



**City of Richmond**  
Urban Development Division

**Report to Committee**

*To Planning - Feb 7, 2006*

*To Council - Feb 13, 2006*

**To:** Planning Committee

**Date:** January 18, 2006

**From:** Jean Lamontagne  
Director of Development

RZ 04-279101

**File:** 12-8060-20-8027

**Re:** **Application by Timothy C.W. Tse for Rezoning at 5660 and 5740 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 - 0.7)**

**Staff Recommendation**

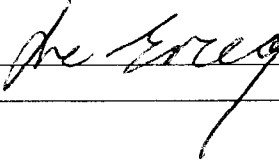
That Bylaw No. 8027, for the rezoning of 5660 and 5740 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.7)", be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

JL:ke  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Timothy C.W. Tse has applied to the City of Richmond for permission to rezone 5660 & 5740 Blundell Road (**Attachment 1**) from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.7)” in order to permit the development of a 10 unit townhouse complex. A site plan with preliminary elevations is contained in **Attachment 2**.

### Findings of Fact

A Development Application Data Sheet providing details about the proposal is contained in **Attachment 3**.

### Surrounding Development

To the North: Existing single-family dwellings on lots zoned R1/E.

To the East: Existing R1/E single-family lots to the corner of Blundell Road and No. 2 Road.

To the South: Existing R1/E single-family lots in the neighbourhood behind the subject sites.

To the West: Existing single-family dwelling. Further west at the corner of Blundell Road and Clearwater Gate are two small lots that have recently subdivided and have implemented a new lane.

### Related Policies & Studies

#### Arterial Road Redevelopment and Lane Establishment Policy – Revised Interim Strategy

This application was submitted during the policy review and complies with the requirements and locational criteria outlined in the Revised Interim Strategy. A summary of the applicable criteria is as follows:

- ❑ The subject properties have a total land assembly of approximately 47 m (154 ft).
- ❑ Situated along a major arterial road where redevelopment has recently occurred (Single-family with a lane along Blundell; Multi-family to the southeast along No. 2 Road).
- ❑ Located near public transit routes and neighbourhood service centres (Blundell Shopping Centre).
- ❑ Staff undertook the preparation of an Arterial Road Concept Plan map and letter to inform and engage feedback from surrounding property owners.

#### Official Community Plan Designation

The Official Community Plan (OCP) General and Specific Land Use Maps designate the subject properties for “Neighbourhood Residential” and “Low Density Residential” respectively. Both designations allow for a variety of residential land uses ranging from single-family to multi-family at a density of 0.7 floor-area-ratio (F.A.R.). The 10-unit townhouse proposal complies with land use designations contained in the OCP.

### Consultation

#### Arterial Road Concept Plan

An Arterial Road Concept Plan map and letter was sent out to property owners along this block of Blundell Road as well as surrounding neighbours. The Concept Plan informed residents of the townhouse proposal as well as potential development options for some of the remaining properties along this portion of Blundell Road (refer to **Attachment 4**). The Concept Plan included the two subject properties as well as the two lots to the immediate west and identified the potential for multi-family development for this grouping of properties.

**Public Input**

To date, one letter has been received from the property owner of the three neighbouring lots (5760, 5780, 5786 Blundell Road) to the east at the corner of Blundell Road and No. 2 Road. The letter comments on future development potential in the surrounding area and how access can be provided for these three properties located at the corner of a busy intersection (**Attachment 5**). The architect has prepared a pre-plan to outline the potential development of neighbouring lots and how access can be shared (**Attachment 6**). As a requirement of the rezoning, cross access easements will be secured for the three corner properties to the east along Blundell Road in order to facilitate the sharing of the vehicle access implemented on the subject lots. This sufficiently addresses the concerns outlined in the letter pertaining to provisions for future access.

**Staff Comments**

Rezoning requirements are outlined in **Attachment 7**. No significant concerns have been identified through the technical review.

**Analysis**Site Plan and Layout

Townhouse units (1 detached, 3 duplex; 1 triplex) are arranged around an internal drive-aisle, which is accessed by a driveway on the west edge of the site. Two storey duplexes and the detached unit are situated along the rear of the site to address the single-family adjacency to the south. The remaining triplex and duplex buildings front Blundell Road with all garages oriented to the internal drive aisle. The outdoor amenity is sized appropriately and situated in a central location accessed from the drive-aisle for the complex. Cash in lieu of indoor amenity space will be provided due the small size of the project and will be based on requirements contained in the OCP.

Surrounding Context and Future Development

A previous application at the corner of Clearwater Gate and Blundell Road was approved and resulted in the implementation of a new rear lane. Initially, staff indicated that multi-family on assembled sites was the preferred form of development along Blundell Road between Clearwater Gate and No. 2 Road. However, the developer was unable to acquire additional properties; therefore a single-family subdivision with a rear lane was implemented. As the single-family proposal did not preclude the potential multi-family development of neighbouring lots to the east, staff considered a single-family subdivision reasonable.

The subject properties are located in close proximity to the Blundell Shopping Centre and multi-family development proposals have been reviewed and approved along the surrounding arterial roads (Blundell Road and No. 2 Road). The long-term vision for this portion of Blundell Road is for multi-family development on assembled sites with access through one consolidated driveway from Blundell Road. As part of the subject application, cross access easements will be required to take into account the future redevelopment potential of neighbouring lots to the east and west of the subject site.

Proposed Land Use and Density

A 10 unit townhouse project at 0.68 F.A.R. is reasonable given the properties proximity to a neighbourhood shopping centre and precedent of approved townhouses in the surrounding area. Adequate open space, setbacks and parking areas have been provided and massing has been limited to a 2 storeys at the rear and 2 ½ stories fronting Blundell Road.

### Requested Variances

Based on the review of current site plan for the project, the following variances are being requested:

- A reduction in the front yard setback from 6m to 4.5m.
- Allow small additional projections for entrance gables and bay windows into the front yard setback.

Front yard setback variances are being triggered by the 2m dedication that is required along the entire Blundell Road frontage. An increased rear yard setback of 4.5m (3m min) is also being provided to allow for more separation between the townhouses and single-family dwellings to the south and create more useable open space for the rear units. On this basis, staff do not have any objections to the requested variances, which will be reviewed further as part of the Development Permit process.

### Tree Retention and Replacement

A tree survey and arborist report was submitted as part of the rezoning application to determine the location and health of existing trees and hedging located on the subject property (**Attachment 8** for tree survey). Based on the recommendations of the arborist, 7 trees will need to be removed along with a large overgrown hedge running along Blundell Road. The arborist report recommends retention of one Cypress tree and hedging situated along the shared property lines with neighbouring lots at the southwest corner of the site. Replacement planting will be required according to the City's OCP Development Permit guidelines and will be addressed through the submitted landscape plan.

### **Financial Impact or Economic Impact**

None

### **Conclusion**

The application for a 10-unit multi-family project at 5660 & 5740 Blundell Road complies with all related City policies and processing requirements for residential infill development along arterial roads. Further refinement of external form and character of the buildings and landscaping will occur through the Development Permit application. Staff recommend support of the rezoning application.



