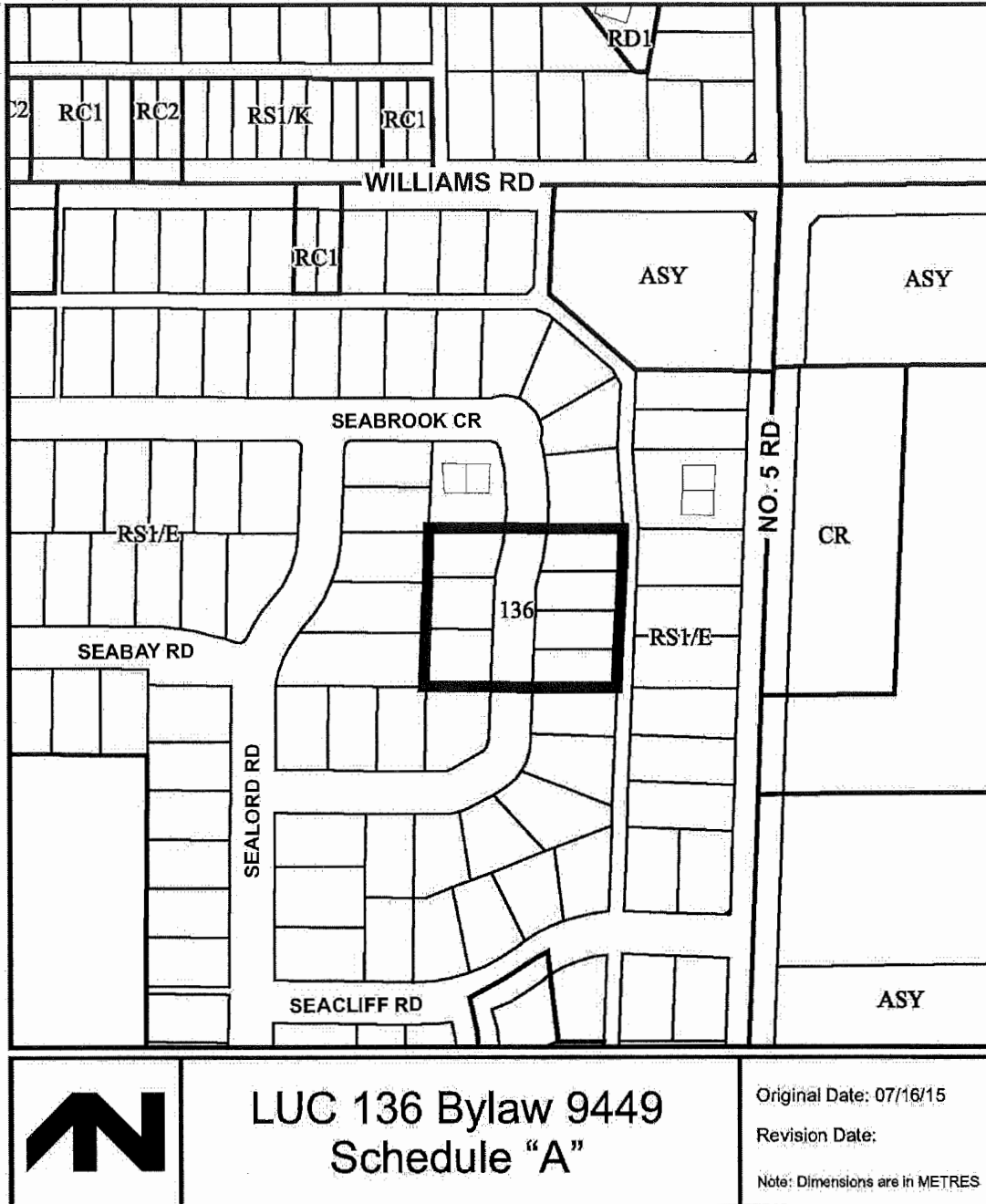
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9449



# City of Richmond



**LUC 136 Bylaw 9449**  
**Schedule "A"**

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450 To Establish Zoning for the Properties Developed Under Land Use Contract 137

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9450" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

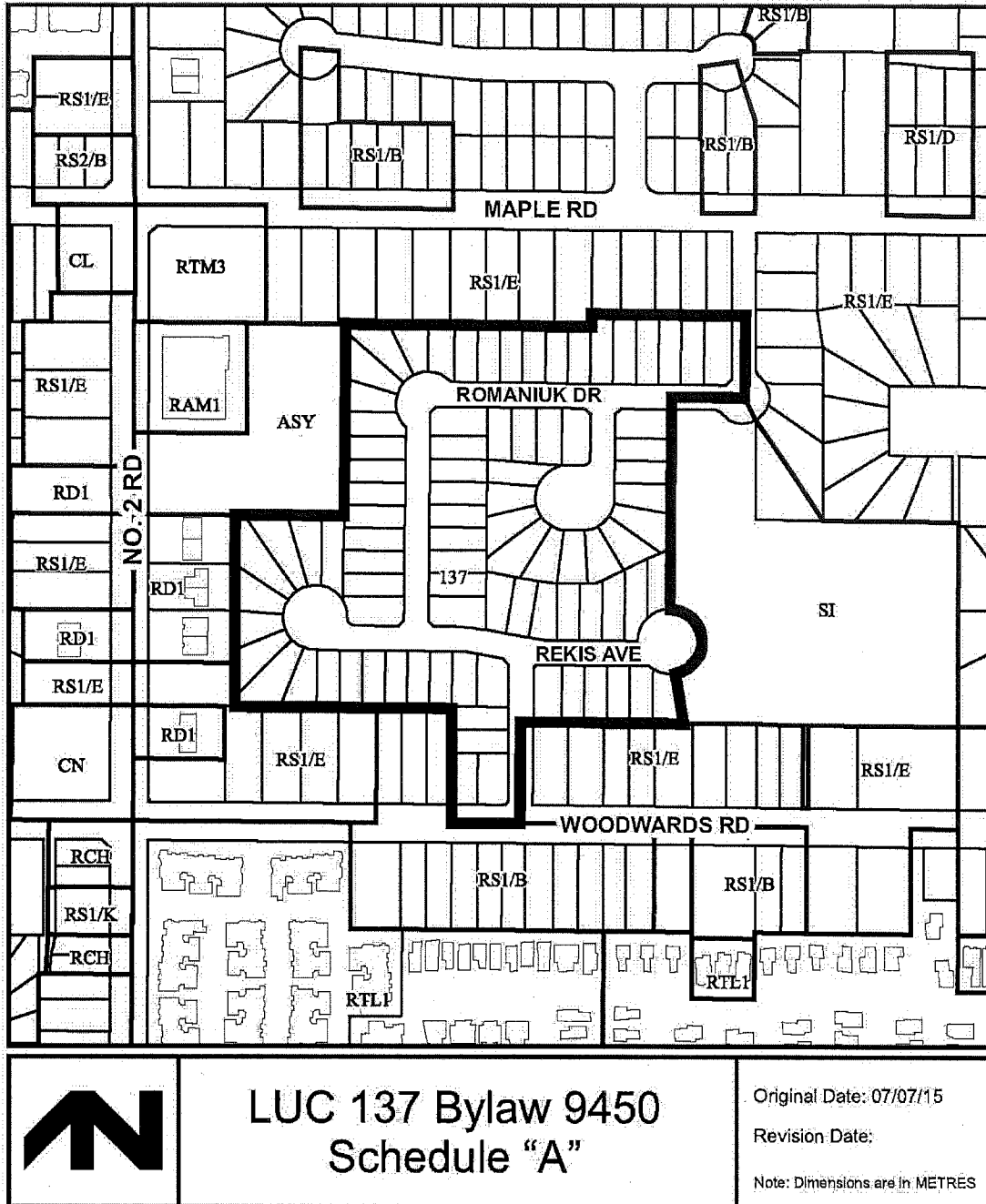
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9450



# City of Richmond



## LUC 137 Bylaw 9450 Schedule "A"

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 137  
Early Termination Bylaw No. 9451**

Whereas "Land Use Contract 137", having Charge Number RD86039, including all amendments, modifications and extensions to Charge Number RD86039, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9451".

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

1. That "Land Use Contract 137" having Charge Number RD86039, including all amendments, modifications and extensions to Charge Number RD86039, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 137" be one year from the date of adoption of Richmond Land Use Contract 137 Early Termination Bylaw No. 9451.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 137" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 137 Early Termination Bylaw No. 9451**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor



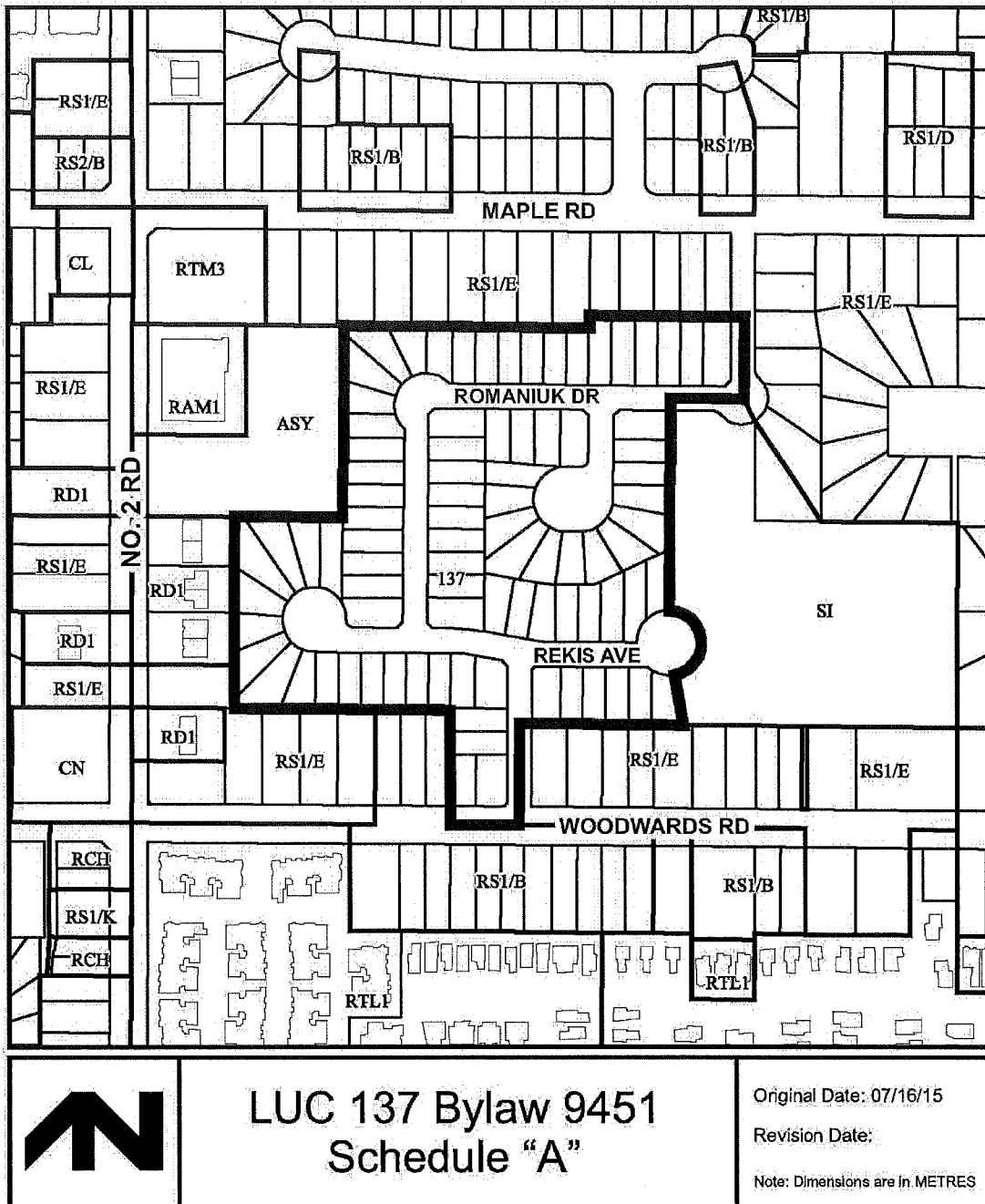

MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9451



# City of Richmond



**LUC 137 Bylaw 9451  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452 To Establish Zoning for the Properties Developed Under Land Use Contract 140

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9452" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

[Signature] MAYOR

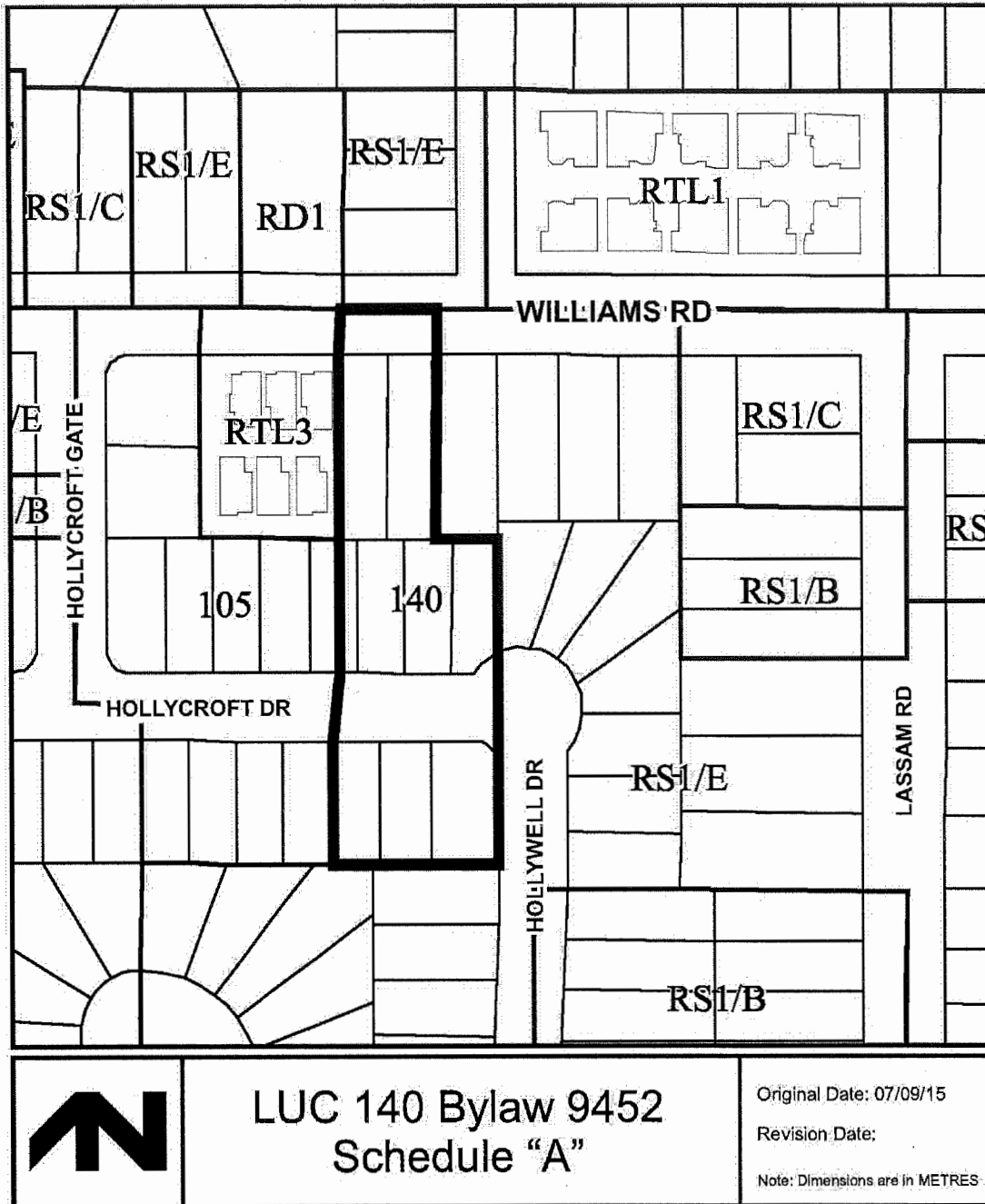
[Signature] CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9452



City of  
Richmond





**Richmond Land Use Contract 140  
Early Termination Bylaw No. 9453**

Whereas “Land Use Contract 140”, having Charge Number RD86105, including all amendments, modifications and extensions to Charge Number RD86105, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9453”.