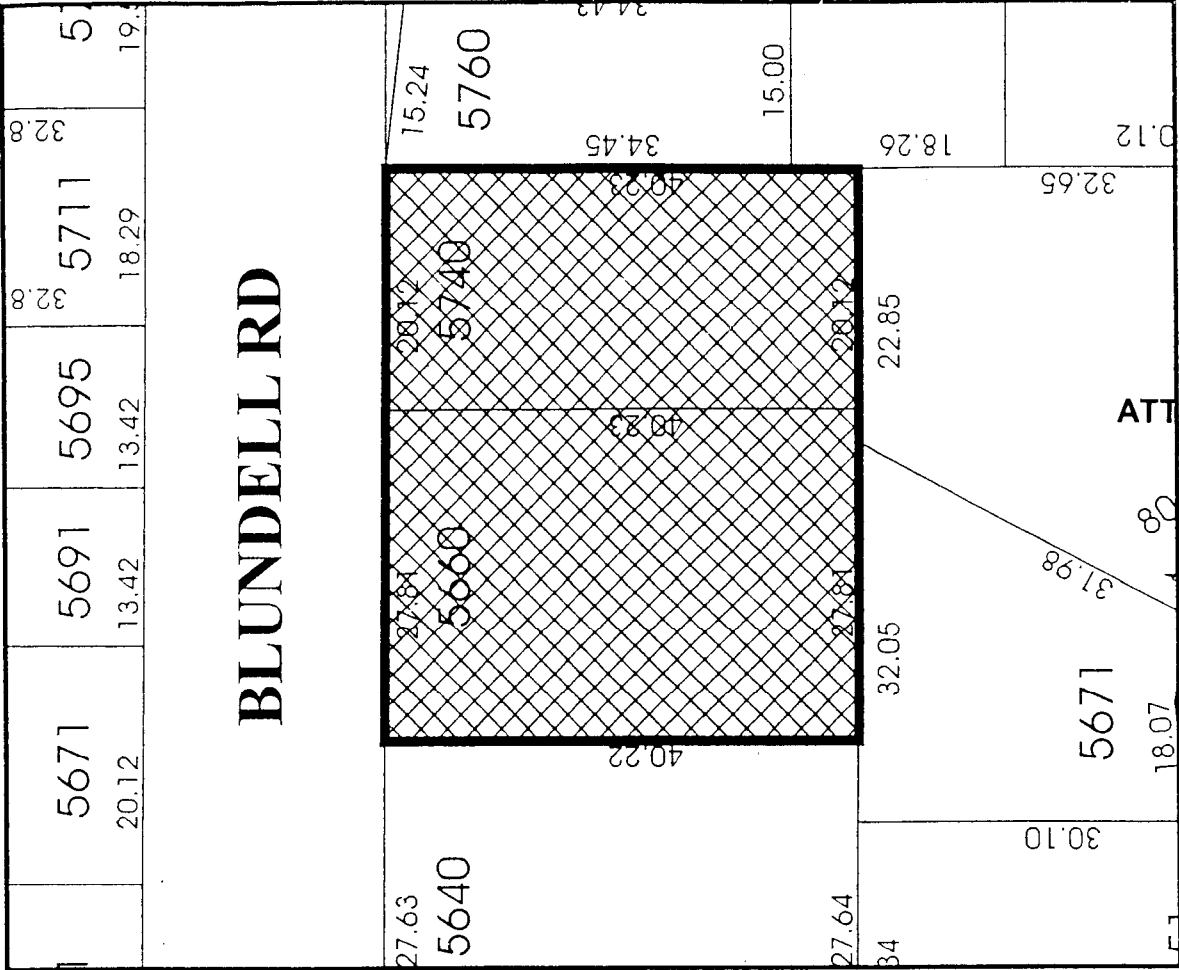
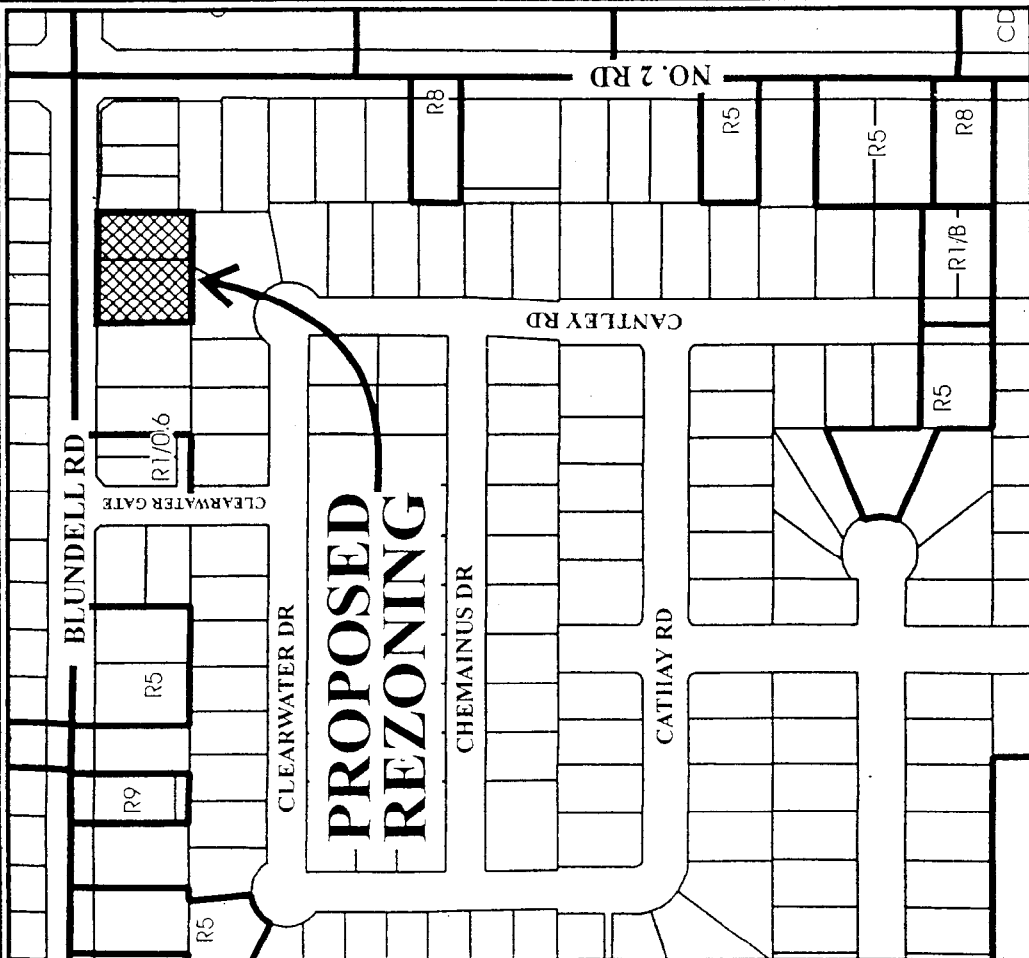
Kevin Eng  
Planner 1

KE:cas

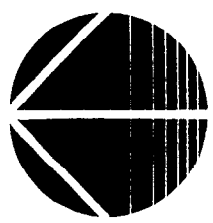
- Attachment 1: Location Map
- Attachment 2: Preliminary Site Plan & Elevations
- Attachment 3: Development Application Data Sheet
- Attachment 4: Arterial Road Concept Plan and Map
- Attachment 5: Public Correspondence
- Attachment 6: Conceptual Pre-plan for Surrounding Lots
- Attachment 7: Rezoning Requirements
- Attachment 8: Tree Survey and Arborist Report



# City of Richmond



ATTACHMENT 1

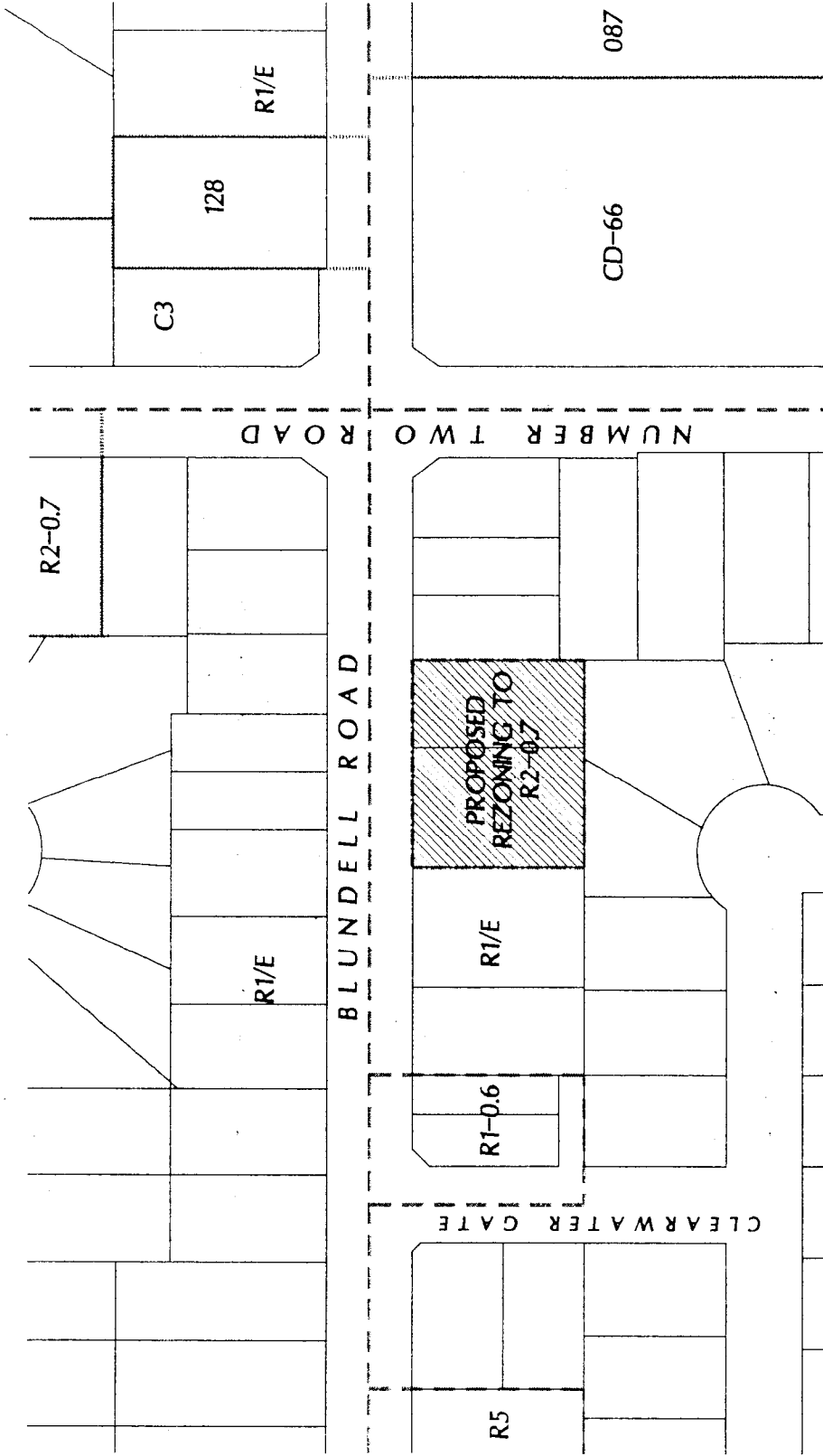


## RZ 04-279101

Original Date: 10/18/04

Revision Date:

Note: Dimensions are in METRES



SITE CONTEXT

project no. 1104280  
 PROPOSED REZONING & TOWNHOUSES DEVELOPMENT  
 5660 & 5740 BLUNDELL ROAD, RICHMOND, B.C.

**R1.0**

revision 0  
 date 07 OCT 2004

scale 1:1000

**CADLAB**  
 cadlab design and development, inc.  
 tel: (604)618-3223 fax: (604)741-9388 email: cadlab@comprio.com

# PROJECT SUMMARY:

LOT DATA	[ 5660 ]	[ 5740 ]	COMBINED
WIDTH	27.81	20.12	47.93 m
DEPTH	40.23	40.23	40.23 m
AREA			1928.22 sq m

LOT AFTER ROAD WIDENING			
ROAD WIDENING	2.00	2.00	2.00 m
WIDTH			47.93 m
DEPTH			38.23 m
AREA			1832.36 sq m

<b>PROPOSED ZONING</b>	R2 - 0.7
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<b>PERMITTED F.A.R.</b>	70%	1282.65 sq m
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PROPOSED FLOOR AREAS		# UNIT	TOTAL INDOOR
TYPE A	108.74	2	217.48 sq m
TYPE B	122.88	5	614.40 sq m
TYPE C	140.43	3	421.29 sq m
TOTAL		10	1207.67 sq m

<b>PROPOSED F.A.R.</b>	68.39%	1253.17 sq m
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<b>PERMITTED SITE COVERAGE</b>	40%	732.95 sq m
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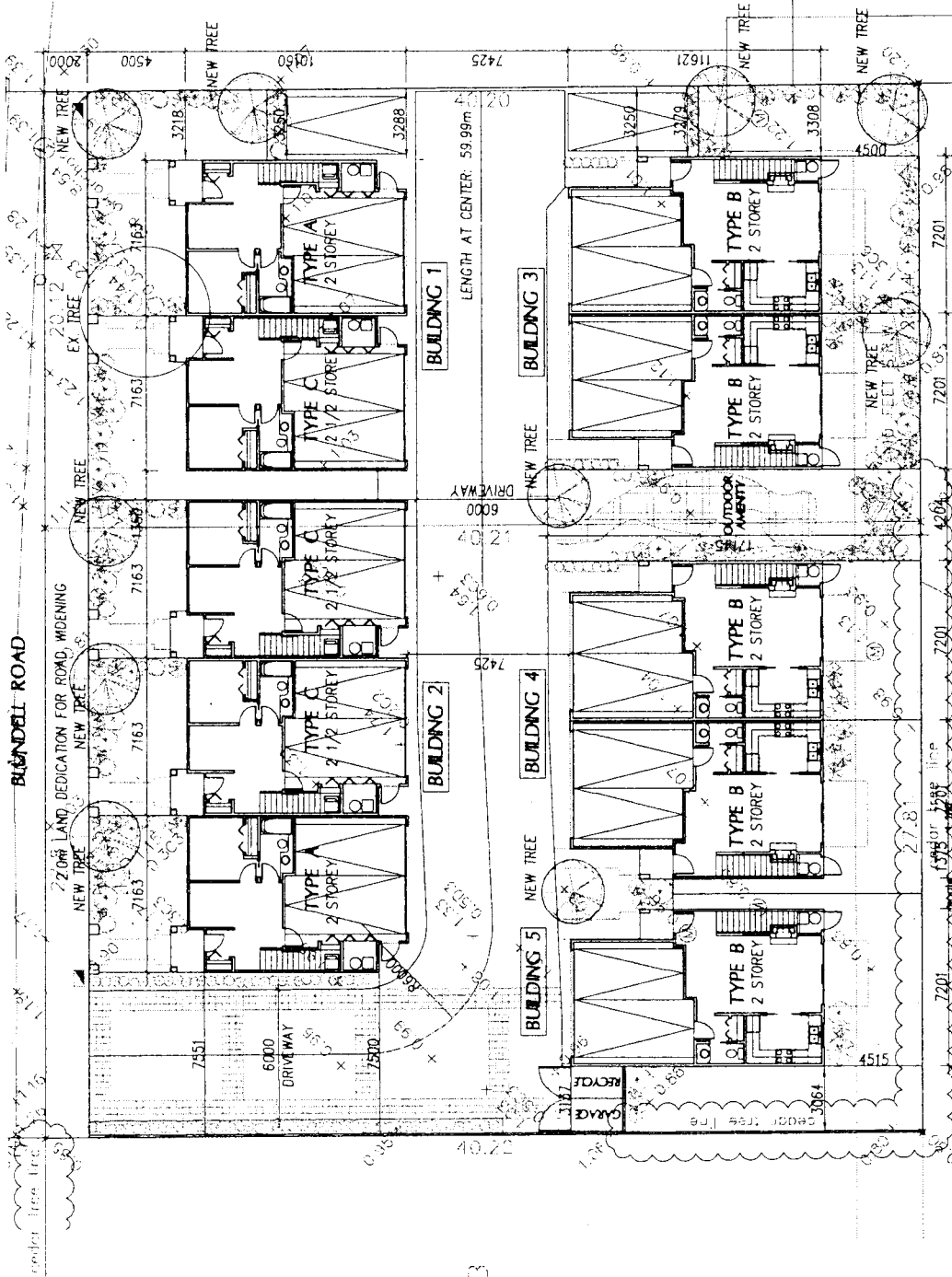
		# UNIT	TOTAL
TYPE A	69.44	3	208.32 sq m
TYPE B	77.14	5	385.70 sq m
TYPE C	69.44	2	138.88 sq m
TOTAL		10	732.90 sq m