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

1. That “Land Use Contract 140” having Charge Number RD86105, including all amendments, modifications and extensions to Charge Number RD86105, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 140” be one year from the date of adoption of Richmond Land Use Contract 140 Early Termination Bylaw No. 9453.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 140” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 140 Early Termination Bylaw No. 9453**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

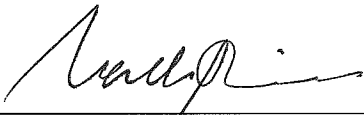
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



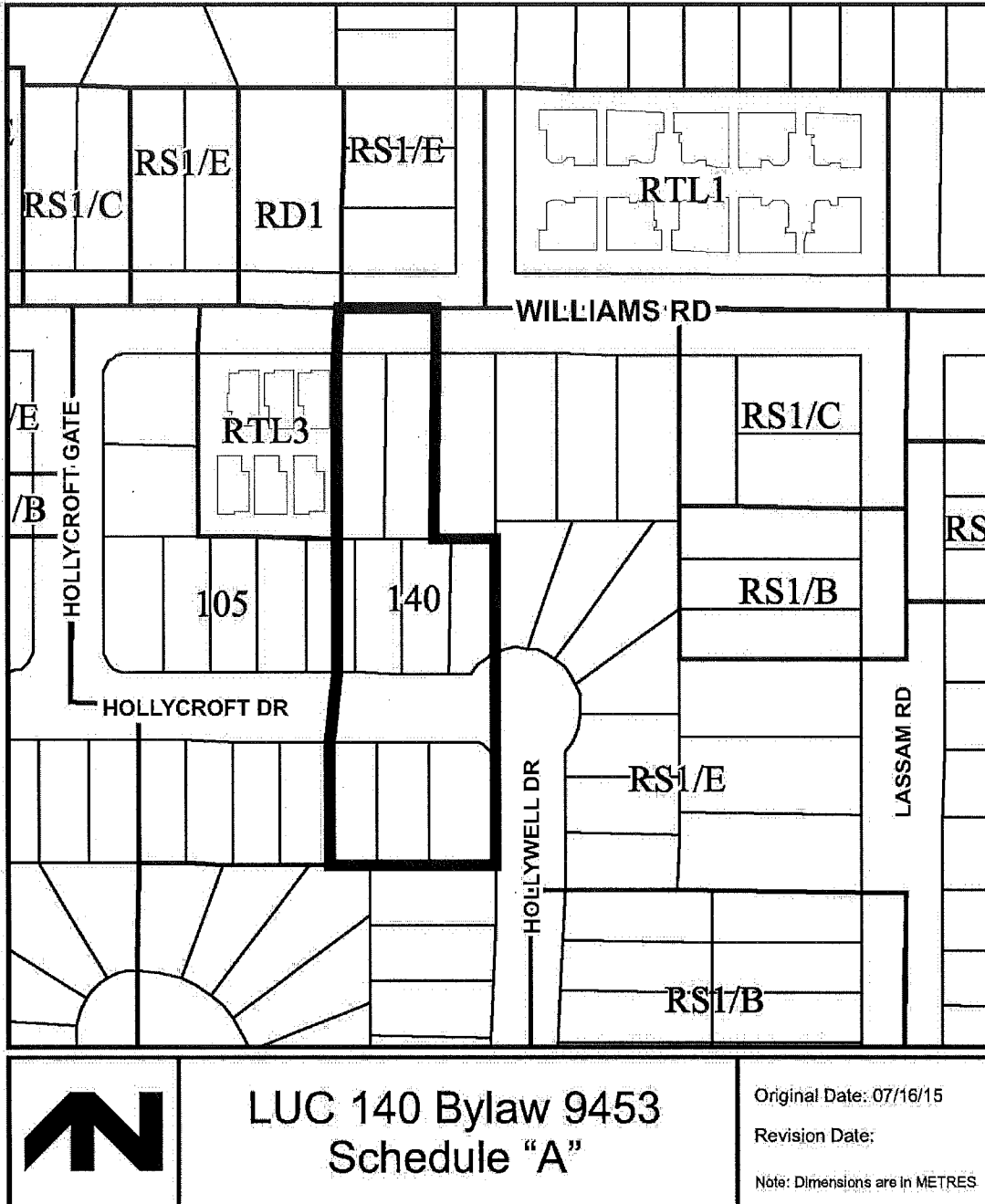
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9453



# City of Richmond



LUC 140 Bylaw 9453  
Schedule "A"

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454 To Establish Zoning for the Properties Developed Under Land Use Contract 141

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9454" as "SINGLE DETACHED (RS1/B)".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9454" as "SINGLE DETACHED (RS1/E)".
3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

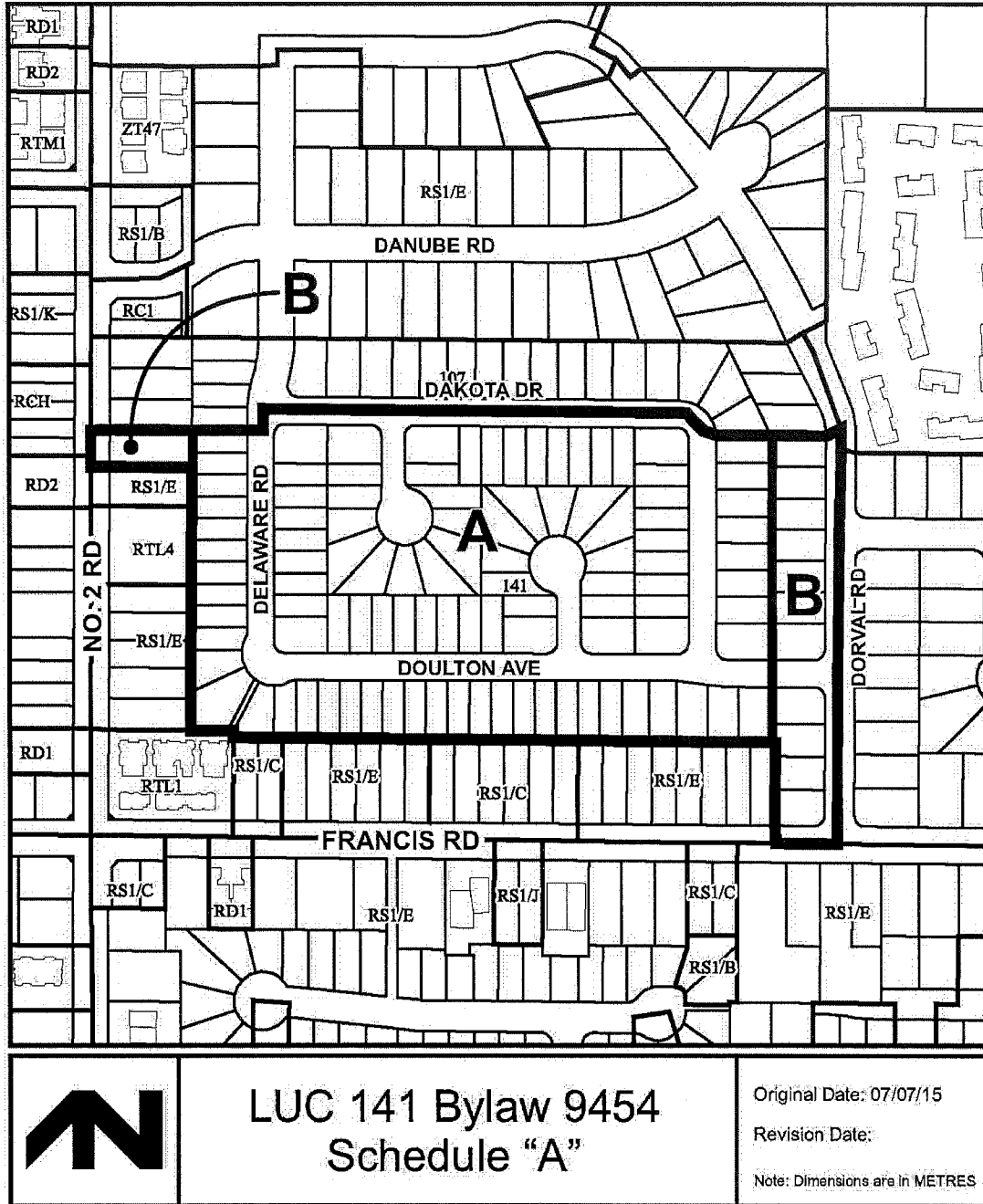
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9454



# City of Richmond





**Richmond Land Use Contract 141  
Early Termination Bylaw No. 9455**

Whereas “Land Use Contract 141”, having Charge Number RD85876, including all amendments, modifications and extensions to Charge Number RD85876, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9455”.

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

1. That “Land Use Contract 141” having Charge Number RD85876, including all amendments, modifications and extensions to Charge Number RD85876, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 141” be one year from the date of adoption of Richmond Land Use Contract 141 Early Termination Bylaw No. 9455.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 141” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 141 Early Termination Bylaw No. 9455**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

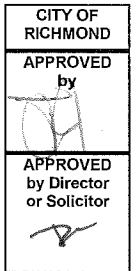
NOV 24 2015

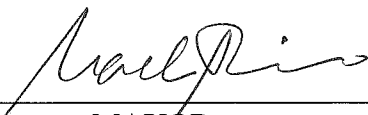
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



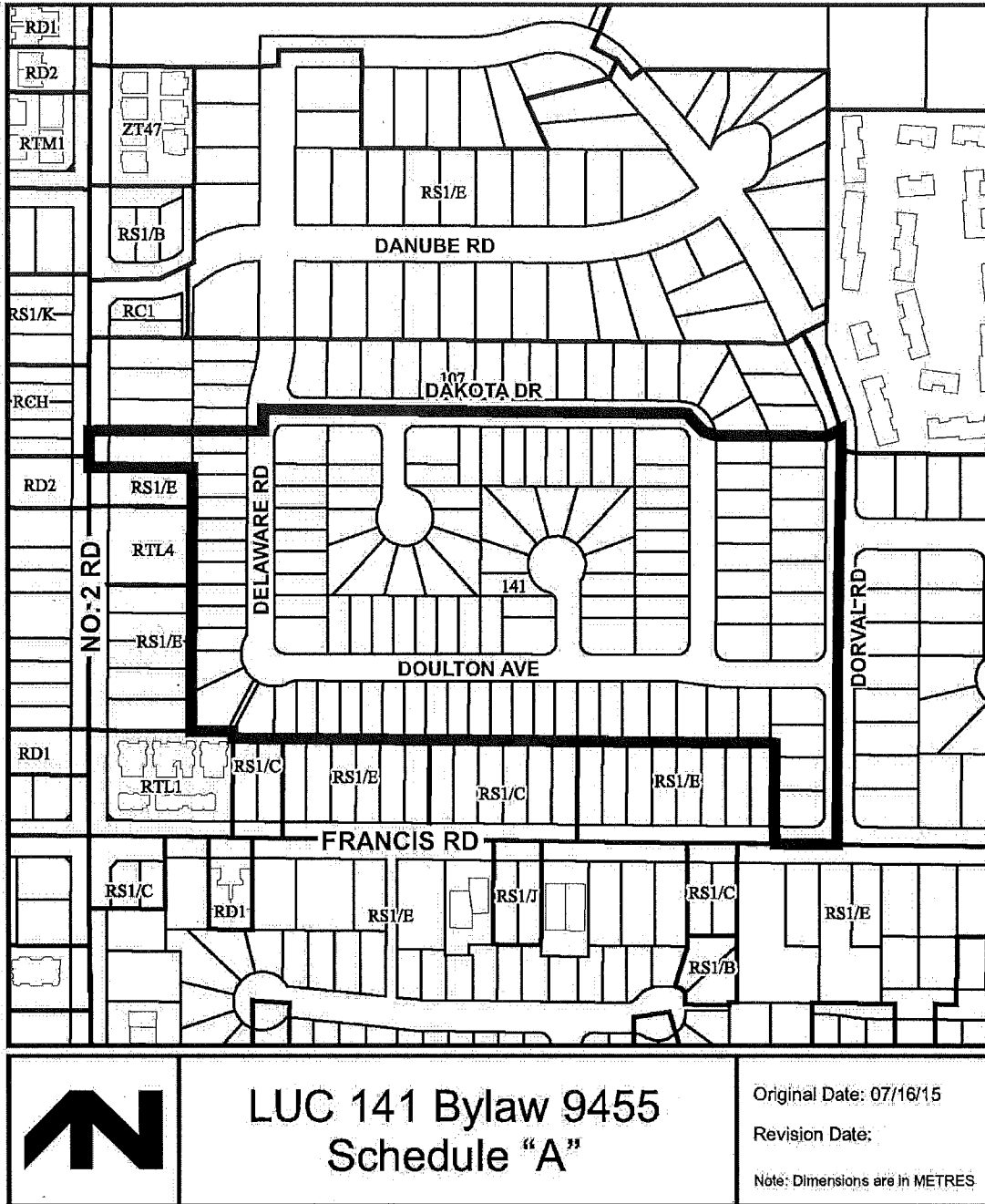
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9455



# City of Richmond



## LUC 141 Bylaw 9455 Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 142**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9456" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9456" as "**SCHOOL & INSTITUTIONAL (SI)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

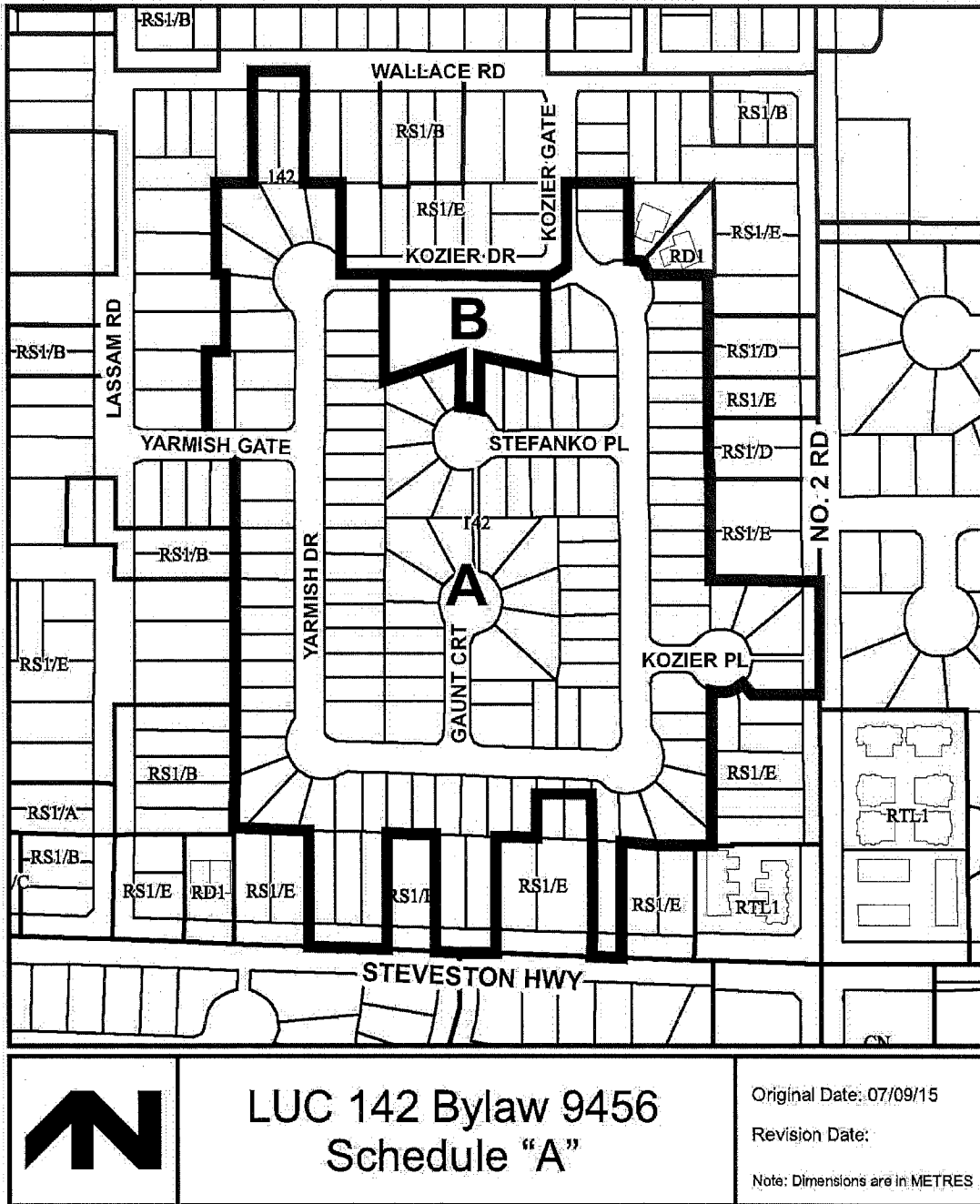
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9456



# City of Richmond





**Richmond Land Use Contract 142  
Early Termination Bylaw No. 9457**

Whereas “Land Use Contract 142”, having Charge Number RD85835, including all amendments, modifications and extensions to Charge Number RD85835, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9457”.

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

1. That “Land Use Contract 142” having Charge Number RD85835, including all amendments, modifications and extensions to Charge Number RD85835, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 142” be one year from the date of adoption of Richmond Land Use Contract 142 Early Termination Bylaw No. 9457.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 142” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 142 Early Termination Bylaw No. 9457**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

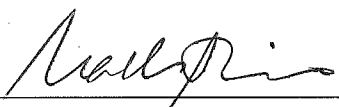
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



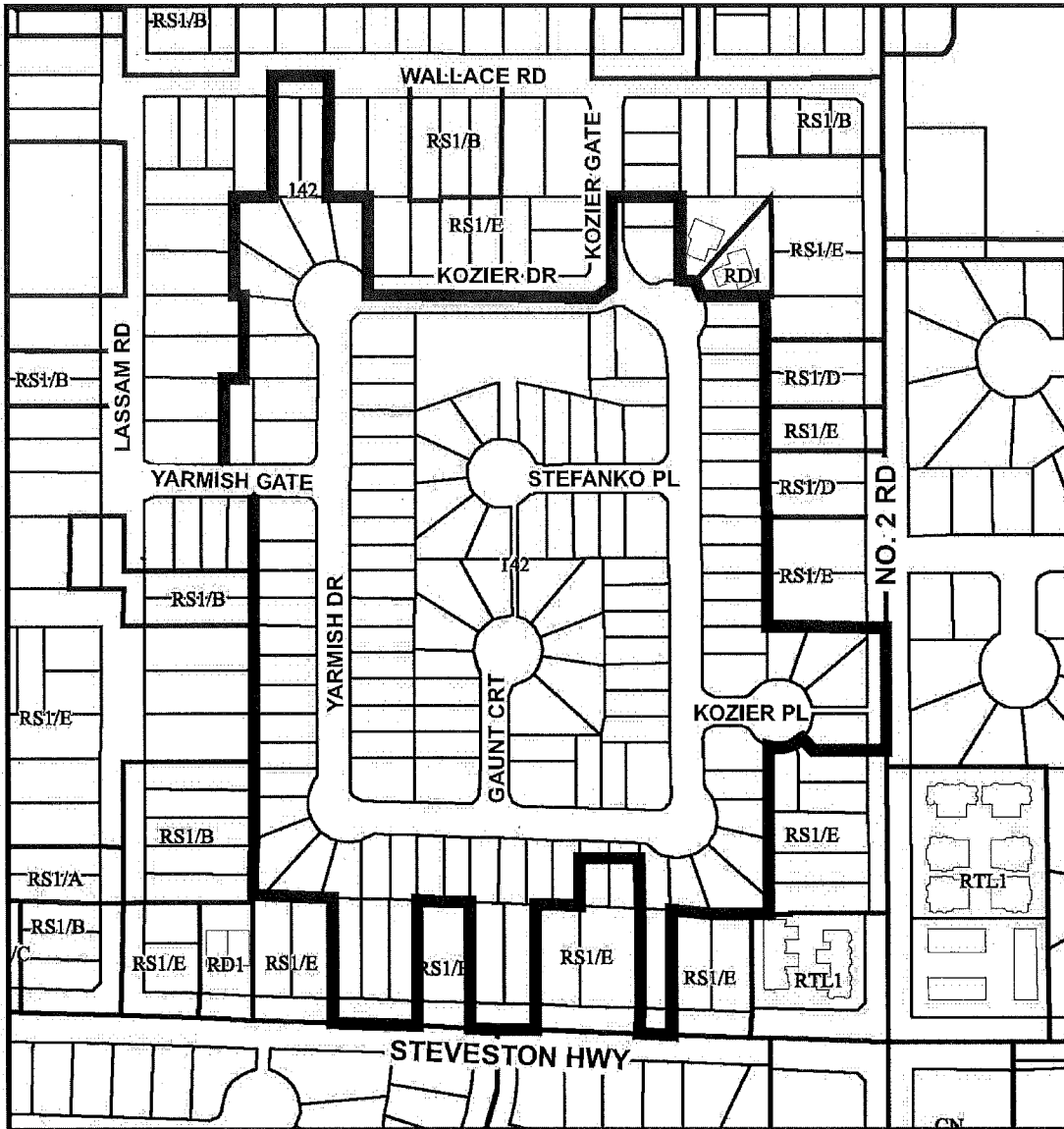
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9457



# City of Richmond



	<p><b>LUC 142 Bylaw 9457</b> <b>Schedule "A"</b></p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 143**

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 designating that portion outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9458” as **“SINGLE DETACHED (RS1/B)”**.
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458”**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

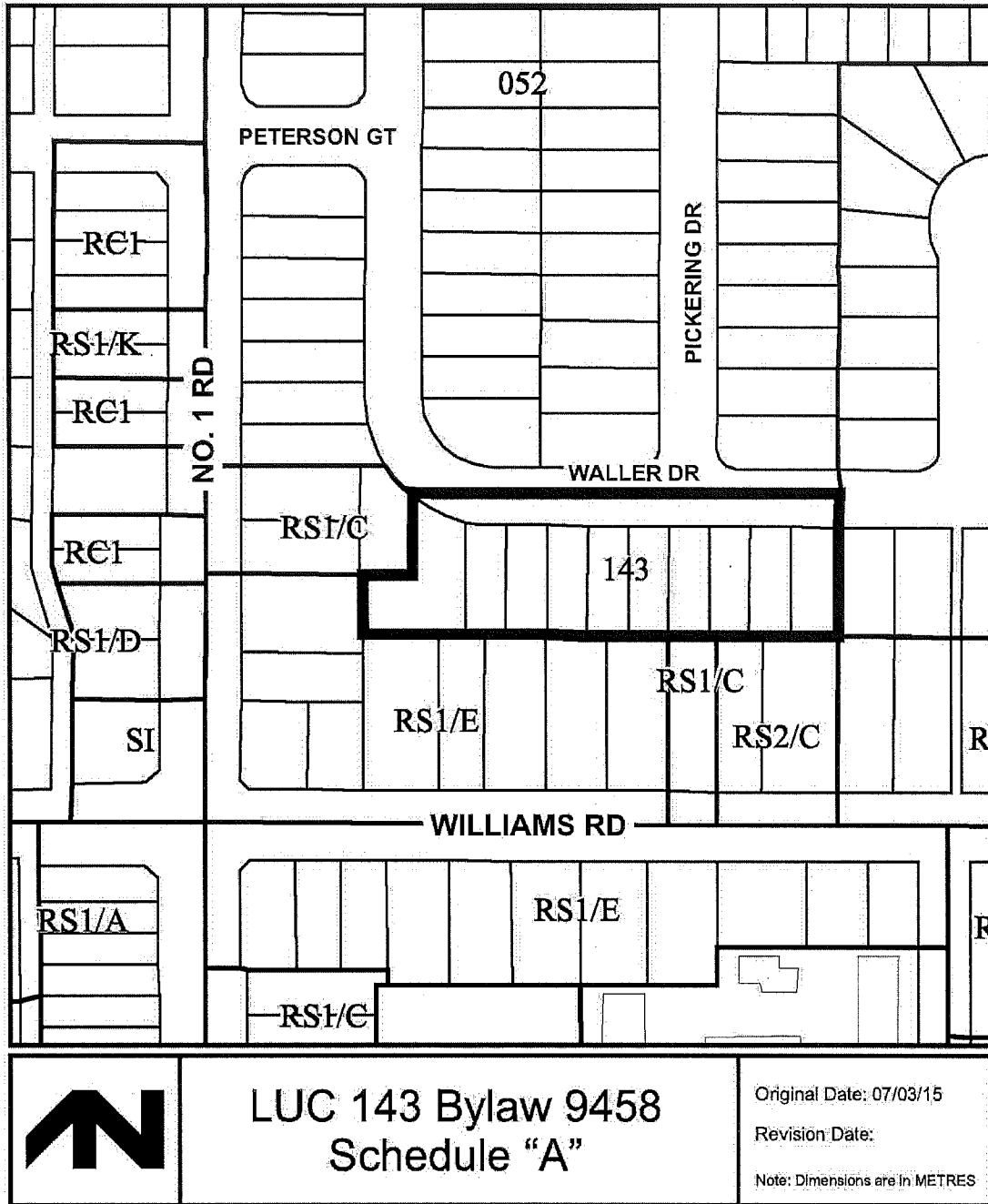

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9458



City of  
Richmond



LUC 143 Bylaw 9458  
Schedule "A"

Original Date: 07/03/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 143  
Early Termination Bylaw No. 9459**

Whereas "Land Use Contract 143", having Charge Number RD85830, including all amendments, modifications and extensions to Charge Number RD85830, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9459".

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

1. That "Land Use Contract 143" having Charge Number RD85830, including all amendments, modifications and extensions to Charge Number RD85830, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 143" be one year from the date of adoption of Richmond Land Use Contract 143 Early Termination Bylaw No. 9459.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 143" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 143 Early Termination Bylaw No. 9459**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

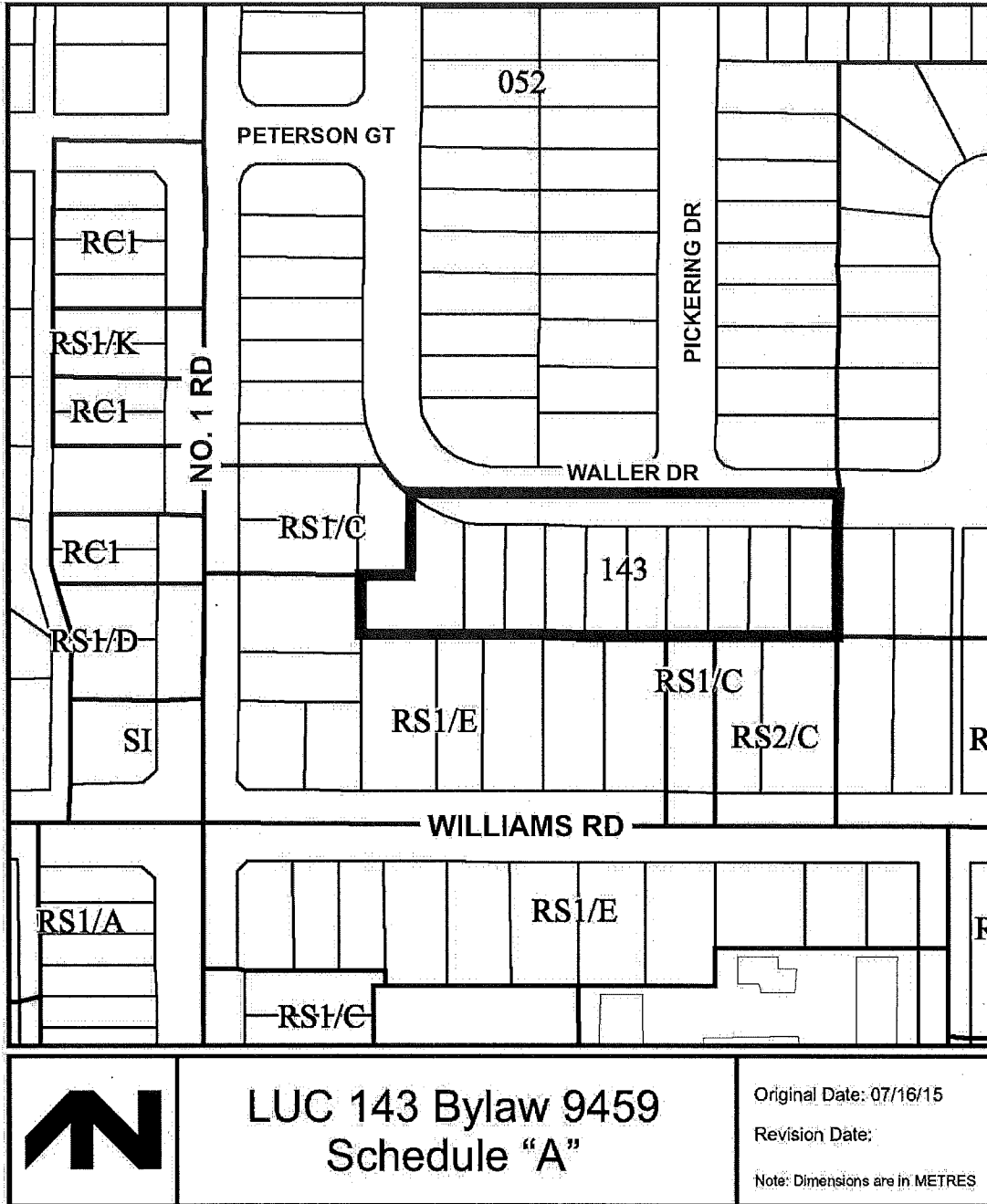
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9459



# City of Richmond



**LUC 143 Bylaw 9459**  
**Schedule "A"**

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 144**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9460" as **"SINGLE DETACHED (RS1/B)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460"**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

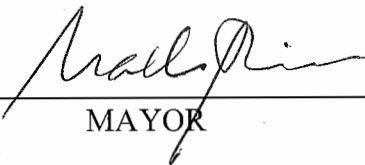
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



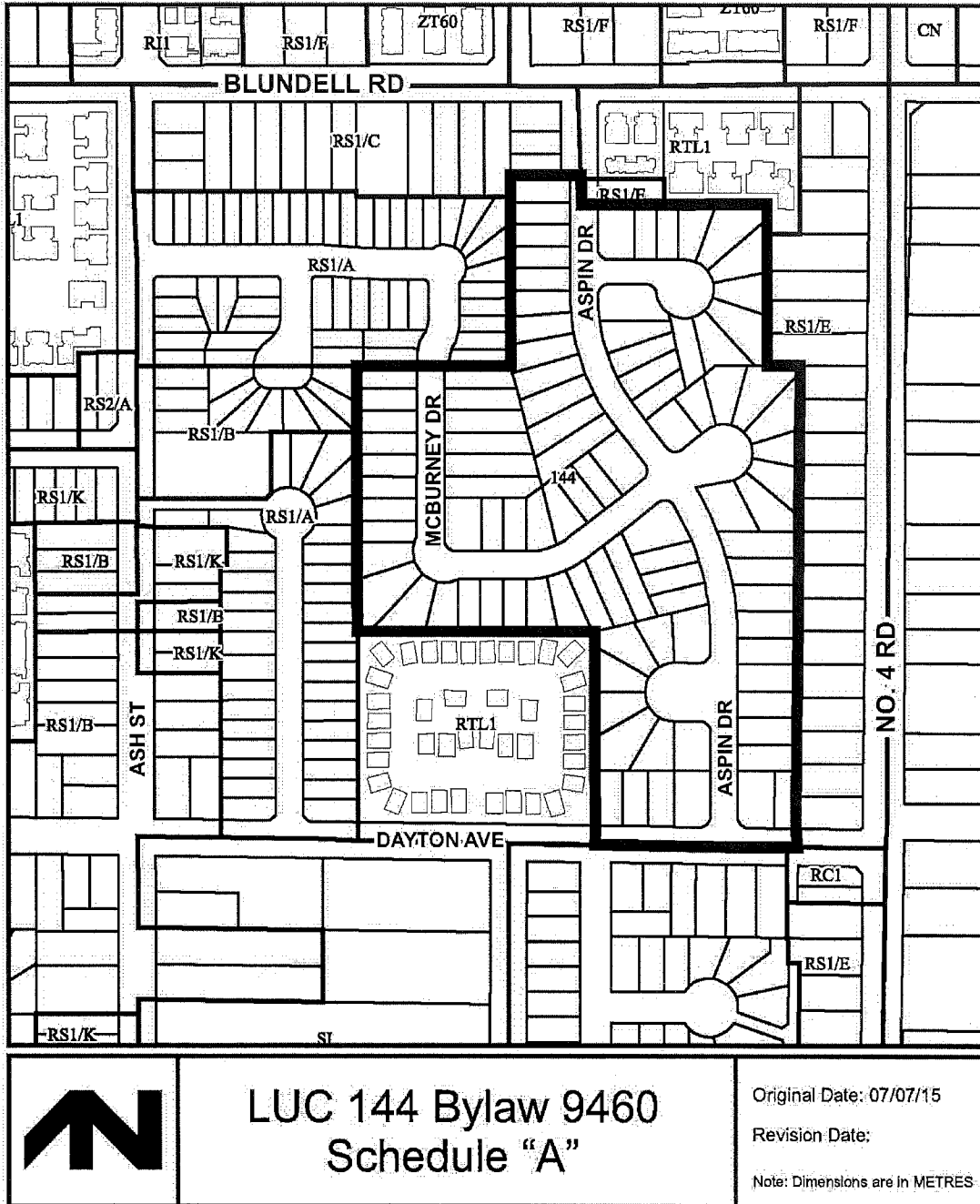
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9460



# City of Richmond





Richmond Land Use Contract 144
Early Termination Bylaw No. 9461

Whereas "Land Use Contract 144", having Charge Number RD86189, including all amendments, modifications and extensions to Charge Number RD86189, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9461".

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

- 1. That "Land Use Contract 144" having Charge Number RD86189, including all amendments, modifications and extensions to Charge Number RD86189, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 144" be one year from the date of adoption of Richmond Land Use Contract 144 Early Termination Bylaw No. 9461.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 144" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 144 Early Termination Bylaw No. 9461".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

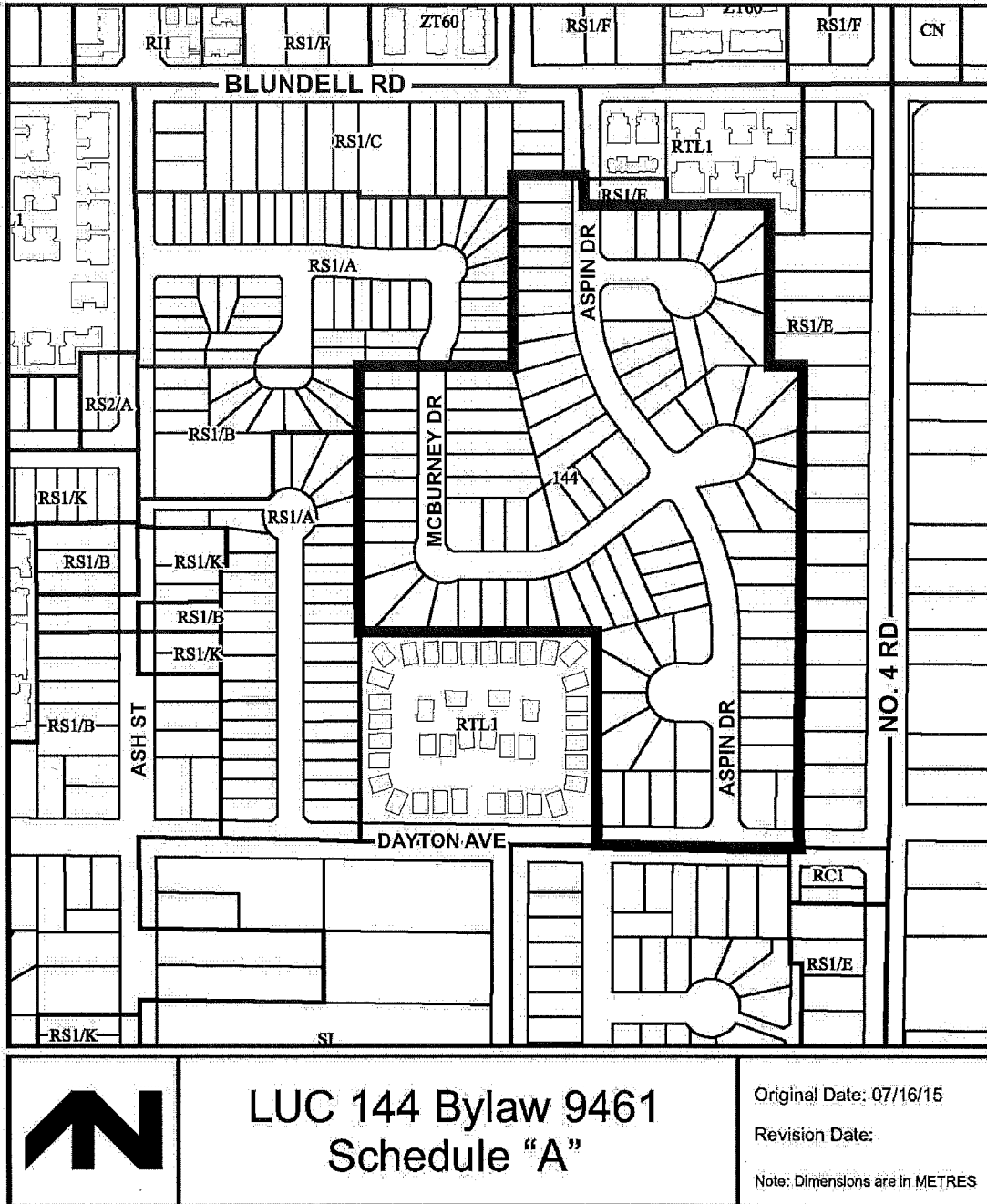
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9461



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 145**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9462" as **"SINGLE DETACHED (RS1/B)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462"**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING



NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


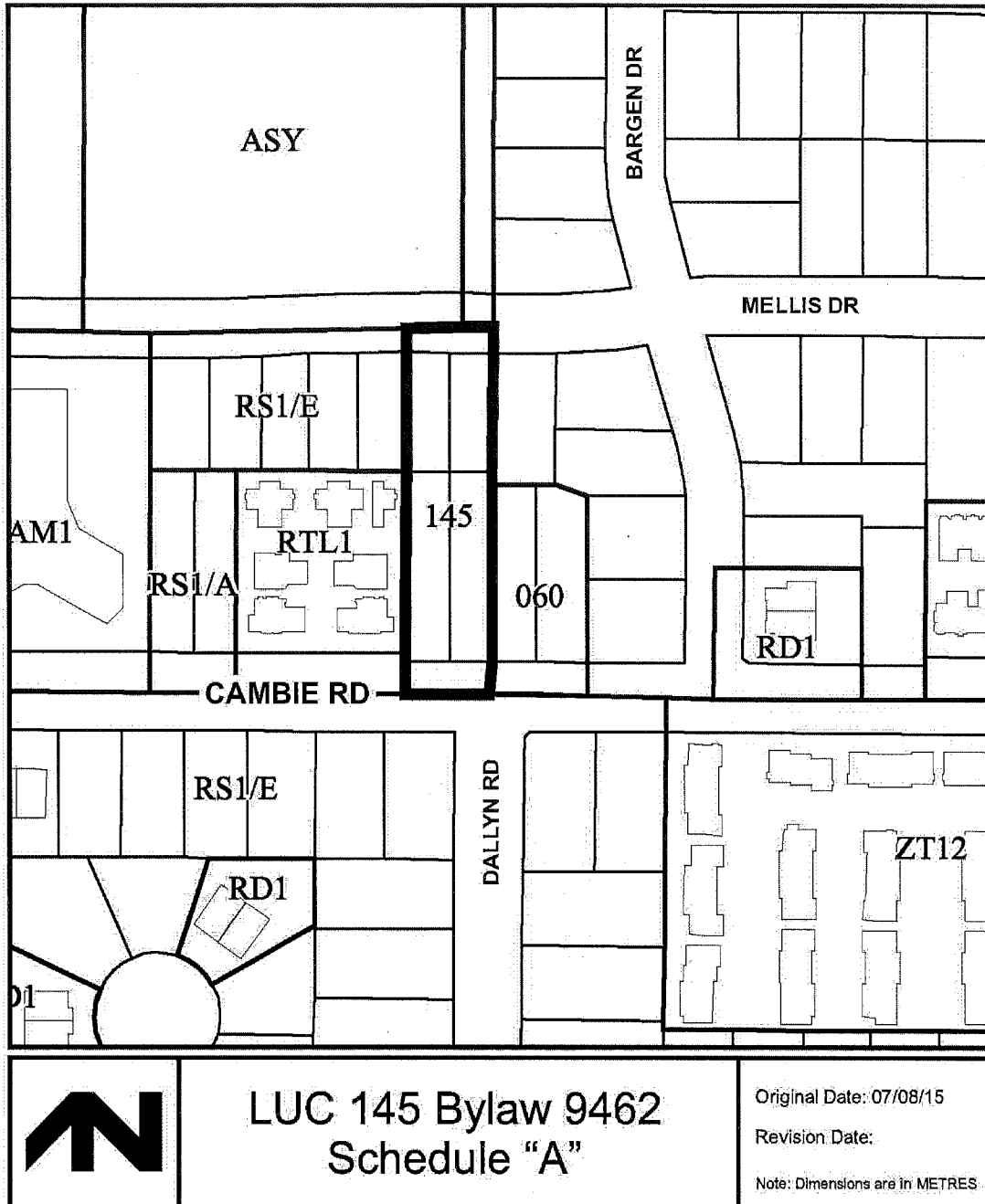
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9462



City of  
Richmond







**Richmond Land Use Contract 145  
Early Termination Bylaw No. 9463**

Whereas “Land Use Contract 145”, having Charge Number RD85833, including all amendments, modifications and extensions to Charge Number RD85833, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9463”.