<b>PROPOSED SITE COVERAGE</b>	40%
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## ZONING BYLAW ANALYSIS:

		PERMITTED Or REQUIRED	PROPOSED
203(C).1	Uses	Townhouses	Townhouses
203(C).2	Density	0.7	<b>0.68.39</b>
203(C).3	Lot Coverage	40%	<b>40%</b>
203(C).4	Setbacks		
	Front	6 m	<b>4.50 m</b>
	East side	3 m	3.25 m
	West side	3 m	<b>3.14 m</b>
	Back	3 m	<b>4.50 m</b>
203(C).5	Building Height	11 m	<b>10.4 m</b>
		3 storeys	2 storeys and 2 ½ storey
203(C).6	Min. Lot Width	30 m	47.93 m
	Min. Lot Depth	35 m	38.23 m
203(C).7	Off Street Parking		
	Residents	2 x 10 = 20	20 (10 standards+10 Smalls)
	Visitors	0.2 x 10 = 2	2
	Outdoor amenity	6 x 10 = 60 sq m	70 sq m
	Indoor amenity		Payment of cash-in-lieu





REM.  
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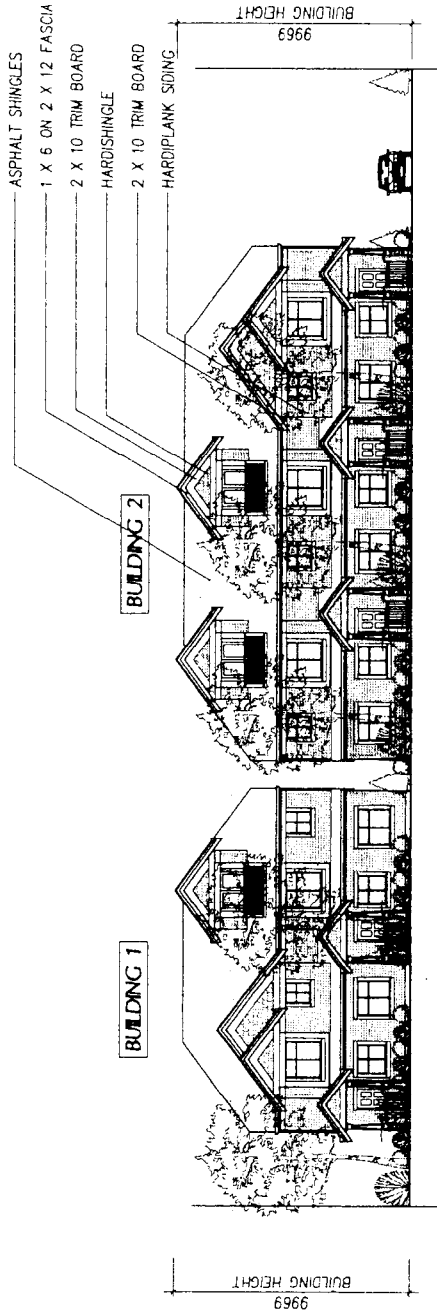
**SITE PLAN**

Project no. 1104280

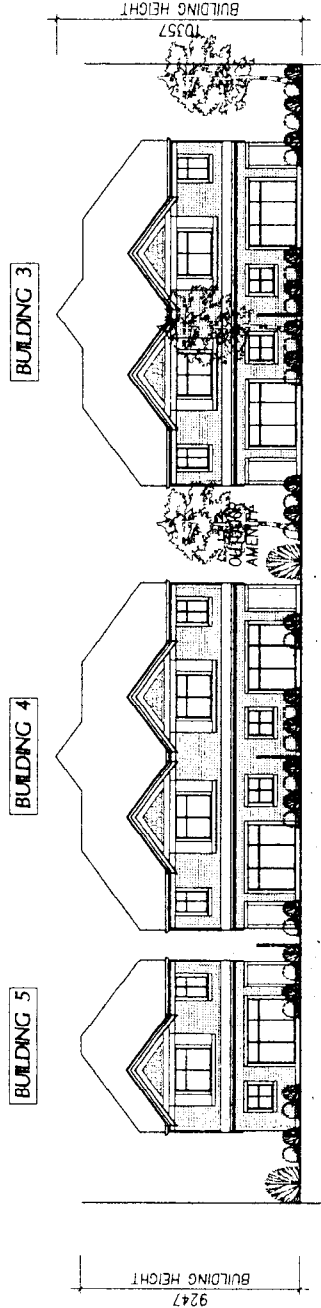
**R2.0**

revision  
date 06 JAN 2006

PROPOSED REZONING & TOWN-HOUSES DEVELOPMENT  
5660 & 5740 BUNDELL ROAD, RICHMOND, B.C.



NORTH ELEVATION (BLUNDELL ROAD)



SOUTH ELEVATION (BACK YARD)

FRONT & BACK ELEVATIONS

Project no. H04280 PROPOSED REZONING & TOWN-HOUSES DEVELOPMENT  
 5660 & 5740 BLUNDELL ROAD, RICHMOND, B.C.