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

1. That “Land Use Contract 145” having Charge Number RD85833, including all amendments, modifications and extensions to Charge Number RD85833, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 145” be one year from the date of adoption of Richmond Land Use Contract 145 Early Termination Bylaw No. 9463.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 145” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 145 Early Termination Bylaw No. 9463**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

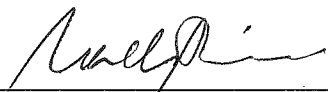
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



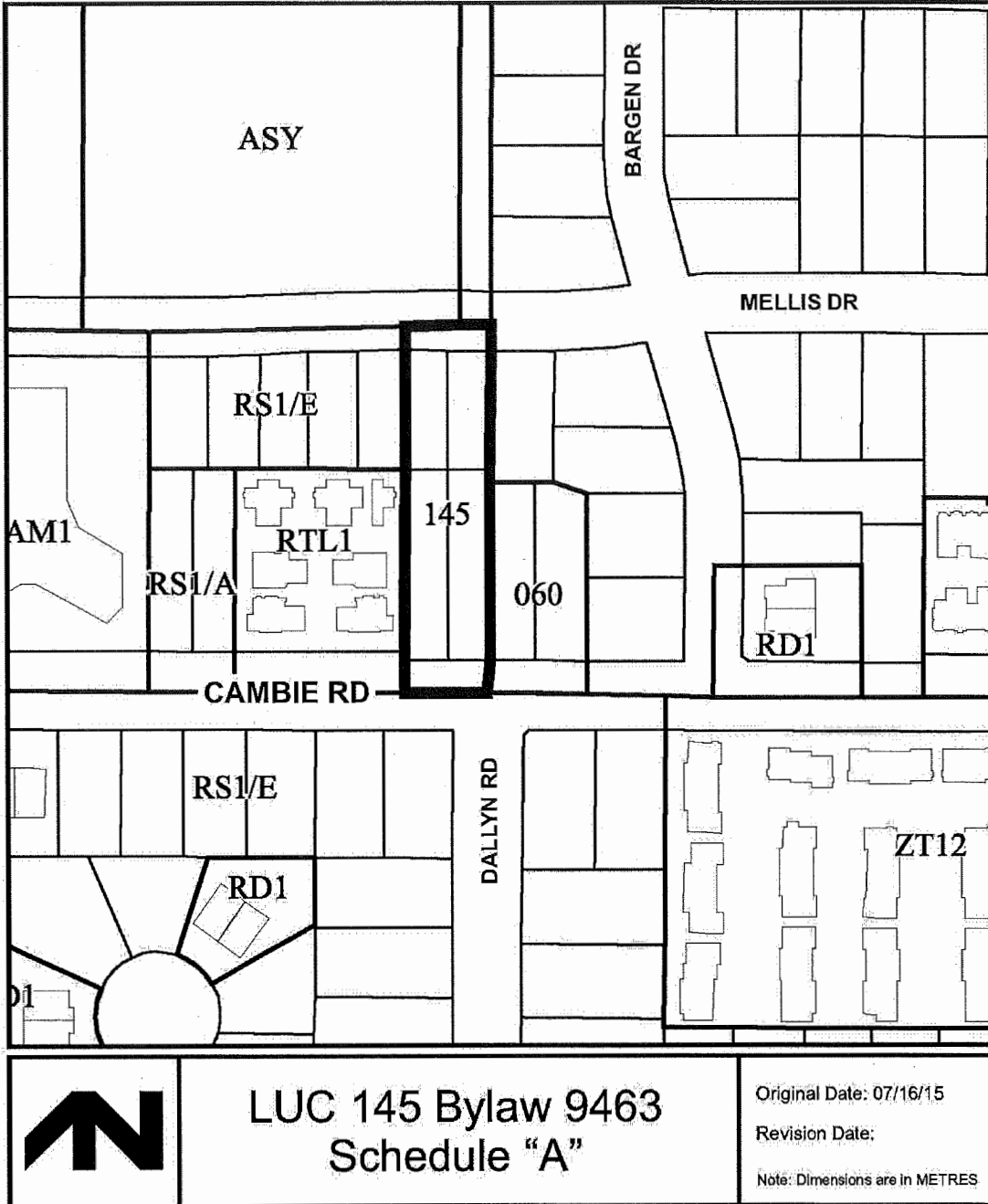
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9463



# City of Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464 To Establish Zoning for the Properties Developed Under Land Use Contract 146

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9464" as "SINGLE DETACHED (RS1/B)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

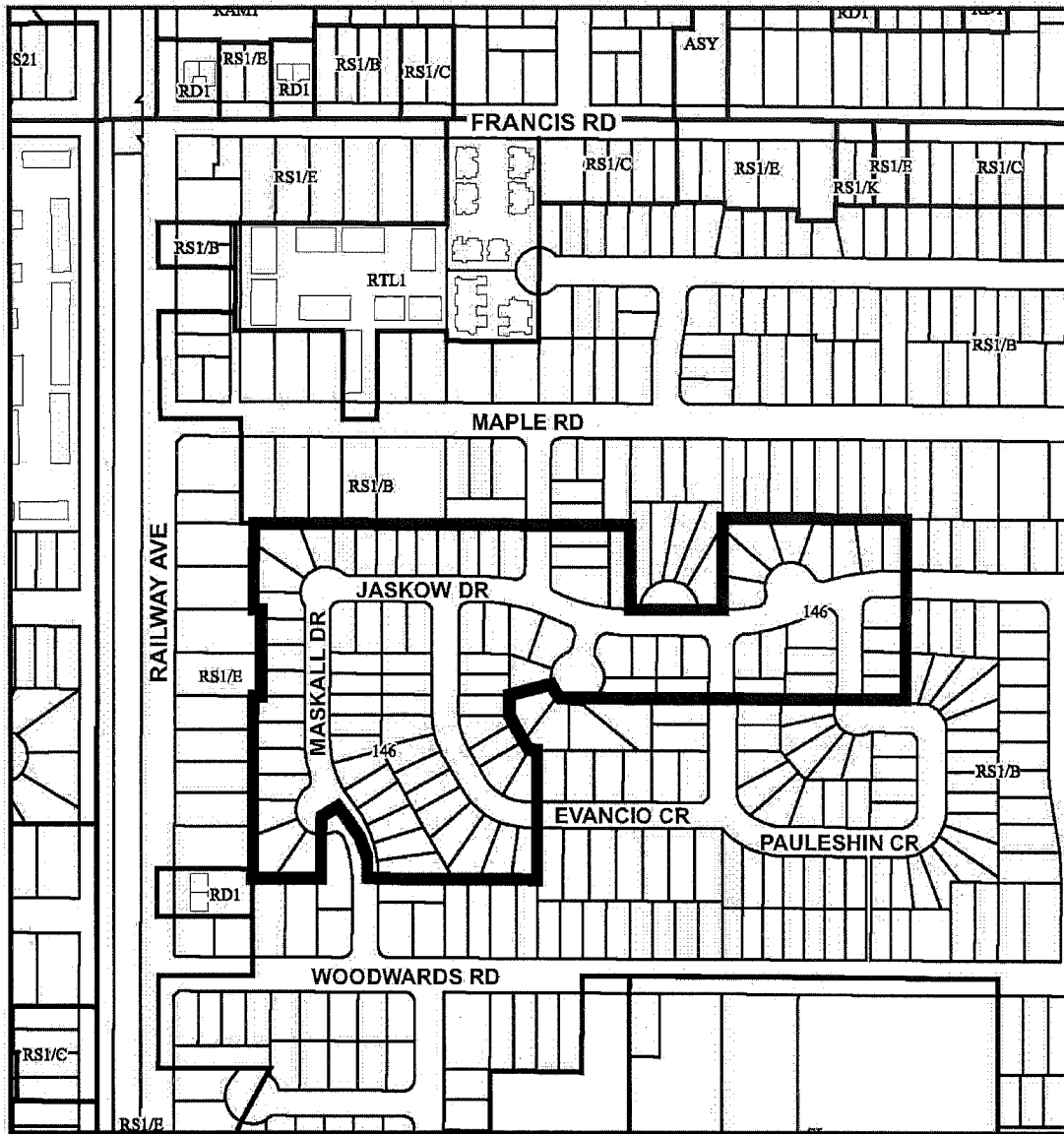
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9464



# City of Richmond



	<h2>LUC 146 Bylaw 9464 Schedule "A"</h2>	Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES
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Richmond Land Use Contract 146
Early Termination Bylaw No. 9465

Whereas "Land Use Contract 146", having Charge Number RD85905, including all amendments, modifications and extensions to Charge Number RD85905, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9465".

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

- 1. That "Land Use Contract 146" having Charge Number RD85905, including all amendments, modifications and extensions to Charge Number RD85905, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 146" be one year from the date of adoption of Richmond Land Use Contract 146 Early Termination Bylaw No. 9465.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 146" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 146 Early Termination Bylaw No. 9465".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



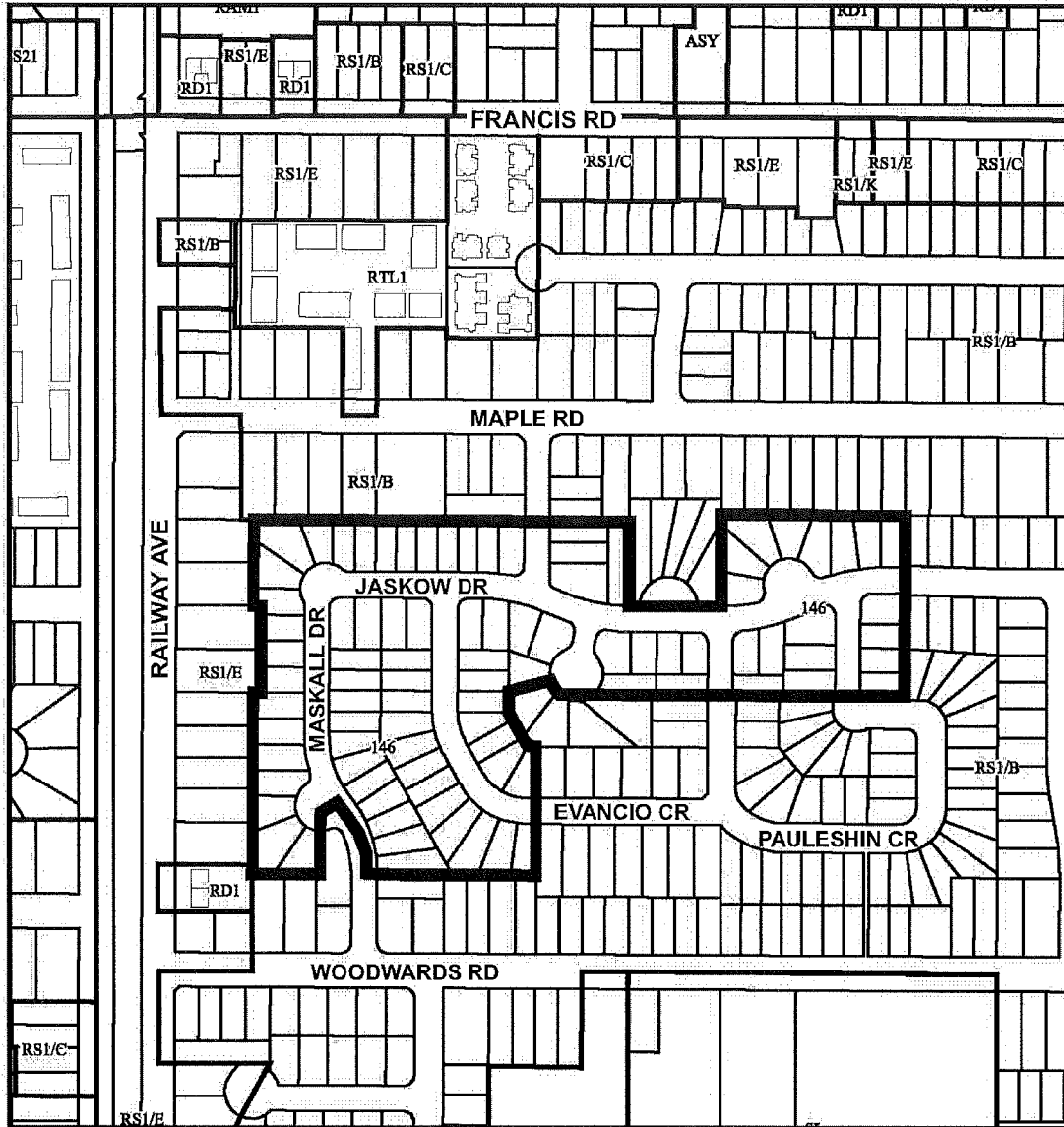
Handwritten signature of Mayor and the word MAYOR below it.


Handwritten signature of Corporate Officer and the words CORPORATE OFFICER below it.

Schedule A attached to and forming part of Bylaw 9465



# City of Richmond



	<p>LUC 146 Bylaw 9465 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 147**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9466" as **"SINGLE DETACHED (RS1/B)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466"**.

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

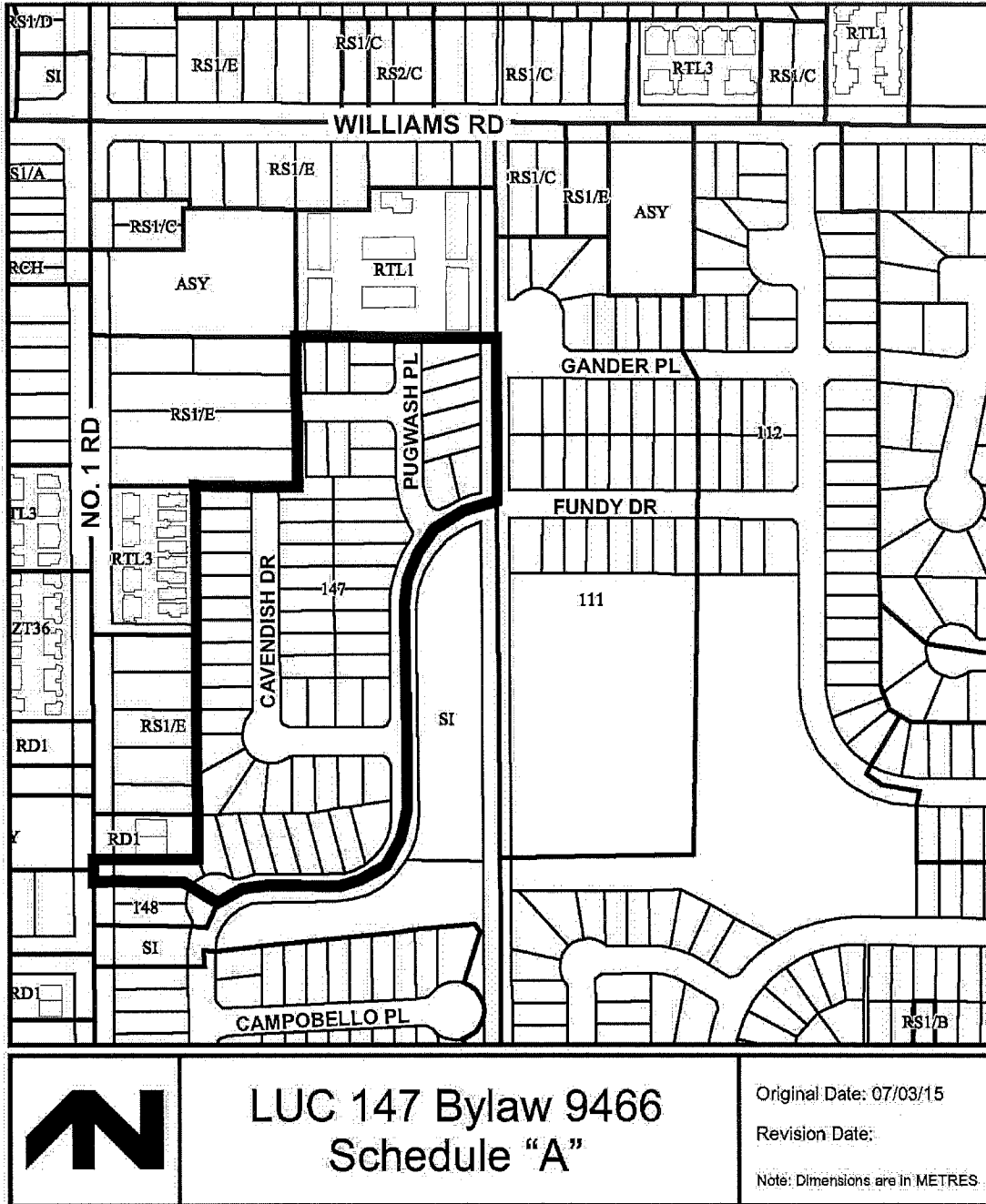
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9466



# City of Richmond



	<p>LUC 147 Bylaw 9466 Schedule "A"</p>	<p>Original Date: 07/03/15 Revision Date: Note: Dimensions are in METRES.</p>
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**Richmond Land Use Contract 147  
Early Termination Bylaw No. 9467**

Whereas "Land Use Contract 147", having Charge Number RD85945, including all amendments, modifications and extensions to Charge Number RD85945, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9467".

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

1. That "Land Use Contract 147" having Charge Number RD85945, including all amendments, modifications and extensions to Charge Number RD85945, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 147" be one year from the date of adoption of Richmond Land Use Contract 147 Early Termination Bylaw No. 9467.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 147" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 147 Early Termination Bylaw No. 9467**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



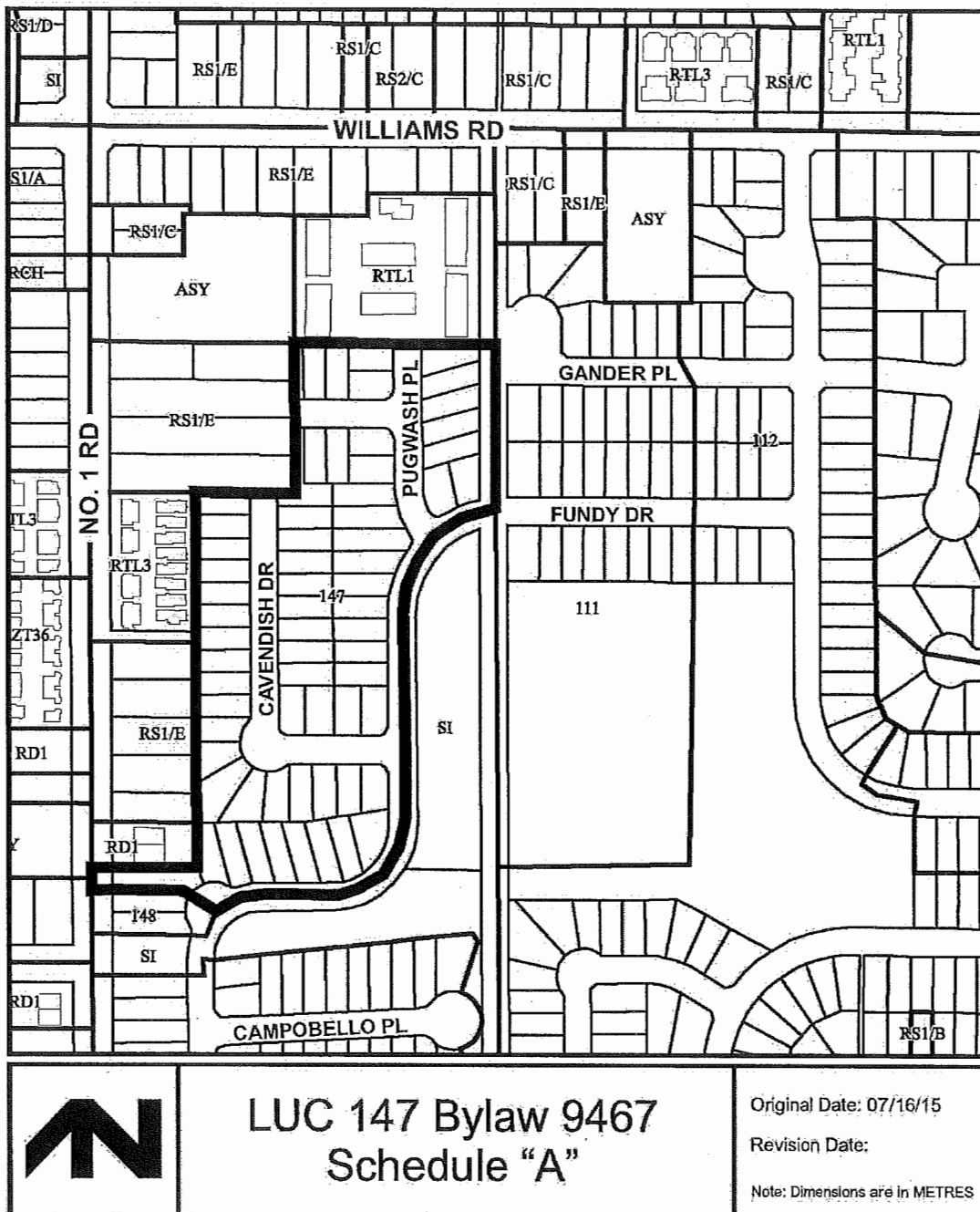
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9467



# City of Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 148**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9468" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9468" as "**TOWN HOUSING (ZT78) – THOMPSON AND STEVESTON**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

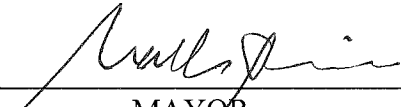
NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

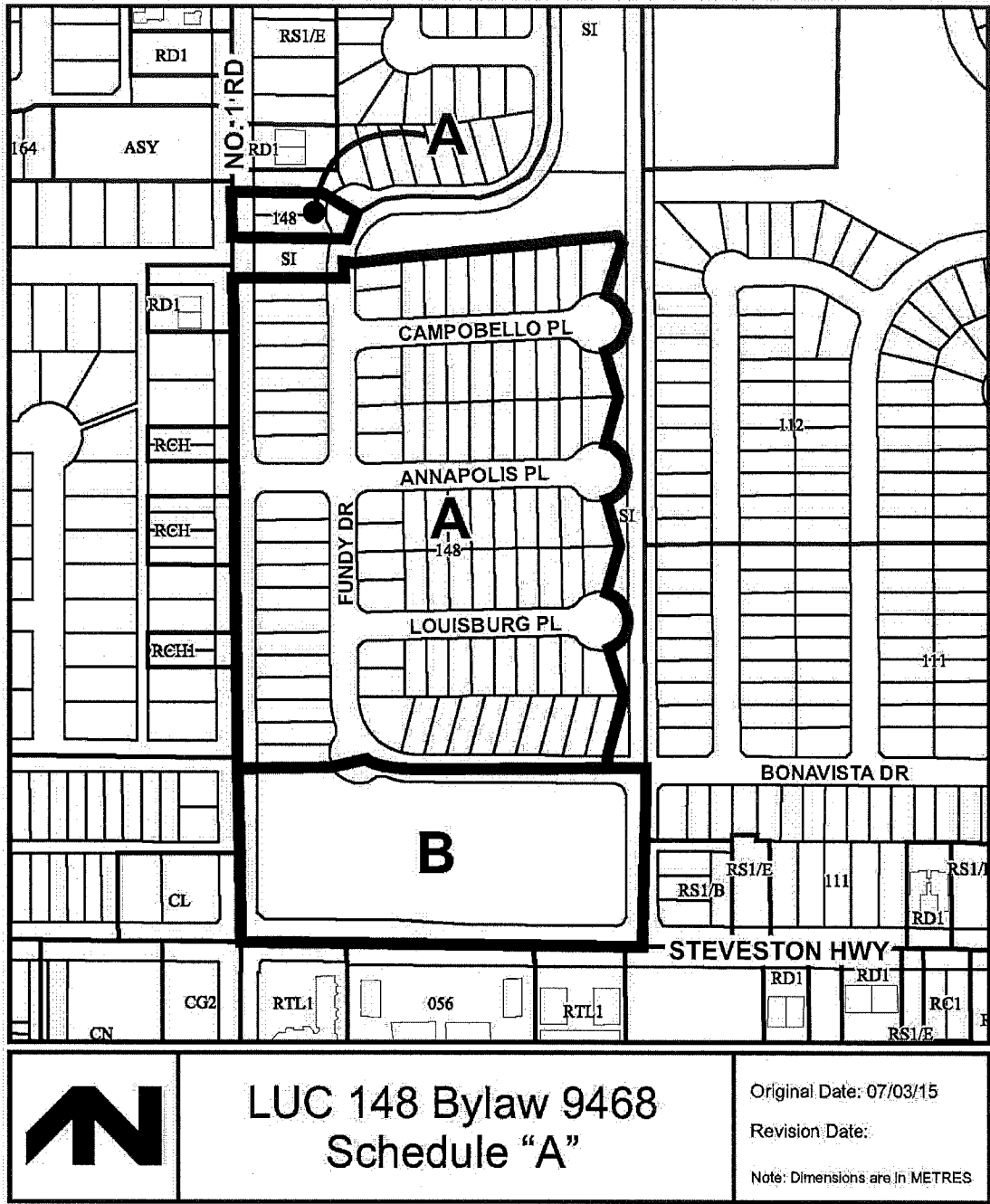

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9468



# City of Richmond





Richmond Land Use Contract 148
Early Termination Bylaw No. 9469

Whereas "Land Use Contract 148", having Charge Number RD85944, including all amendments, modifications and extensions to Charge Number RD85944, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9469".

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

- 1. That "Land Use Contract 148" having Charge Number RD85944, including all amendments, modifications and extensions to Charge Number RD85944, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 148" be one year from the date of adoption of Richmond Land Use Contract 148 Early Termination Bylaw No. 9469.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 148" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 148 Early Termination Bylaw No. 9469".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



Handwritten signature of Mayor and the word MAYOR below it.

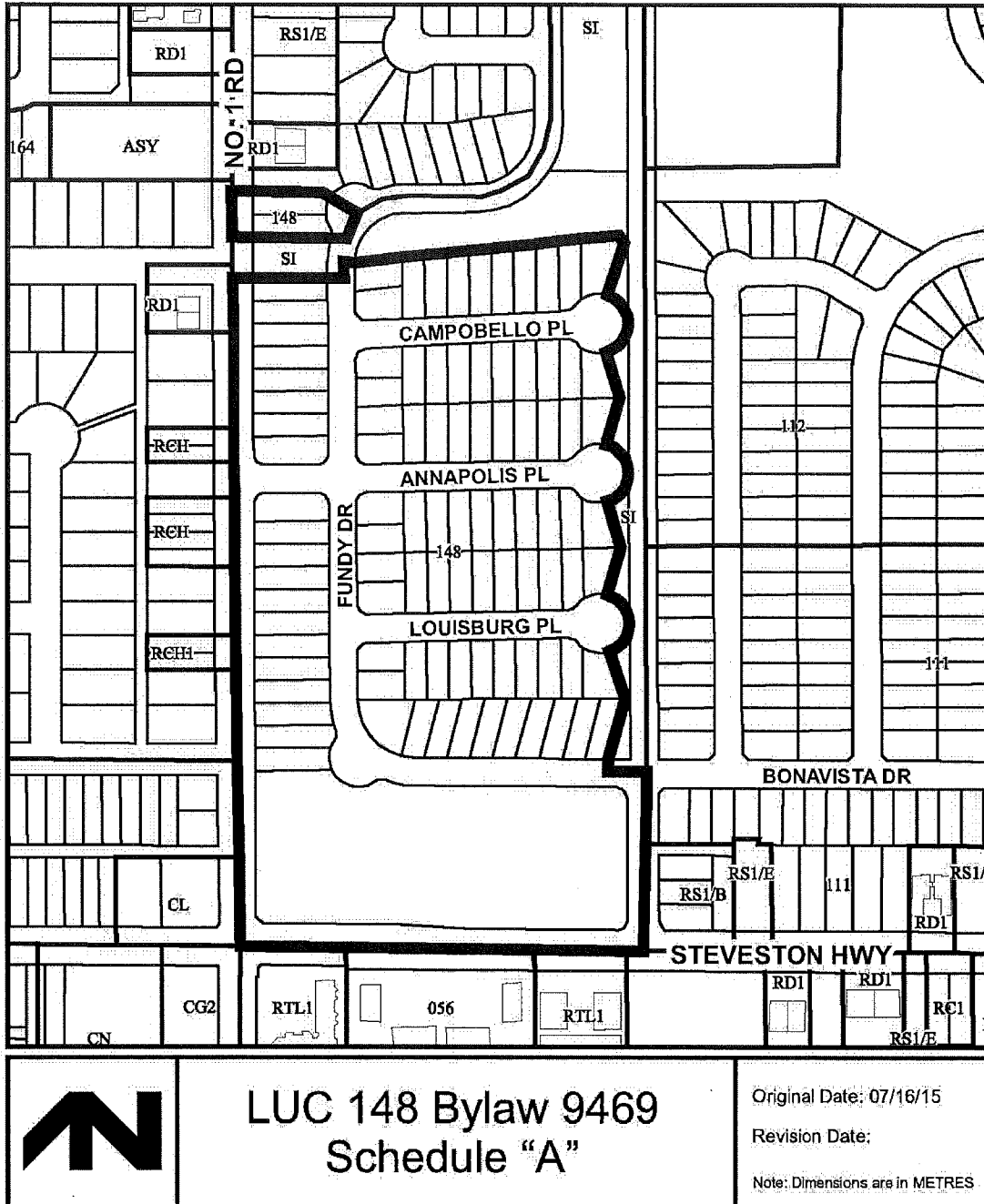
Handwritten signature of Corporate Officer and the words CORPORATE OFFICER below it.



Schedule A attached to and forming part of Bylaw 9469



# City of Richmond



**LUC 148 Bylaw 9469  
Schedule "A"**

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470 To Establish Zoning for the Properties Developed Under Land Use Contract 149

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9470" as "SINGLE DETACHED (RS1/B)".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9470" as "SINGLE DETACHED (RS1/E)".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw 9470" as "SCHOOL & INSTITUTIONAL (SI)".
4. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

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

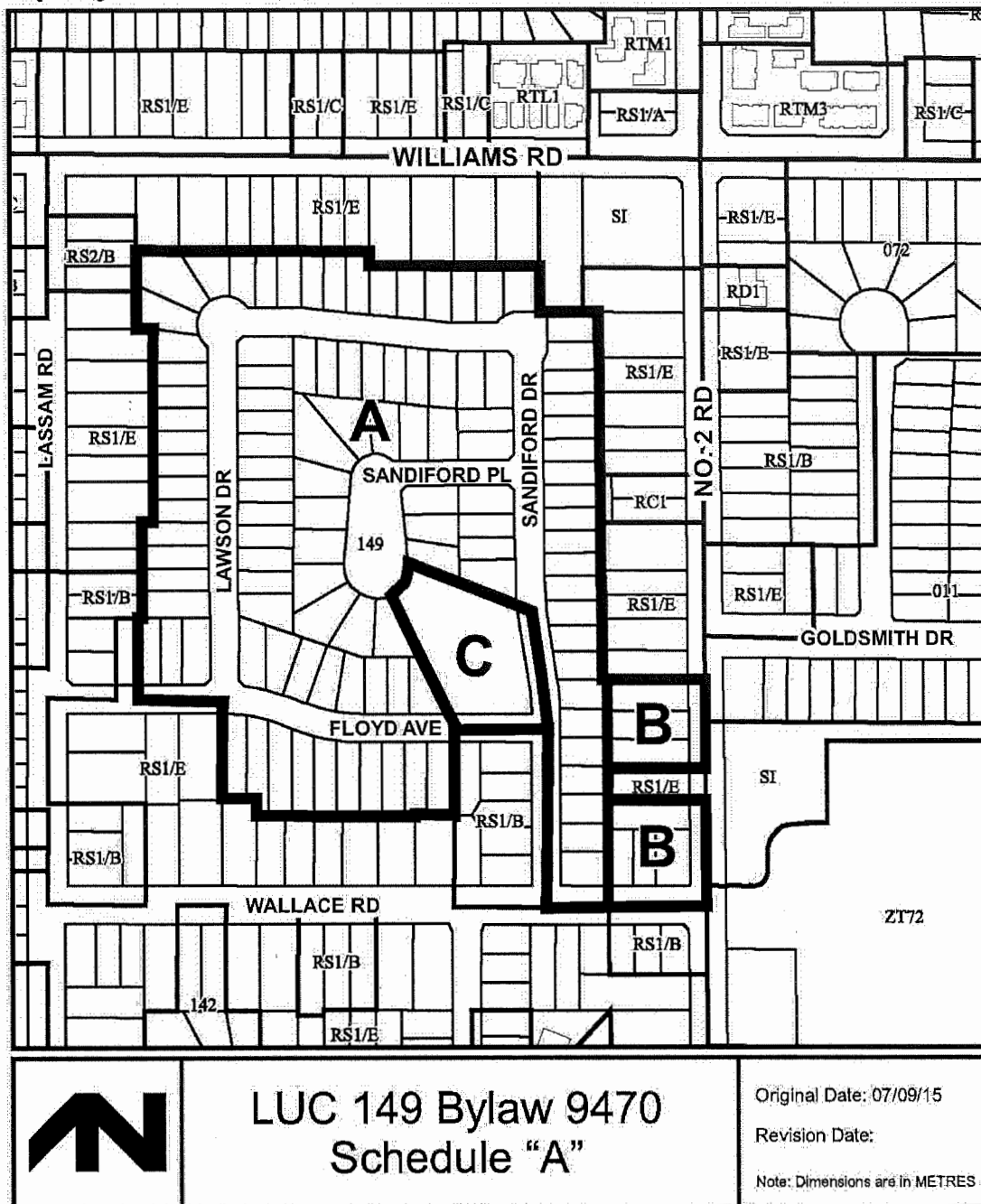
[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9470



# City of Richmond





Richmond Land Use Contract 149
Early Termination Bylaw No. 9471

Whereas "Land Use Contract 149", having Charge Number RD86149, including all amendments, modifications and extensions to Charge Number RD86149, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9471".