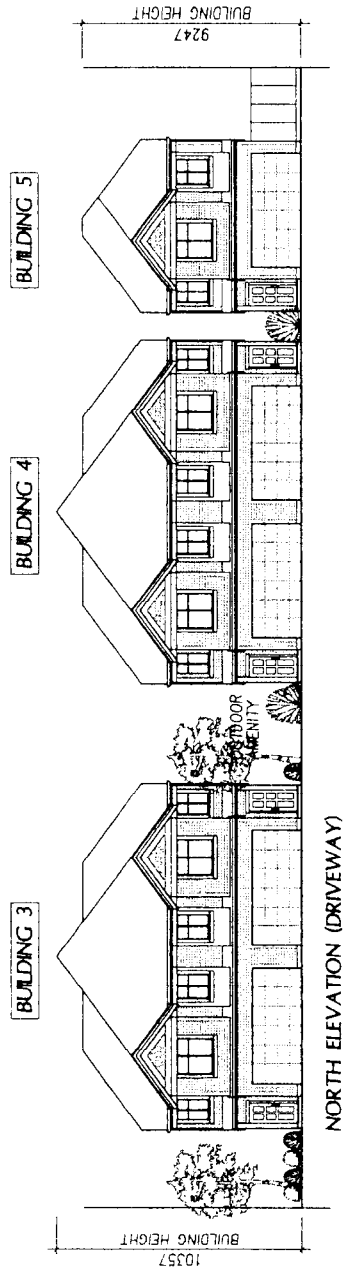
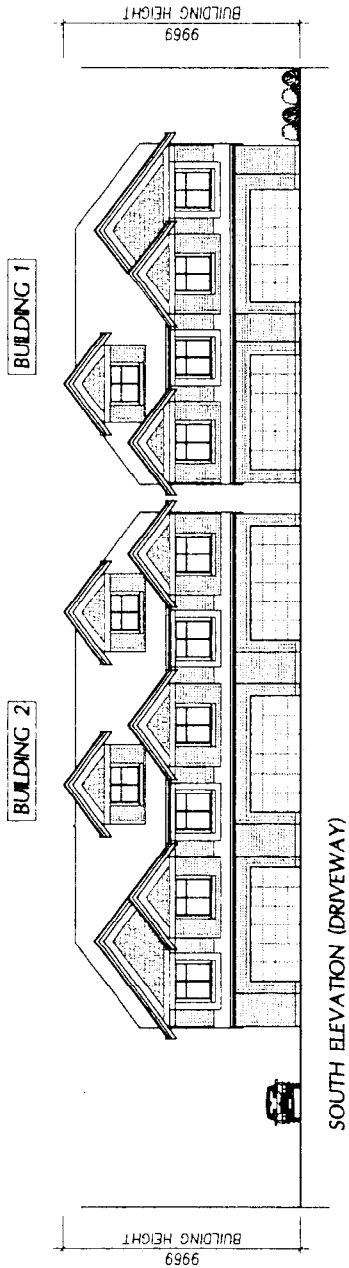
**R3.1**

revision  
 date 06 JAN 2006

scale 1:200

**CADLAB**  
 cadlab design and development inc.

tel (604)616-3223 fax (604)241-9388 email cadlab@comprio.com



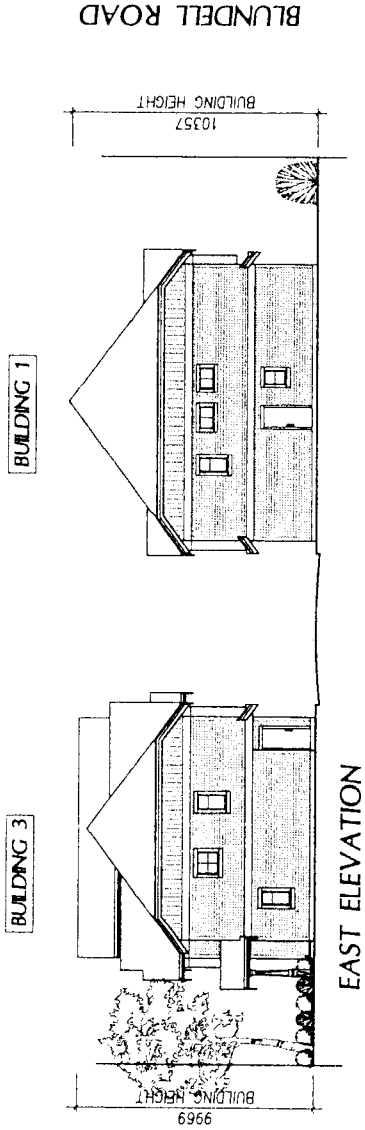
**DRIVEWAY ELEVATIONS**

project no. 100280  
 PROPOSED REZONING & TOWNHOUSES DEVELOPMENT  
 5660 & 5740 BLUNDEL ROAD, RICHMOND, B.C.

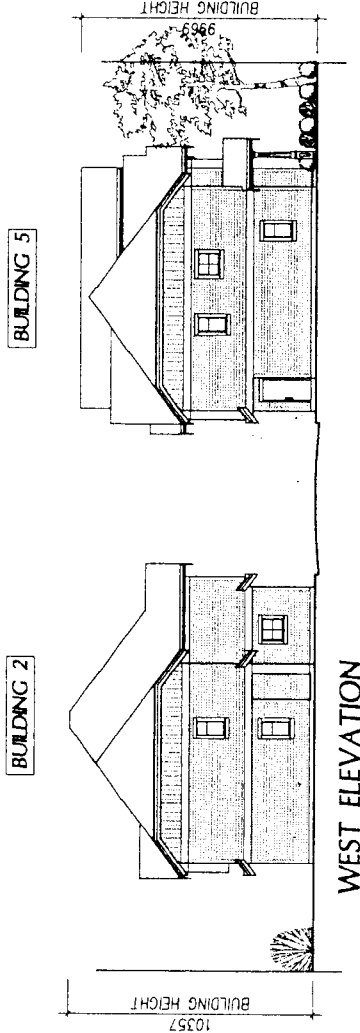
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 date 08 JAN 2006

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BLUNDELL ROAD



**SIDE ELEVATIONS**

PROPOSED REZONING & TOWN-HOUSES DEVELOPMENT  
 5660 & 5740 BLUNDELL ROAD, RICHMOND, B.C.

scale 1:200

**R3.3**

project no. H04280

revision  
 date 06 JAN 2006

**CADLAB**

cadlab design and development inc

tel: (604)618-3223 fax: (604)241-9388 email: cadlab@compco.com



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**

**RZ 04-279101**

**Attachment 3**

Address: 5660 and 5740 Blundell Road

Applicant: Timothy C.W. Tse

	Existing	Proposed
<b>Owner:</b>	705981 BC Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1928 m <sup>2</sup>	1832 m <sup>2</sup> (after 2m dedication)
<b>Land Uses:</b>	Vacant lots (single-family dwellings demolished)	Multi-family
<b>OCP Designation:</b>	General – Neighbourhood Residential Specific – Low Density Residential	Complies with designations
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.7)
<b>Number of Units:</b>	N/A	10 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.69	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions):	30 m (width) 35 m (depth)	47.93 m (width) 40.22 m (depth)	none
Setback – Front Yard (m):	6 m	4.5 m	Variance required
Setback – Side Yard (m):	Min. 3 m	3.14	none
Setback – Rear Yard (m):	Min. 3 m	4.5	none
Height (m):	11 m	10.4 m (2 and 2 ½ Storeys)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	15 (R) and 2 (V)	20 (R) and 2 (V)	none
Amenity Space – Indoor:	Cash in Lieu	Cash in Lieu	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit 60 m <sup>2</sup> minimum	70 m <sup>2</sup>	none

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



## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1  
Telephone (604) 276-4000  
www.city.richmond.bc.ca

## ATTACHMENT 4

September 20, 2005  
File: RZ 04-279101

Urban Development Division  
Fax: (604) 276-4052

Dear Property Owner and/or Resident:

### **Re: Proposed Residential Development at 5660 & 5740 Blundell Road**

The City of Richmond received an application in October, 2004 to rezone 5660 & 5740 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District R2 – 0.7 in order to permit development of a 10 unit townhouse project.