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

- 1. That "Land Use Contract 149" having Charge Number RD86149, including all amendments, modifications and extensions to Charge Number RD86149, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 149" be one year from the date of adoption of Richmond Land Use Contract 149 Early Termination Bylaw No. 9471.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 149" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 149 Early Termination Bylaw No. 9471".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Handwritten signature of Mayor]

MAYOR

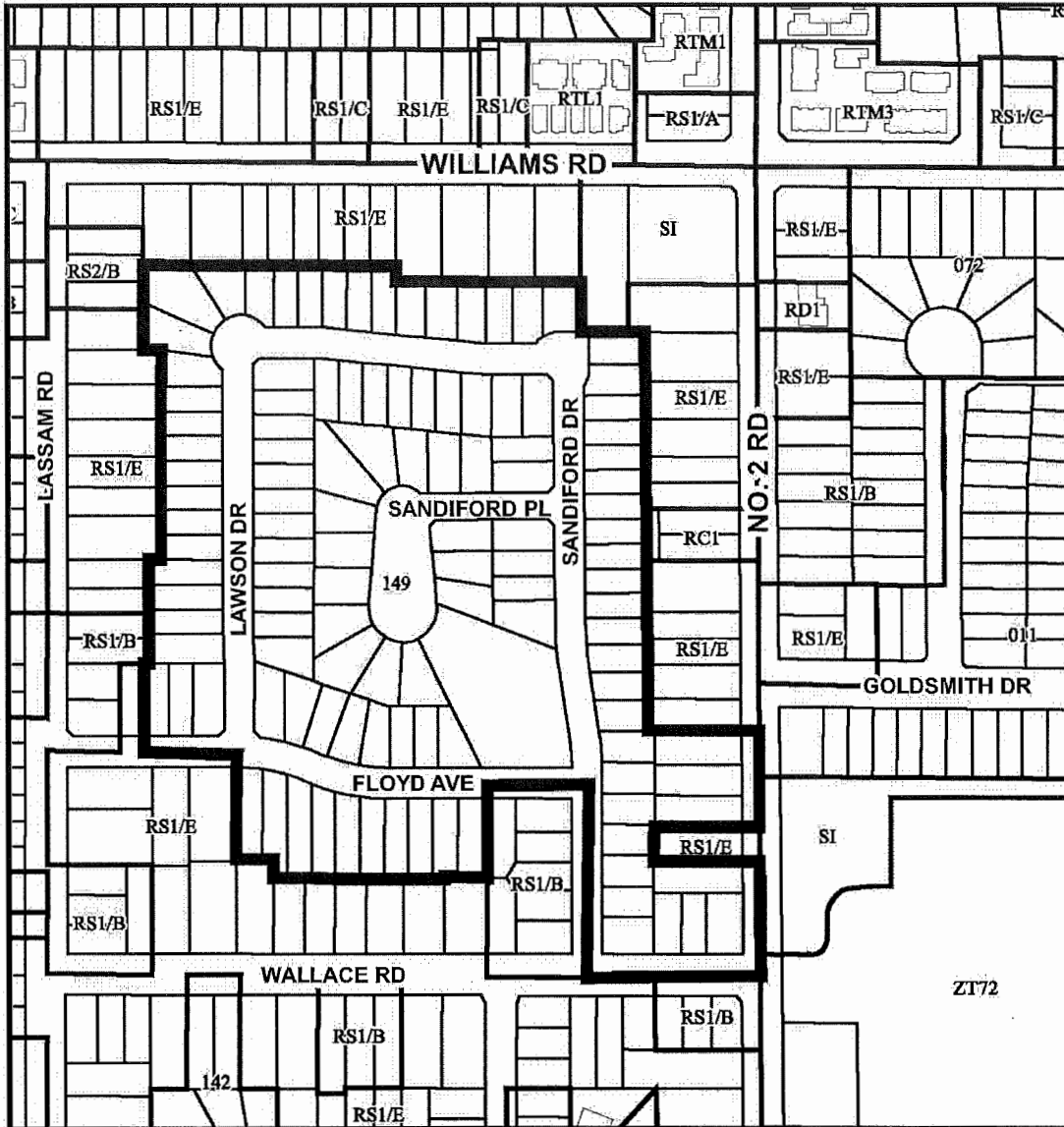
[Handwritten signature of Corporate Officer]


CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9471



# City of Richmond



	<p><b>LUC 149 Bylaw 9471</b> <b>Schedule "A"</b></p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 152**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9472" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING


NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


  
MAYOR

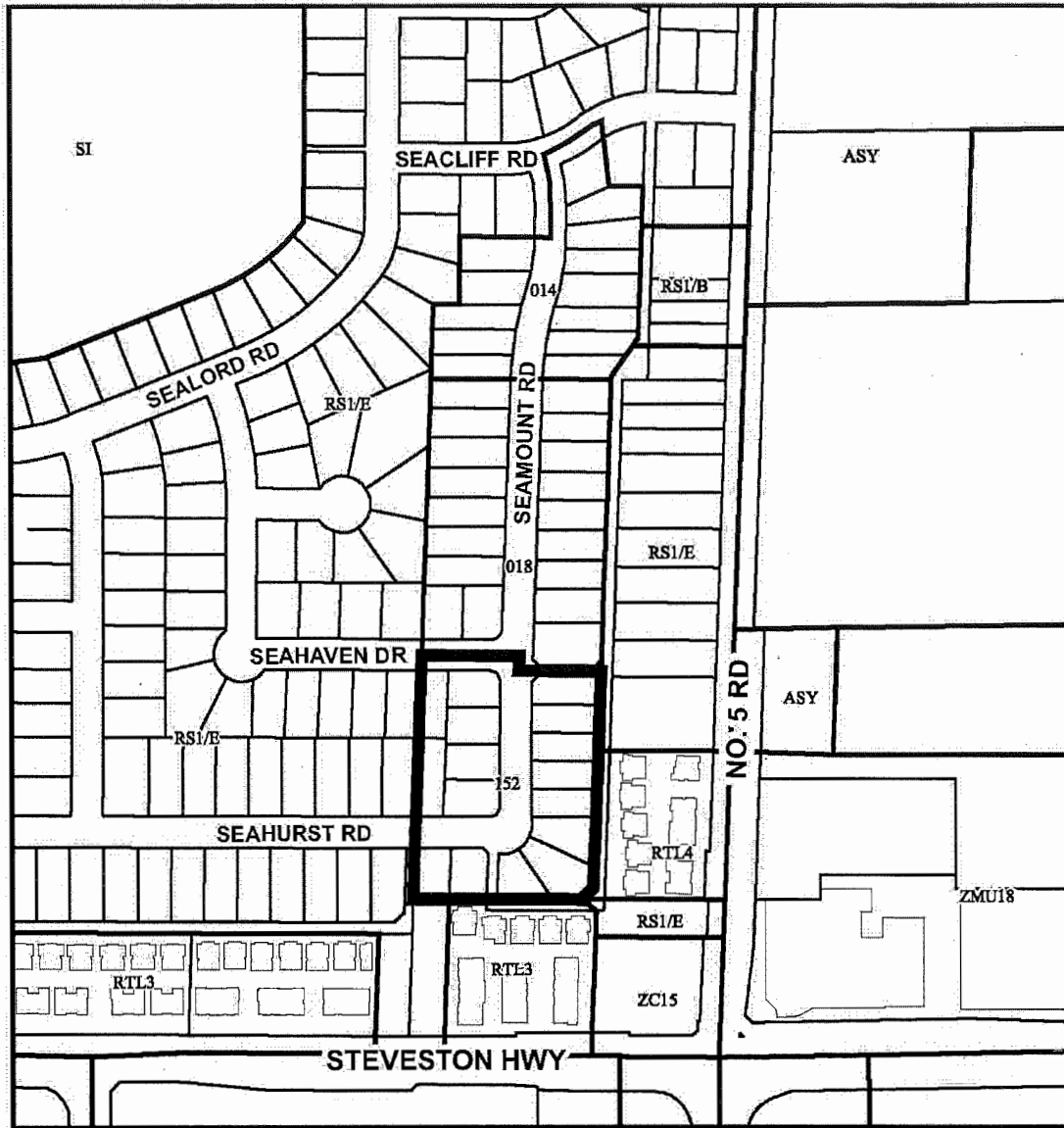
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9472



City of  
Richmond



	<p>LUC 152 Bylaw 9472 Schedule "A"</p>	<p>Original Date: 07/07/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 152
Early Termination Bylaw No. 9473

Whereas "Land Use Contract 152", having Charge Number RD86103, including all amendments, modifications and extensions to Charge Number RD86103, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9473".

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

- 1. That "Land Use Contract 152" having Charge Number RD86103, including all amendments, modifications and extensions to Charge Number RD86103, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 152" be one year from the date of adoption of Richmond Land Use Contract 152 Early Termination Bylaw No. 9473.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 152" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 152 Early Termination Bylaw No. 9473".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature]
MAYOR

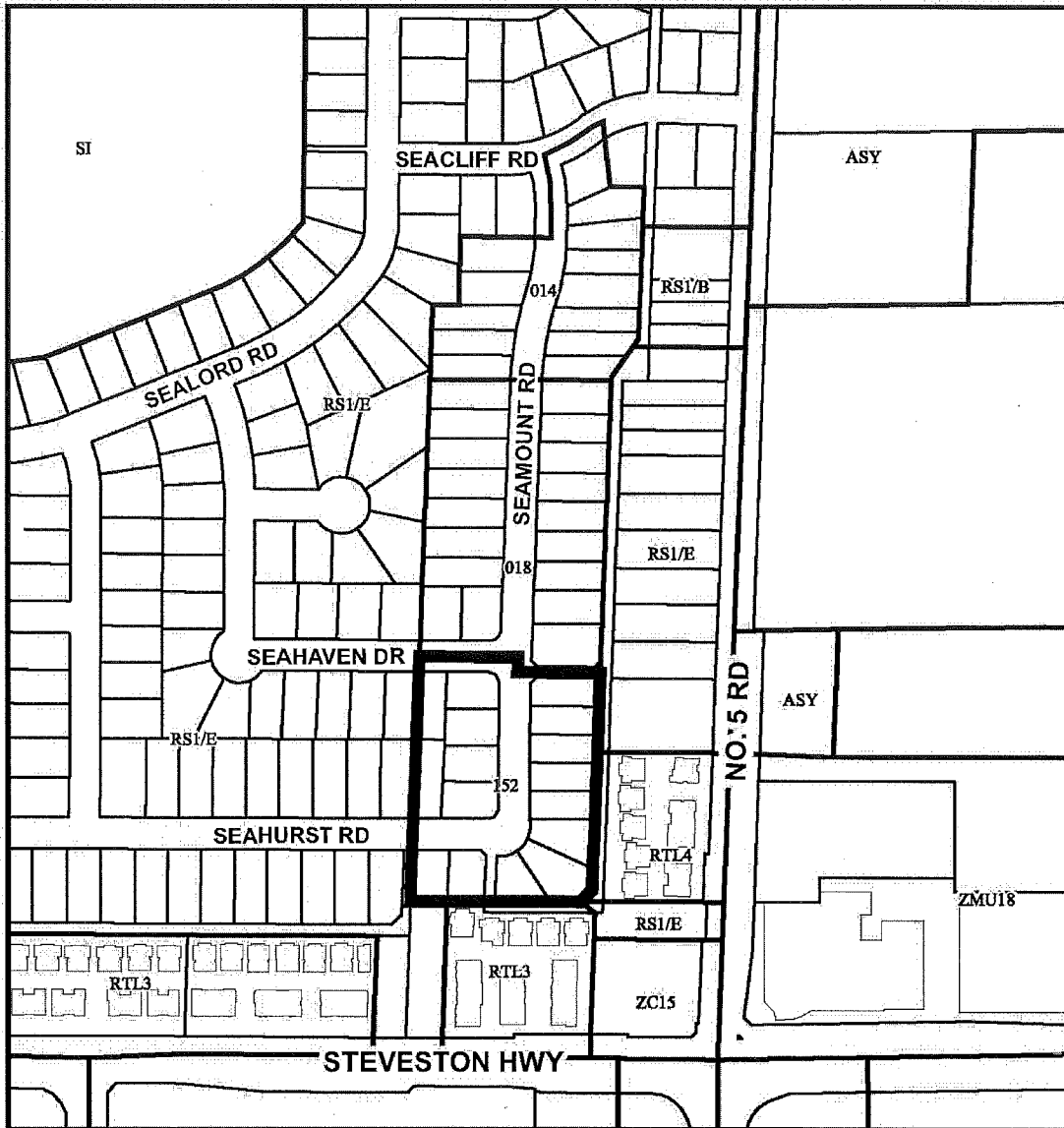
[Signature]
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9473



# City of Richmond



	<h2>LUC 152 Bylaw 9473</h2> <h3>Schedule "A"</h3>	Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 157**

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 designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9474" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9474" as "**SINGLE DETACHED (RS1/D)**".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw 9474" as "**SINGLE DETACHED (RS1/E)**".
4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

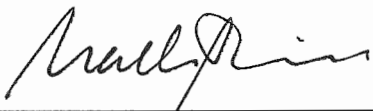
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



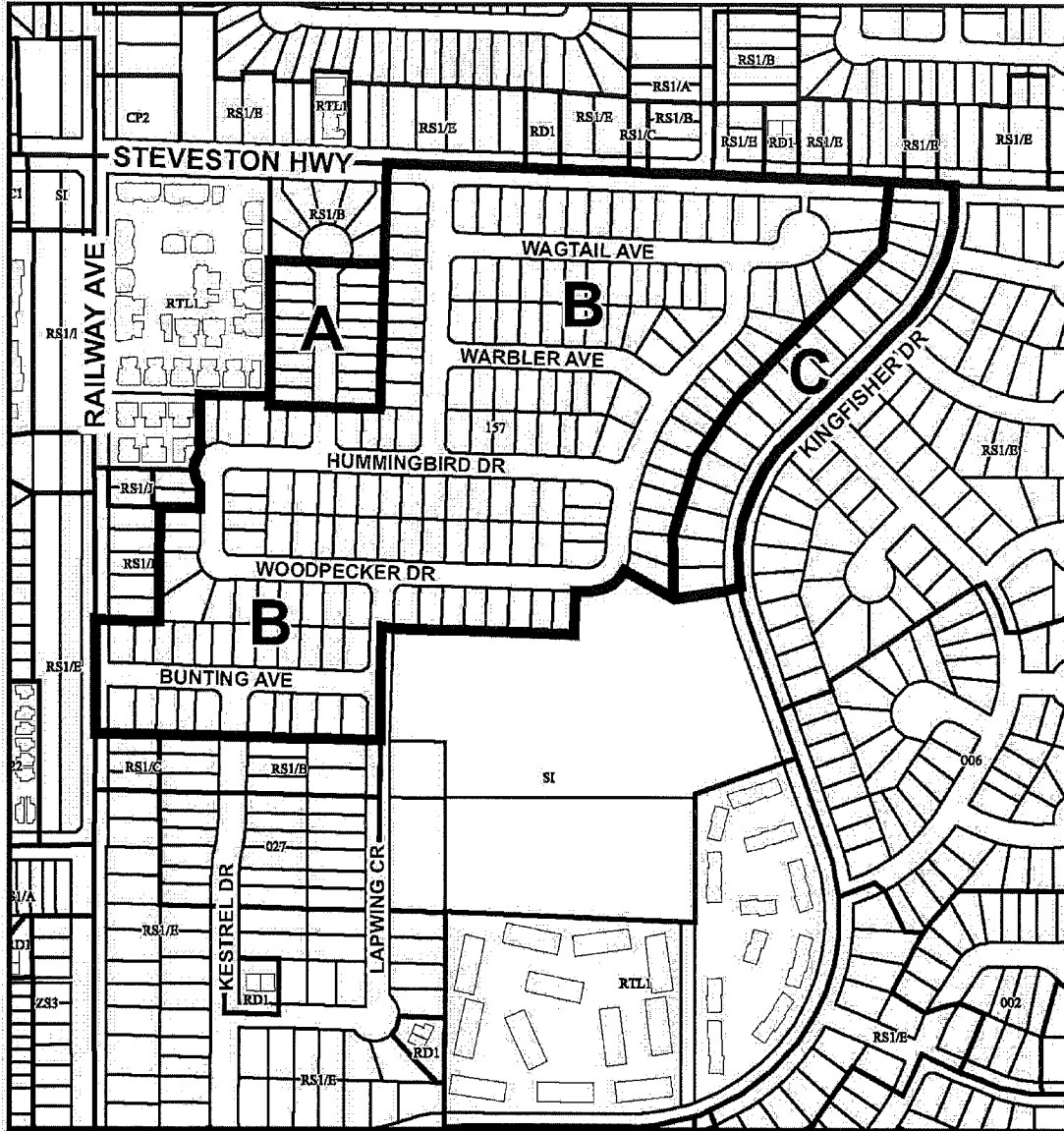
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9474



# City of Richmond



LUC 157 Bylaw 9474  
Schedule "A"

Original Date: 07/02/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 157  
Early Termination Bylaw No. 9475**

Whereas "Land Use Contract 157", having Charge Number RD55090, including all amendments, modifications and extensions to Charge Number RD55090, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9475".

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

1. That "Land Use Contract 157" having Charge Number RD55090, including all amendments, modifications and extensions to Charge Number RD55090, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 157" be one year from the date of adoption of Richmond Land Use Contract 157 Early Termination Bylaw No. 9475.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 157" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 157 Early Termination Bylaw No. 9475**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015


THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



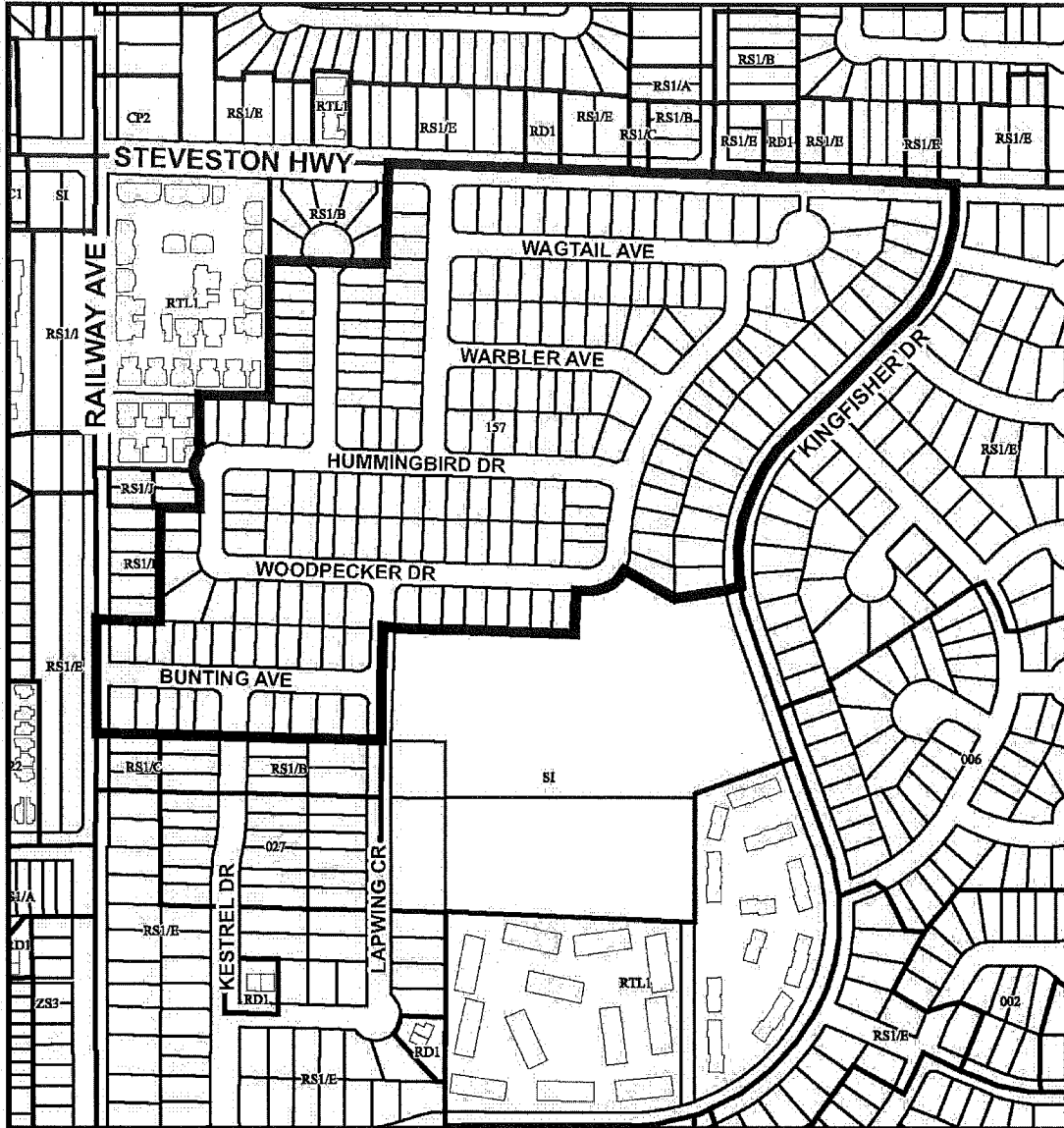
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9475



# City of Richmond



	<h2>LUC 157 Bylaw 9475 Schedule "A"</h2>	Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES
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**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 159**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9476" as "**SINGLE DETACHED (RS1/D)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

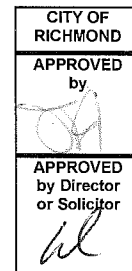
NOV 24 2015

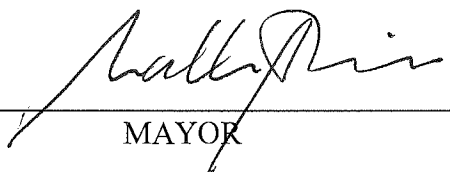
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



  
MAYOR

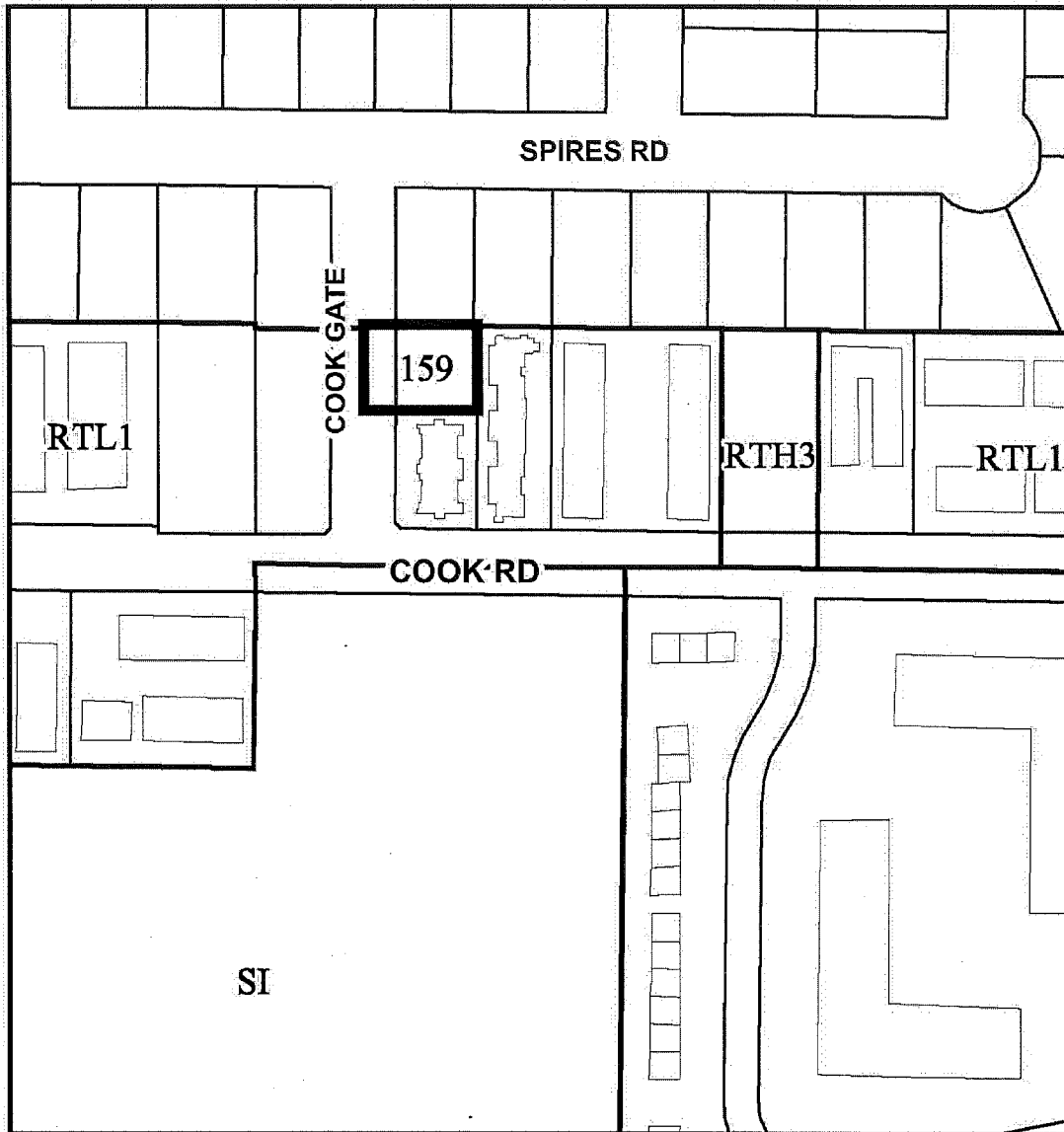
  
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9476



City of  
Richmond



LUC 159 Bylaw 9476  
Schedule "A"

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES





**Richmond Land Use Contract 159  
Early Termination Bylaw No. 9477**

Whereas "Land Use Contract 159", having Charge Number RD67958, including all amendments, modifications and extensions to Charge Number RD67958, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9477".

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

1. That "Land Use Contract 159" having Charge Number RD67958, including all amendments, modifications and extensions to Charge Number RD67958, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 159" be one year from the date of adoption of Richmond Land Use Contract 159 Early Termination Bylaw No. 9477.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 159" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 159 Early Termination Bylaw No. 9477**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



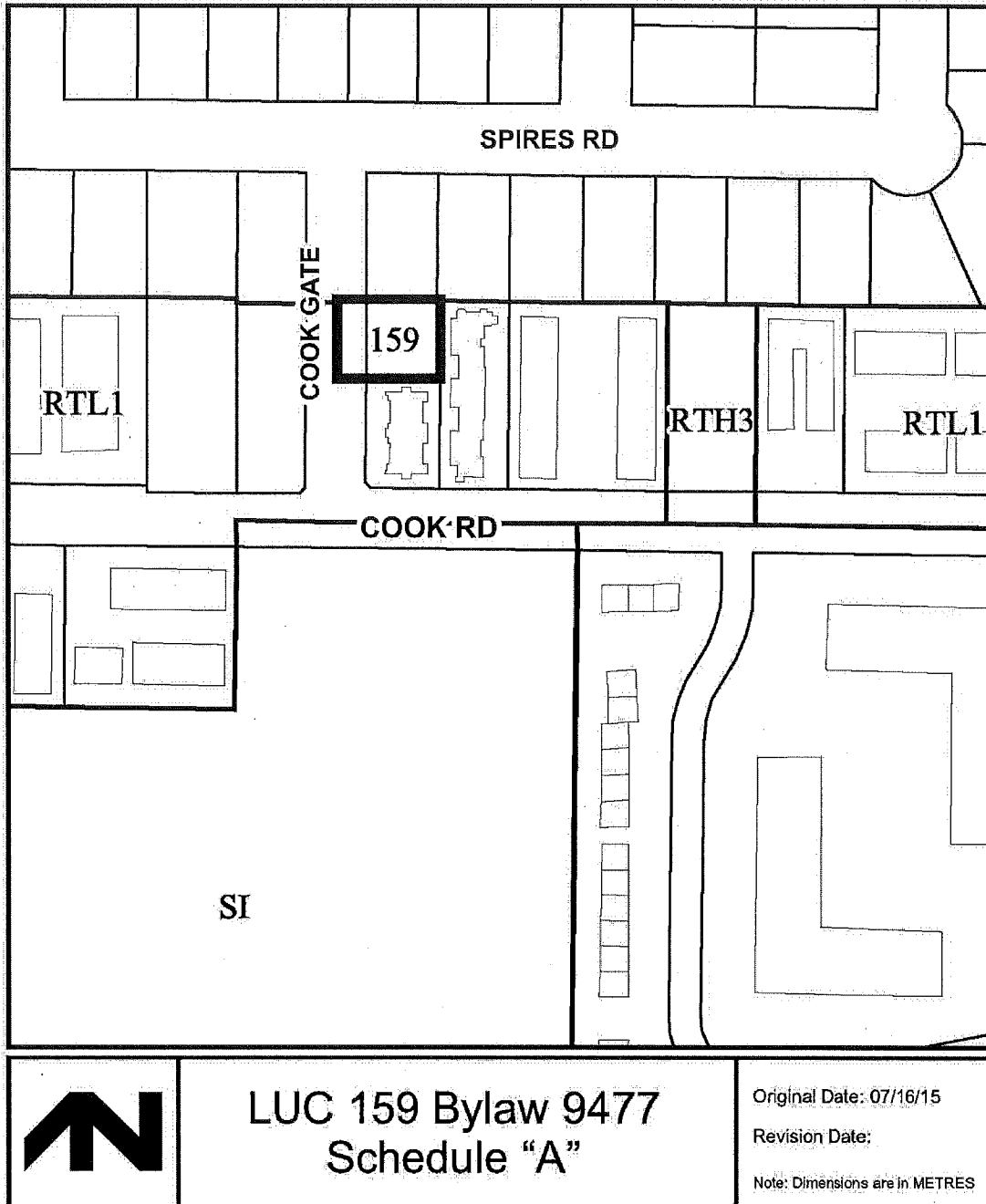
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9477



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478  
To Establish Zoning for the Properties Developed Under  
Land Use Contract 160**

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9478" as "**SINGLE DETACHED (RS1/E)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478**".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



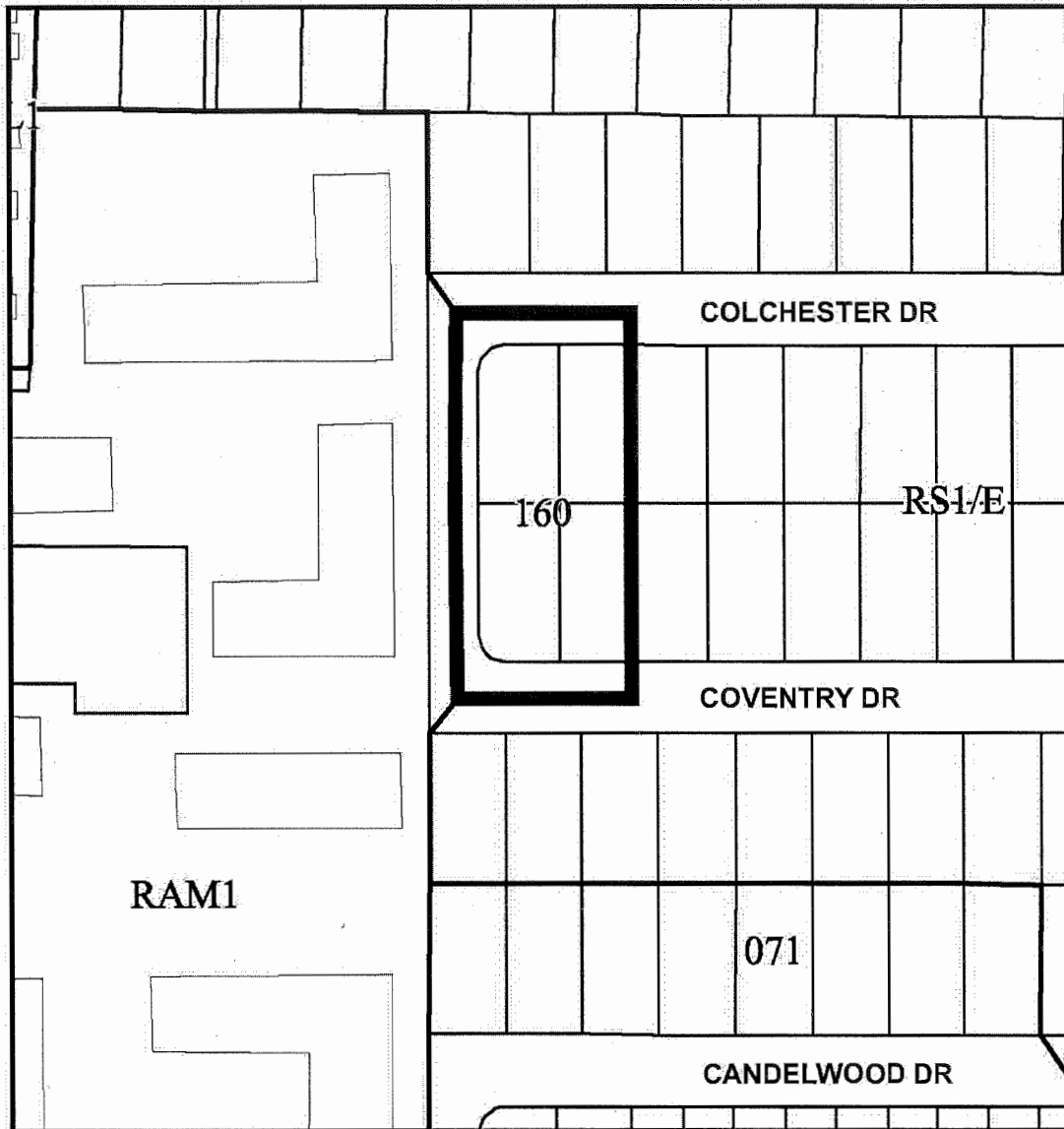
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9478



City of  
Richmond



LUC 160 Bylaw 9478  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES



Richmond Land Use Contract 160  
Early Termination Bylaw No. 9479

Whereas "Land Use Contract 160", having Charge Number RD49708, including all amendments, modifications and extensions to Charge Number RD49708, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9479".

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

1. That "Land Use Contract 160" having Charge Number RD49708, including all amendments, modifications and extensions to Charge Number RD49708, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 160" be one year from the date of adoption of Richmond Land Use Contract 160 Early Termination Bylaw No. 9479.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 160" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 160 Early Termination Bylaw No. 9479**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

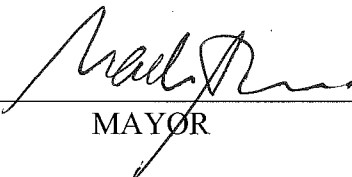
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



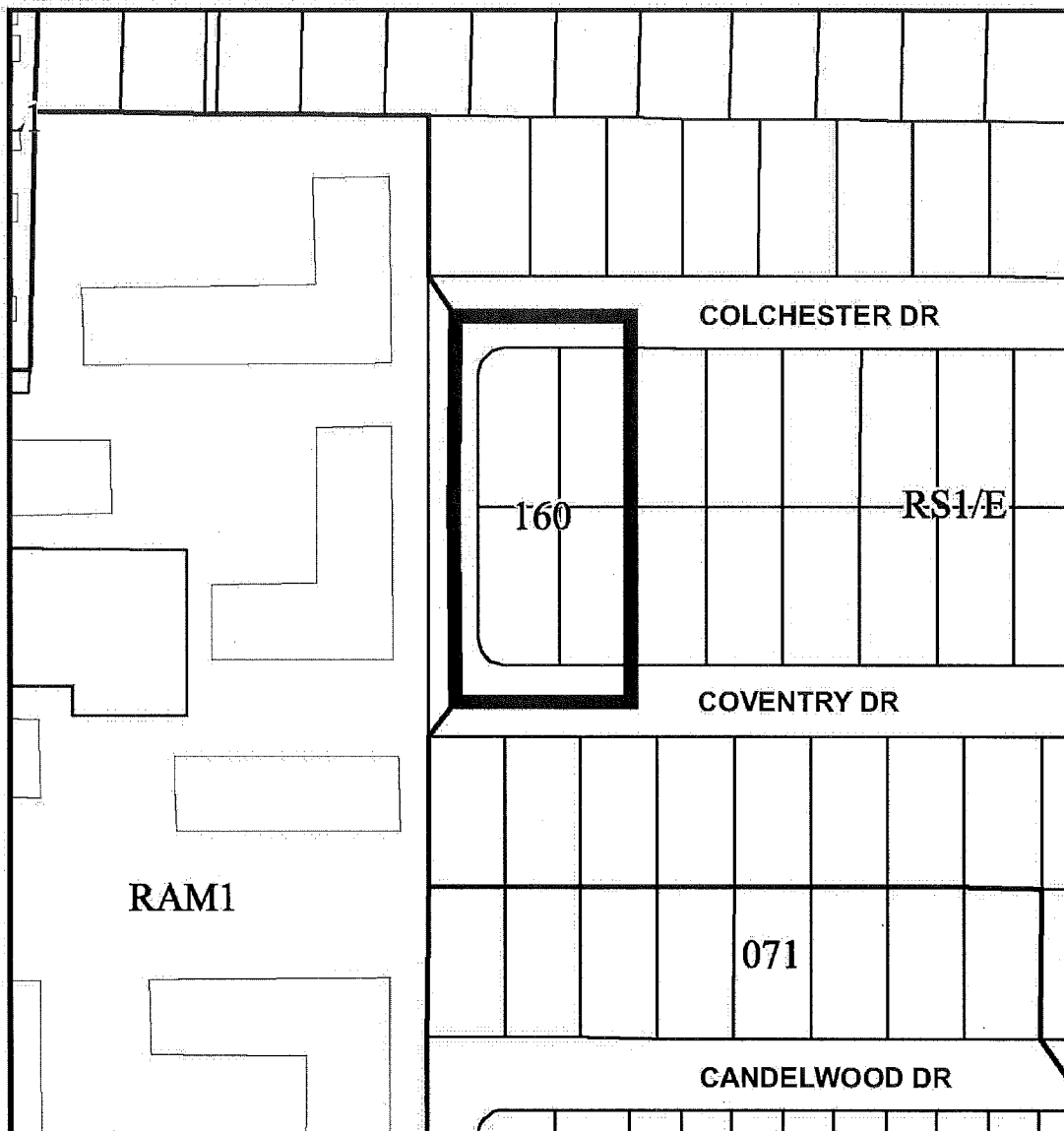
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9479



City of  
Richmond



	<p>LUC 160 Bylaw 9479 Schedule "A"</p>	<p>Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480 To Establish Zoning for the Properties Developed Under Land Use Contract 161

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9480" as "SINGLE DETACHED (RS1/E)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480".

FIRST READING

OCT 13 2015
NOV 24 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

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

[Signature] MAYOR

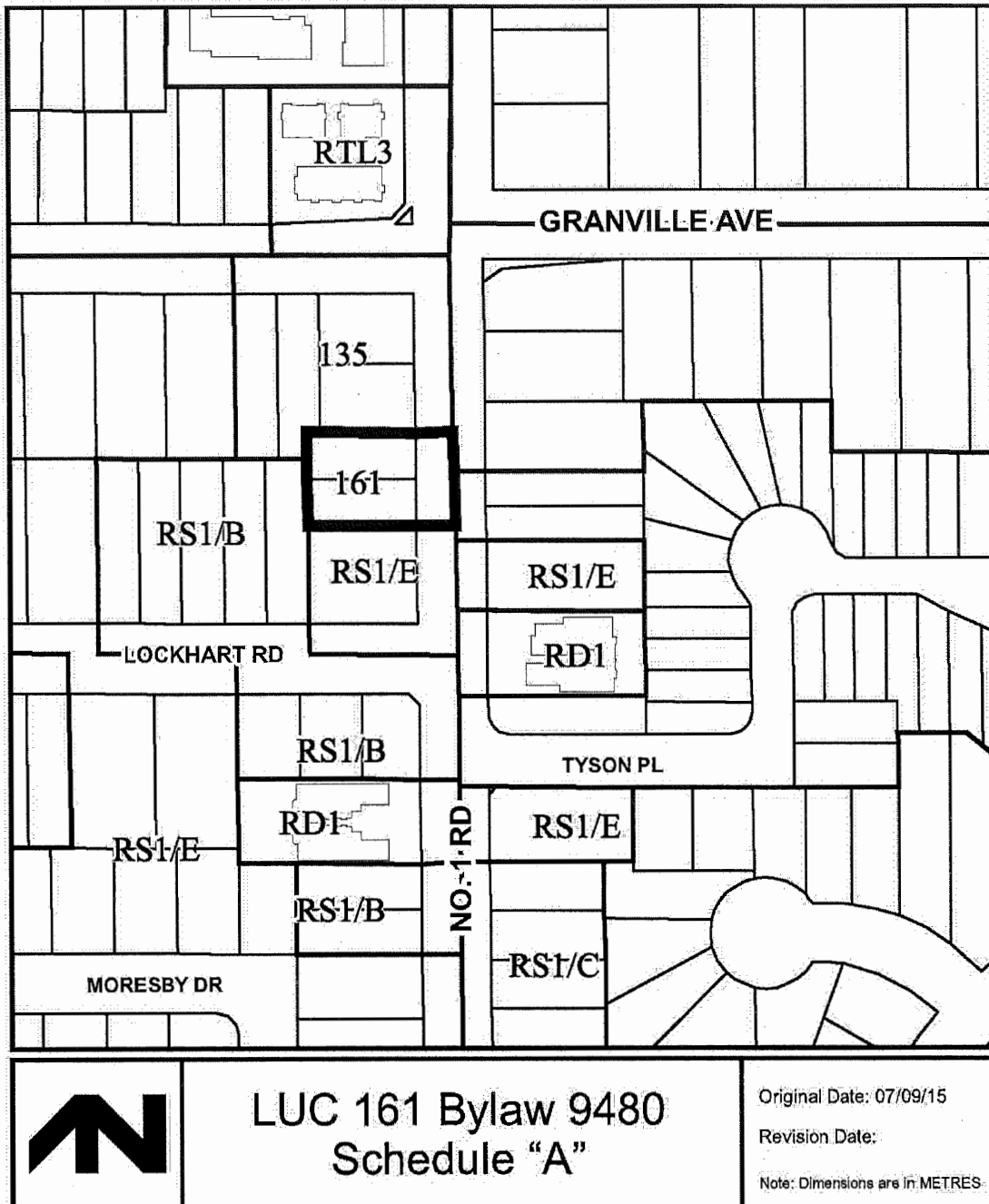
[Signature] CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9480



# City of Richmond



LUC 161 Bylaw 9480  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Land Use Contract 161  
Early Termination Bylaw No. 9481**

Whereas “Land Use Contract 161”, having Charge Number RD46917, including all amendments, modifications and extensions to Charge Number RD46917, charges the lands generally outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9481”.

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

1. That “Land Use Contract 161” having Charge Number RD46917, including all amendments, modifications and extensions to Charge Number RD46917, be terminated in its entirety.
2. That the effective date of termination of “Land Use Contract 161” be one year from the date of adoption of Richmond Land Use Contract 161 Early Termination Bylaw No. 9481.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 161” in its entirety.
4. This Bylaw may be cited as “**Richmond Land Use Contract 161 Early Termination Bylaw No. 9481**”.

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

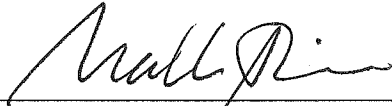
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

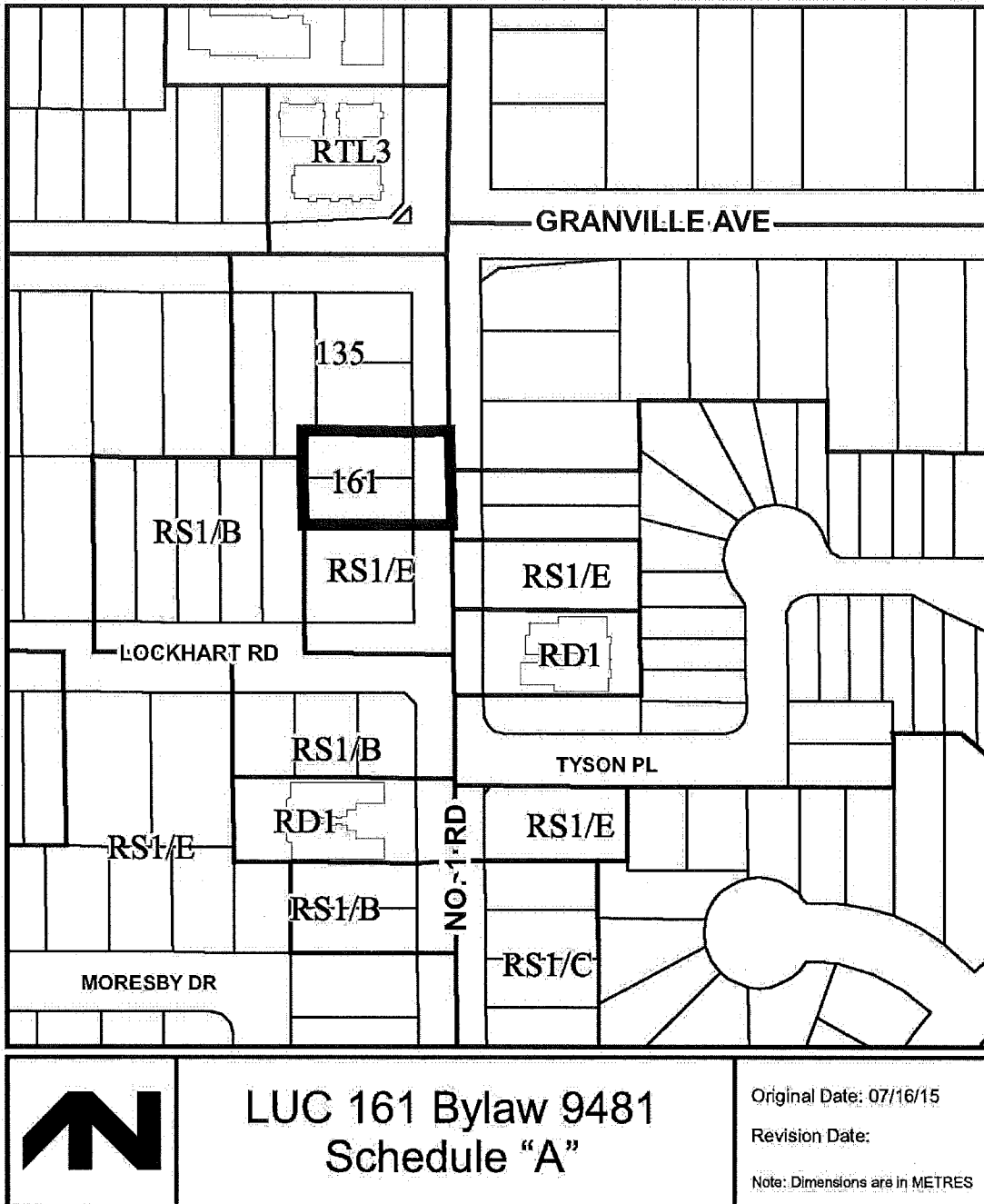
  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9481



# City of Richmond



**LUC 161 Bylaw 9481  
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482 To Establish Zoning for the Properties Developed Under Land Use Contract 162

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9482" as "SINGLE DETACHED (RS1/C)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

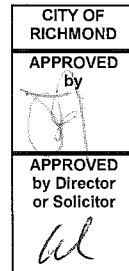
NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



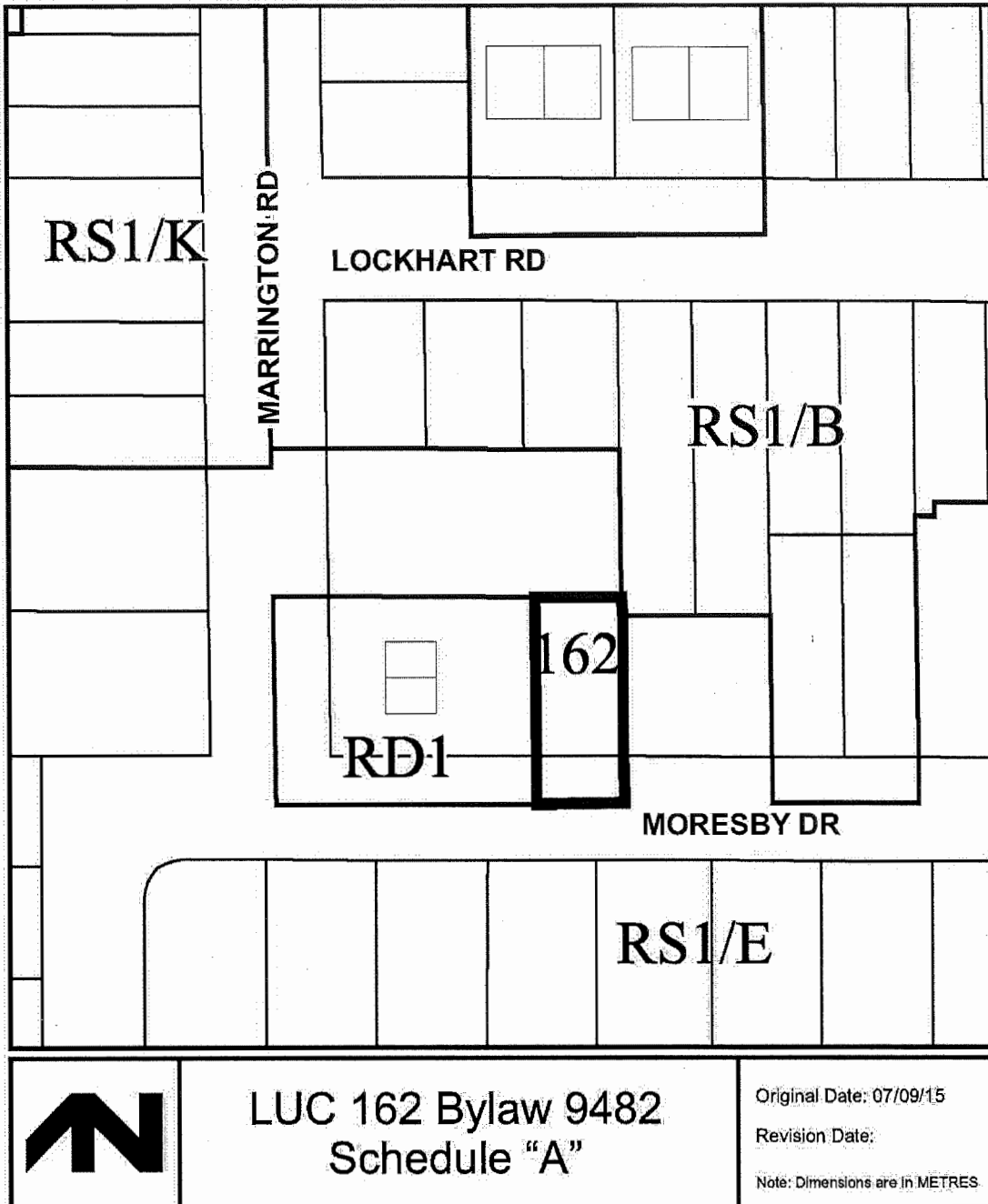
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9482



City of  
Richmond



LUC 162 Bylaw 9482  
Schedule "A"

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES



Richmond Land Use Contract 162
Early Termination Bylaw No. 9483

Whereas "Land Use Contract 162", having Charge Number RD48995, including all amendments, modifications and extensions to Charge Number RD48995, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9483".

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

- 1. That "Land Use Contract 162" having Charge Number RD48995, including all amendments, modifications and extensions to Charge Number RD48995, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 162" be one year from the date of adoption of Richmond Land Use Contract 162 Early Termination Bylaw No. 9483.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 162" in its entirety.
4. This Bylaw may be cited as "Richmond Land Use Contract 162 Early Termination Bylaw No. 9483".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



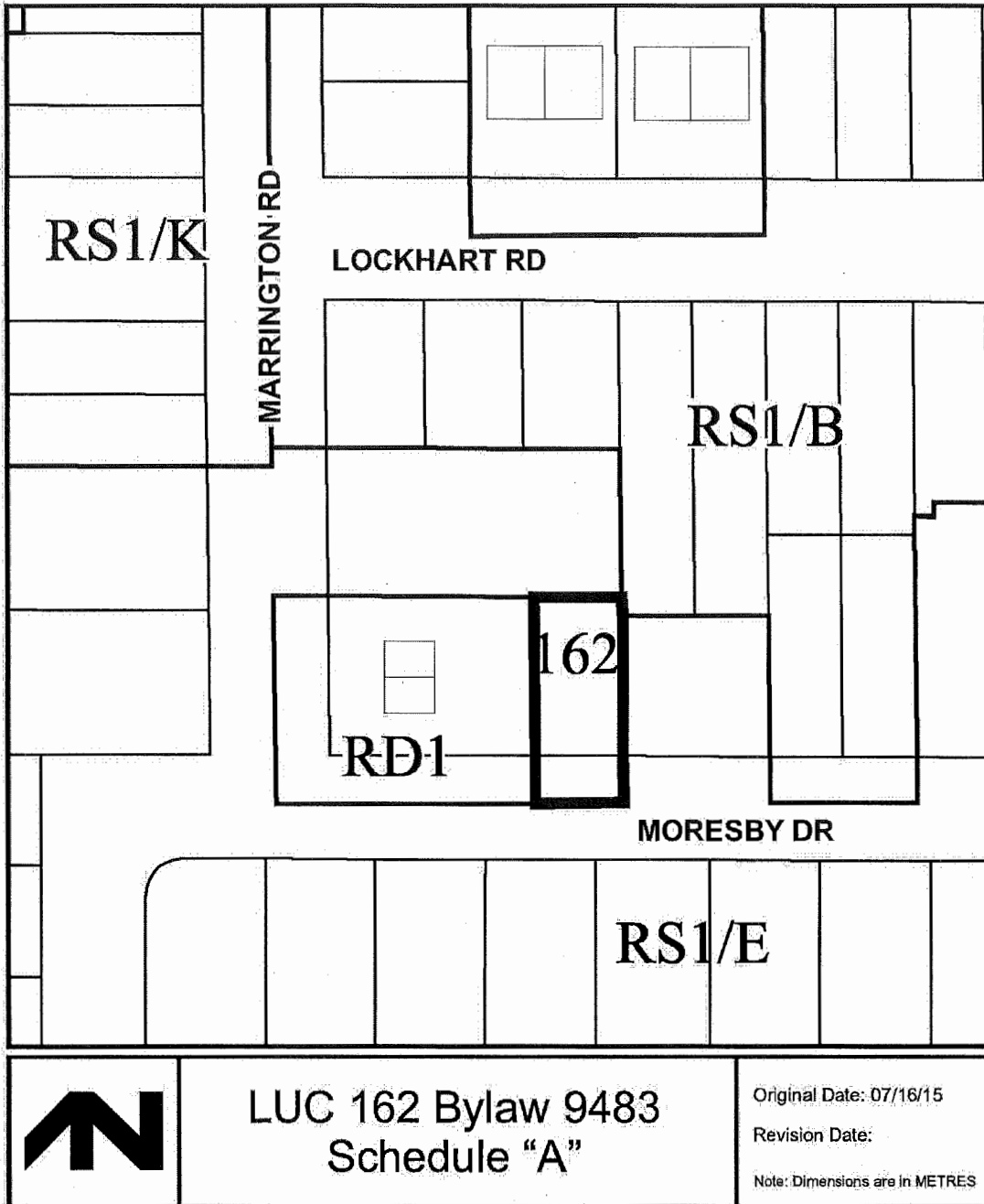
[Signature]
MAYOR

[Signature]
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9483



City of  
Richmond



LUC 162 Bylaw 9483  
Schedule "A"

Original Date: 07/16/15  
Revision Date:  
Note: Dimensions are in METRES





Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484 To Establish Zoning for the Properties Developed Under Land Use Contract 164

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 designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9484" as "SINGLE DETACHED (RS1/E)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484".

FIRST READING

OCT 13 2015

A PUBLIC HEARING WAS HELD ON

NOV 24 2015

SECOND READING

NOV 24 2015

THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015



[Signature] MAYOR

[Signature] CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9484



# City of Richmond



	<h2>LUC 164 Bylaw 9484 Schedule "A"</h2>	<p>Original Date: 07/03/15 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Land Use Contract 164  
Early Termination Bylaw No. 9485

Whereas "Land Use Contract 164", having Charge Number RD57386, including all amendments, modifications and extensions to Charge Number RD57386, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9485".

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

1. That "Land Use Contract 164" having Charge Number RD57386, including all amendments, modifications and extensions to Charge Number RD57386, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 164" be one year from the date of adoption of Richmond Land Use Contract 164 Early Termination Bylaw No. 9485.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 164" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 164 Early Termination Bylaw No. 9485**".

FIRST READING

OCT 13 2015

PUBLIC HEARING

NOV 24 2015

SECOND READING

NOV 24 2015

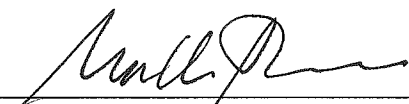
THIRD READING

NOV 24 2015

ADOPTED

NOV 24 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

  
MAYOR

  
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9485



# City of Richmond



	<h2>LUC 164 Bylaw 9485 Schedule "A"</h2>	Original Date: 07/16/15 Revision Date: Note: Dimensions are in METRES
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