#### Arterial Development Concept Plan

An Arterial Development Concept Plan, outlining the potential for residential redevelopment for the properties immediately surrounding the subject sites, has been prepared (**Attachment 1**). A previous application to permit a single-family residential subdivision with lane access was approved at the corner of Clearwater Gate and Blundell Road. The Arterial Development Concept Plan identifies the potential for townhouses on assembled properties with the exception of the corner lot to the west, which has already developed. Vehicle access is proposed to be shared and consolidated along Blundell Road. Please contact the staff person identified below if you have any comments, need clarification of the Concept Plan or would like to view plans for the proposed townhouses.

#### Process

As part of the rezoning process, the application must proceed to meetings of Planning Committee, Council and a Public Hearing. Staff have not yet targeted a specific Planning Committee date to which this application will be forwarded to. All meetings are open to the public should you wish to attend. Please contact the staff listed below if you have any questions about the forthcoming process.

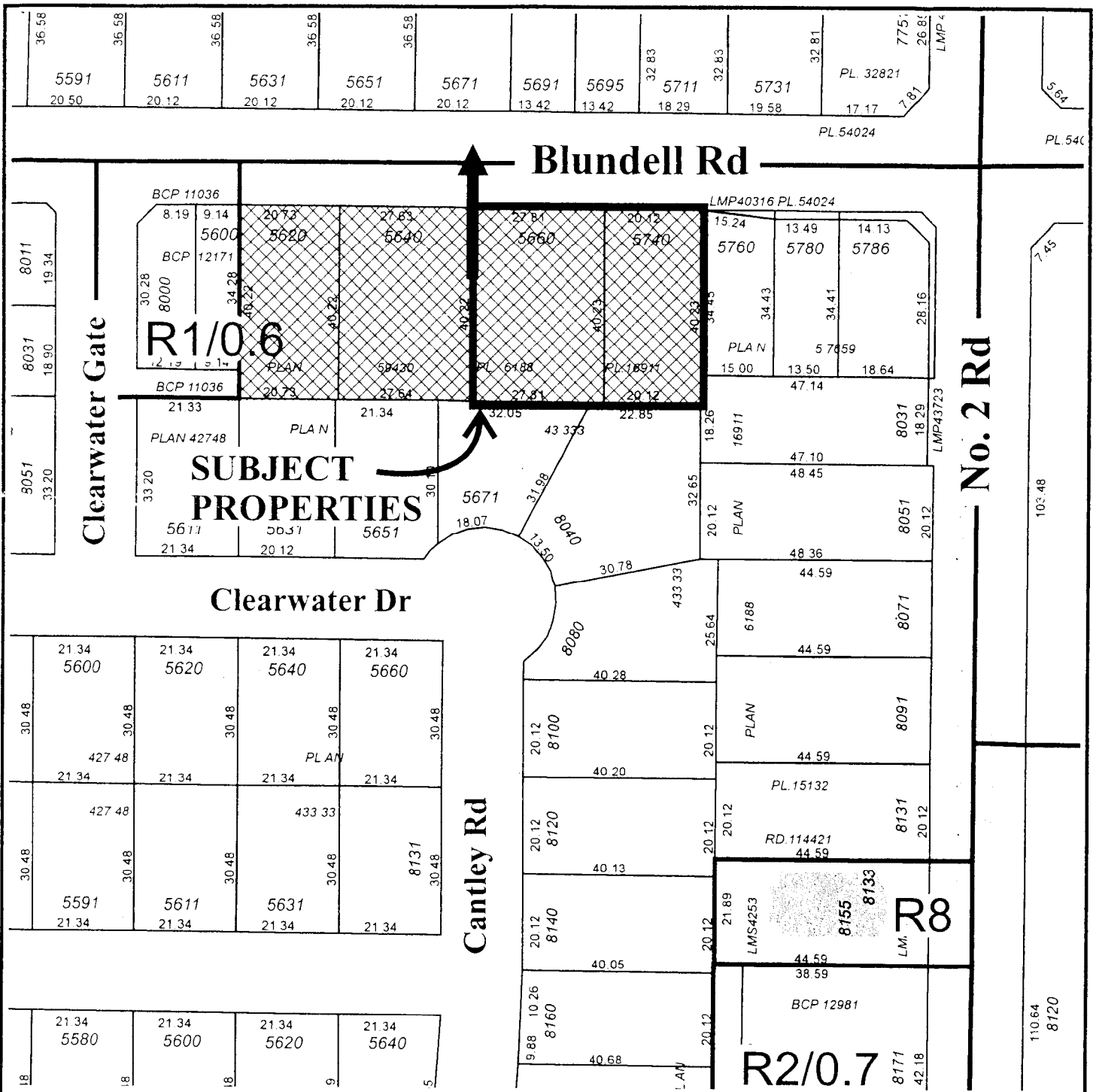
#### Contact Information

If you have any questions or comments or want to make a public submission, you can:

- Contact me directly at (604) 247-4626
- Mail a submission to myself or to the City Clerk's Office which will be forwarded to Council (6911 No. 3 Road, Richmond, B.C., V6Y 2C1).
- E-mail [keng@richmond.ca](mailto:keng@richmond.ca). Please indicate if you want the email to be forwarded to Council.

Yours truly,

Kevin Eng  
Planner 1



**LEGEND**



Multi-Family Development Potential



Vehicle Access

(ATTACHMENT 1 TO LETTER)



**Arterial Development Concept Plan**  
**5620 to 5740 Blundell Road**

Date: 09/16/05

Amended Date:

Note: Dimensions are in METRES



**Cofton Enterprises Ltd**  
3291 Blundell Road, Richmond, B.C. V7C 1G5

**ATTACHMENT 5**

Phone 604 273-8931

November 5, 2005

City of Richmond,  
Urban Development Division,  
Mr. Kevin Eng,  
6911 No 3 Road,  
Richmond, B.C.

Dear Mr Eng:

Re: Proposed Development 5660/5740 Blundell Road - RZ 04-279101

This letter has reference to my recent discussion with you regarding the above proposed townhouse development on Blundell Road.

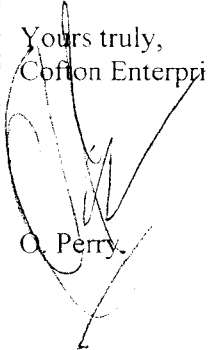
As a matter of interest, we are the owners of the 3 parcels at the southwest corner of No 2 & Blundell, and are adjacent to this proposed development.

It was noted that the existing rear lane, off Clearwater Gate, will not be extended 'eastwards' to service this proposed development. It was further noted that the other two parcels, westward, at 5640 & 5620 Blundell will eventually be joined-in with the current Application.

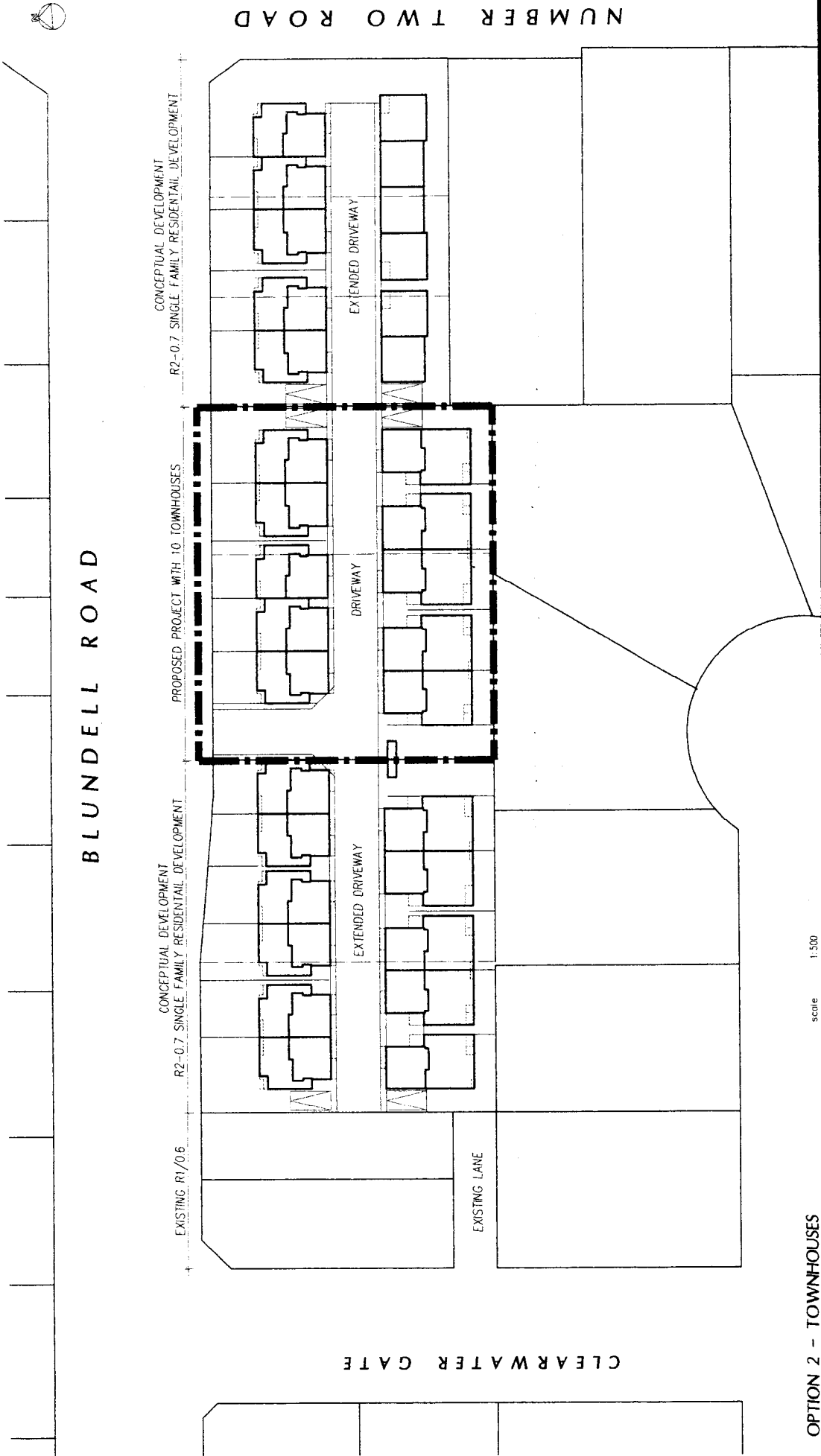
As no rear lane extension is planned from Clearwater Gate, the plan is to have access at the westerly property line of 5660 Blundell Road. The internal road is to run through the middle of the development, be parallel to Blundell, and eventually provide access to 5640 & 5620. This internal road 'eastward' will also 'abut' our property at 5760 Blundell.

At this time, consideration should also be given to providing access into our properties.

Yours truly,  
Cofton Enterprises Ltd.

  
O. Perry.





NUMBER TWO ROAD

BLUNDELL ROAD

CONCEPTUAL DEVELOPMENT  
R2-0.7 SINGLE FAMILY RESIDENTIAL DEVELOPMENT

PROPOSED PROJECT WITH 10 TOWNHOUSES

CONCEPTUAL DEVELOPMENT  
R2-0.7 SINGLE FAMILY RESIDENTIAL DEVELOPMENT

EXISTING R1/06

CLEAR WATER GATE

EXISTING LANE

DRIVEWAY

EXTENDED DRIVEWAY

EXTENDED DRIVEWAY

OPTION 2 - TOWNHOUSES

scale 1:500

CONCEPTUAL DEVELOPMENT OF ADJACENT LOTS  
5660 & 5740 BLUNDELL ROAD, RICHMOND, B.C.

project no. H04280

**RZ8**

revision 0  
date 16 DEC 204

**CADLAB**  
cadlab design and development inc  
tel (604)618-5123 fax (604)241-9388 email cadlab@cadlab.com

**Conditional Rezoning Requirements**  
**5660 and 5740 Blundell Road**  
**RZ 04-279101**

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

1. Consolidation of the subject properties into one development parcel.
2. Dedication of a 2 m wide strip of land across the entire sites Blundell Road frontage.
3. Preparation and registration of a cross access easement to the benefit of 5640, 5620, 5760, 5780 and 5788 Blundell Road for the purposes of allowing shared access through the subject sites. The easement document is to be prepared by the applicant's solicitor and must be submitted to the City for review and approval.
4. Contribution of \$10,000 (\$1,000 per unit) for cash-in-lieu of indoor amenity space.
5. Tree protection fencing must be installed around the tree (#3303) and hedging (south west corner) identified to be retained in the consulting arborist report.
6. Submission and processing of a Development Permit Application to the satisfaction of the Director of Development.

[Signed original on file]

\_\_\_\_\_  
Signed

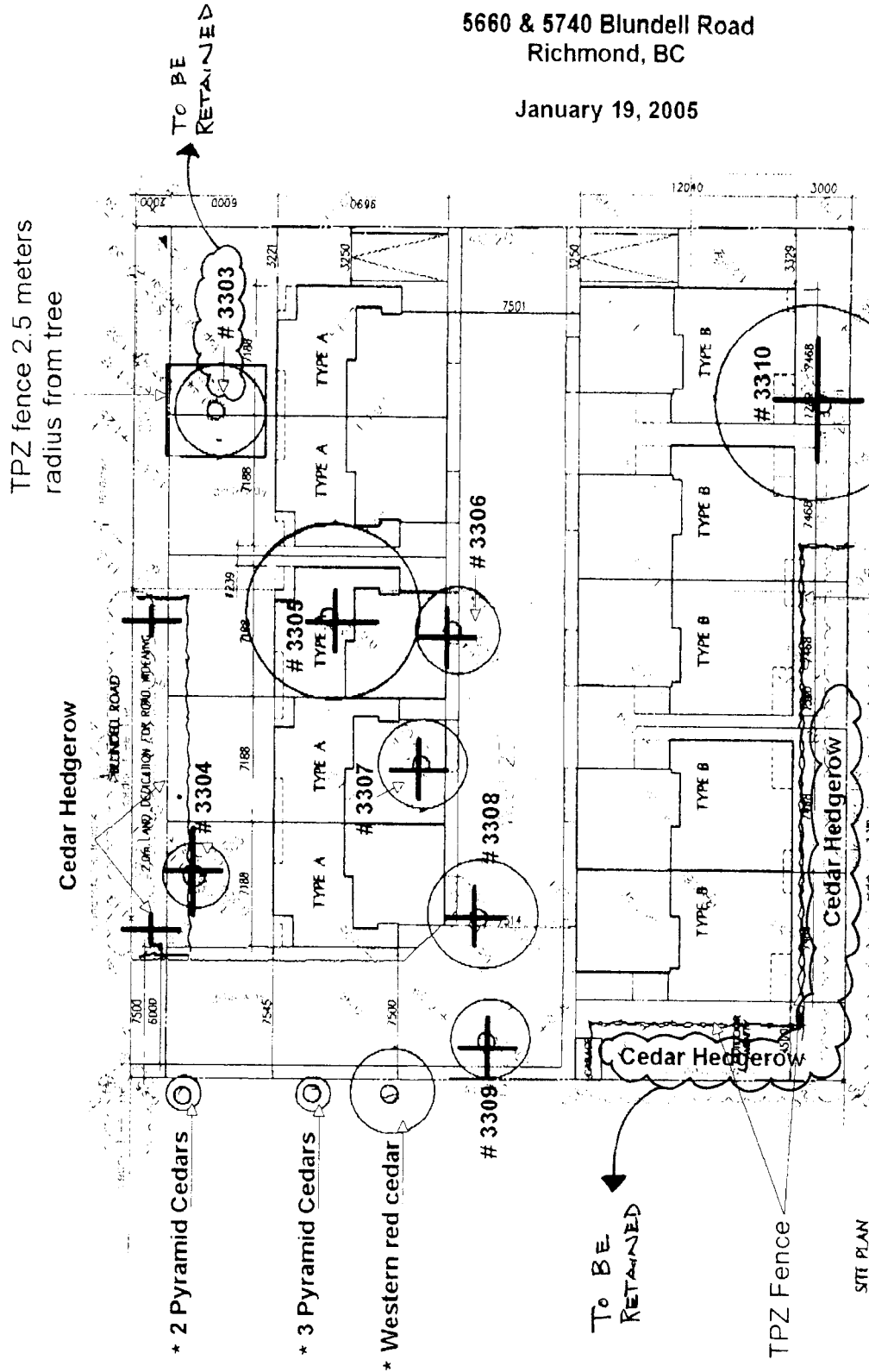
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Date

Appendix 1

Tree Survey Site Map

5660 & 5740 Blundell Road  
Richmond, BC

January 19, 2005



**CADLAB**  
CADLAB DESIGN AND DEVELOPMENT LTD.  
1100-10750-107 Ave. Unit 204, Richmond, BC V6V 1K7  
Tel: 604-274-7438 Fax: 604-274-7439

**SITE PLAN**  
PROJECT NO. 041110  
PROPOSED REZONING & TOWNHOUSES DEVELOPMENT  
5660 & 5740 BLUNDELL ROAD, RICHMOND, B.C.  
**R22**  
DATE: 13 DEC 2004

Annotations by VanArbor Vegetation Consulting Ltd.

Tree driplines were not engineered surveyed and are considered approximate

+ Indicates trees recommended for removal  
\* approximate locations of neighbouring trees

## Appendix 2

## Tree Survey

5660 & 5740 Blundell Road  
Richmond, BC

January 17, 2005

Tree #	Species	DBH <sup>4</sup> (cm)	Condition Rating	Crown Spread	Observations and Recommendations
3303	Cypress	13.7+ 13.7	Moderate	5	<ul style="list-style-type: none"> <li>▪ Relatively small tree</li> <li>▪ 75% live-crown-ratio (LCR)</li> <li>▪ Tree has codominant trunks with attachment at base</li> <li>▪ Tree worthy of preservation</li> </ul> <p><b>Recommend:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Tree protection zone barrier established 2.5 – 3 meters radius from trunk</b></li> </ul>
	Western red cedar hedgerow	≤ 33.4	Moderate	7	<ul style="list-style-type: none"> <li>▪ Located along Blundell Road frontage; Trees located within proposed 2 meter land dedication for road widening</li> <li>▪ Approximately (≈) 50 tree stems planted on 1' centres</li> <li>▪ Hedgerow topped in past</li> <li>▪ Trees not considered good candidates for preservation</li> </ul> <p><b>Recommend: Remove trees to enable the proposed development</b></p>
3304	Cypress	-	Poor	-	<ul style="list-style-type: none"> <li>▪ Dead tree</li> </ul> <p><b>Recommend: Remove tree to enable the proposed development</b></p>
3305	Cypress	69.8	Moderate	10	<ul style="list-style-type: none"> <li>▪ DBH measures at 70 cm above base</li> <li>▪ Tree has co-dominant leader trunks with attachment ≈ 1 meter above base</li> <li>▪ Tree located within proposed building envelope</li> </ul> <p><b>Recommend: Remove tree to enable the proposed development</b></p>
3306	Cypress	29.3+ 22.3	Poor	5	<ul style="list-style-type: none"> <li>▪ Tree has poor crown form</li> <li>▪ Tree located with proposed building envelope</li> </ul> <p><b>Recommend: Remove tree to enable the proposed development</b></p>
3307	Douglas fir	16.8	Poor – Moderate	5	<ul style="list-style-type: none"> <li>▪ Juvenile tree; topped in past</li> <li>▪ Tree located within proposed building envelope</li> </ul> <p><b>Recommend: Remove tree to enable the proposed development</b></p>
3308	Japanese maple	24.2	Moderate	8	<ul style="list-style-type: none"> <li>▪ Tree topped in past</li> <li>▪ Tree located in proposed roadway</li> </ul> <p><b>Recommend: Remove tree to enable the</b></p>

<sup>4</sup> DBH = Diameter-breast-height size (cm) measured 1.4 meters above base

Tree #	Species	DBH <sup>4</sup> (cm)	Condition Rating	Crown Spread	Observations and Recommendations
					<b>proposed development</b>
3309	Western red cedar	52.9	Poor - Moderate	7	<ul style="list-style-type: none"> <li>Tree topped in past</li> <li>Tree located in proposed roadway <b>Recommend: Remove tree to enable the proposed development</b></li> </ul>
3310	Western red cedar	42.5+ 45.3+ 33.2+ 36.6	Moderate - Good	12	<ul style="list-style-type: none"> <li>Large multi-trunk tree</li> <li>Located in sanitary RoW too close to the proposed building envelope</li> </ul> <b>Recommend: Remove tree to enable the proposed development</b>
<p>▪ The following trees / hedgerows are either located wholly on neighbouring properties or located on property line and have tenants-in-common ownership. These trees were not numerically identified. These trees are to be preserved and protected from proposed development encroachment unless written permission is obtained to facilitate the removal of the trees.</p>					
	Western red cedar + Golden Cedars Hedgerow		Good	4 meter radius From P/L	<ul style="list-style-type: none"> <li>Hedgerow located at the rear South and West sides of proposed development, on neighbouring properties</li> <li>Crown overhangs 3.5 - 4 meters into proposed development</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Tree protection zone barrier established 2.75 - 3 meters from property line</li> <li>Upper crown will require trimming to prevent proposed building conflicts</li> </ul>
	Western red cedar	≈ 30	Moderate - Good	3	<ul style="list-style-type: none"> <li>Tree located wholly on neighbouring property to the West</li> <li>Crown overhangs 2 meters into proposed development</li> <li>Tree has co-dominant trunks originating from base</li> </ul> <b>Recommend: Selective branch pruning by the Consulting Arborist to prevent roadway interference</b>
	3 Pyramid cedars		Good	-	<ul style="list-style-type: none"> <li>Trees located wholly on neighbouring property to the West</li> <li>Trees are grouped together in a clump near property line</li> </ul> <b>Recommend: Monitor</b>
	2 Pyramid cedars		Good	-	<ul style="list-style-type: none"> <li>Trees located wholly on neighbouring property to the West</li> <li>Trees are grouped together in a clump near property line</li> </ul> <b>Recommend: Monitor</b>



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8027 (RZ 04-279101)
5660 AND 5740 BLUNDELL ROAD

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it TOWNHOUSE DISTRICT (R2 - 0.7).

P.I.D. 003-823-946

Lot "C" Except: Part Subdivided by Plan 43278 Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 003-840-395

West 91.25 Feet Lot 1 Except Part Contained Within Lot 199 Plan 43278 Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8027".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 13 2007

Series of horizontal lines for signature or date entry.

CITY OF RICHMOND APPROVED by HB APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER