



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** June 30, 2021  
**File:** RZ 20-896900

**Re:** Application by Rav Bains for Rezoning at 3220/3240 Blundell Road from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/C)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10281, for the rezoning of 3220/3240 Blundell Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

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

WC:na  
Att. 6

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

## Staff Report

### Origin

Rav Bains has applied to the City of Richmond, on behalf of the owners Trivia Homes Ltd. and Avjot Construction Co. Ltd, to rezone the properties at 3220/3240 Blundell Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone in order to permit the properties to be subdivided into two single-family lots, each with vehicle access from Blundell Road (see Attachment 2). There is currently an existing strata-titled duplex on the subject site, which will be demolished.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

There is an existing legal non-conforming duplex on the subject site, with each unit occupied by tenants.

### Surrounding Development

The subject site is located on the south side of Blundell Road, between Seafair Drive and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes.

To the North: Across Blundell Road, single-family residential lots zoned “Single Detached (RS1/E)”.

To the South: Directly behind the subject site, single-family residential lots zoned “Single Detached (RS1/E)” fronting Newmore Avenue.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS2/C)” that was part of a rezoning and subdivision from duplex to single-family dwellings (RZ 15-690340 and SD 15-690342).

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/C)”.

### Related Policies & Studies

#### Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

### Lot Size Policy 5474

The subject site is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would permit a subdivision to create two lots, each approximately 14.33 m wide and 465 m<sup>2</sup> in area.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### Existing Legal Encumbrances

There is currently a covenant registered on the title of the subject properties, restricting the use of the site to one two-family dwelling only (charge #RD201958). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject strata properties. The applicant must also wind up and cancel the strata plan (NWS2187) for the site prior to subdivision.

There is an existing 3.0 m-wide statutory right-of-way (SRW) for BC Hydro registered on title within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. Additionally, the City has a 3.0 m-wide statutory right-of-way (SRW) that provides permission to BC Hydro for the use of the 3.0 m-wide SRW that runs the length of southern portion of the lot. The applicant is aware that encroachment and construction works are not permitted in the SRW.

#### Transportation and Site Access

Vehicle access to the proposed lots will be via two driveways to Blundell Road. The siting of existing sidewalk, boulevard, and driveway locations along Blundell Road development frontage can be maintained with upgrades to City standard specifications provided via a City Work Order at Subdivision stage.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses five bylaw-sized trees (tag# 794, 797, 798, 799, 800) two undersized trees (tag# 796 and a 19 cm caliper untagged Weeping Birch) on the subject property, and one street tree on City property (tag# ci795).

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

- Three trees, tag# 794 (a 70 cm caliper multi-stem Boulevard Cypress) located along the Blundell Rd frontage, tag# 798 (a 21 cm caliper multi-stem Mountain Ash) located in the rear yard, and tag# 799 (a 39 cm caliper multi-stem Hazelnut) located in the rear yard, are all in good condition and are to be retained and protected. A Tree Survival Security of \$25,000.00 for the three trees is required.
- Four trees, tag# 797 (a 28 cm caliper multi-stem Birch), tag# 800 (a 20 cm caliper multi-stem Fruit Plum), and two undersized trees - tag#796 (an undersized 19 cm caliper Weeping Birch), and an untagged 19 cm caliper Weeping Birch, located on-site are all in very poor condition due to sparse foliage, historical topping, and cavities at main unions, They are to be removed and replaced.
- One tree, tag# ci795 (a 22 cm caliper multi-stem Hinoki Cypress) located on City property is in good condition and is to be retained and protected. A \$5,000.00 Tree Survival Security is required.
- Replacement trees are to be specified at 2:1 ratio as per the Official Community Plan (OCP).

*Tree Replacement*

The applicant wishes to remove four on-site trees, of which, two trees are bylaw-sized (Tree tags# 797 and 800) which require replacement trees. The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant two trees on each lot proposed; for a total of four trees. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works. A portion of the security will be released after construction and landscaping of the subject site is completed and a landscape inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure the landscaping survives. The required replacement trees are to be of the following minimum sizes and in accordance with Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm	4 m

### *Tree Protection*

Four trees (tag# 794, 798, 799 and ci795) on-site and on City property are to be retained and protected. The applicant has submitted a Tree Protection Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a certified arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security in the amount of \$30,000.00 for the four trees to be retained (3 on-site trees (\$25,000.00) and 1 City tree (\$5,000.00)).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots created; a secondary suite on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where a secondary suite cannot be accommodated in the development, a cash-in-lieu contribution to the Affordable Housing Reserve Fund of \$4.00/ft<sup>2</sup> of the total buildable area of the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of minimum 43.3 m<sup>2</sup> (466.4 ft<sup>2</sup>) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 43.3 m<sup>2</sup> (466.4 ft<sup>2</sup>) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Site Servicing and Frontage Improvements

At the subsequent Subdivision stage, the applicant will be required to pay servicing costs for engineering servicing as outlined in Attachment 6 and costs associated with driveway and sidewalk upgrades to City standards via a City Work Order.

**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application to permit the subdivision of the subject site into two lots zoned “Single Detached (RS2/C)” is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5474.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10281 be introduced and given first reading.



Nathan Andrews  
Planning Technician  
(604-247-4911)

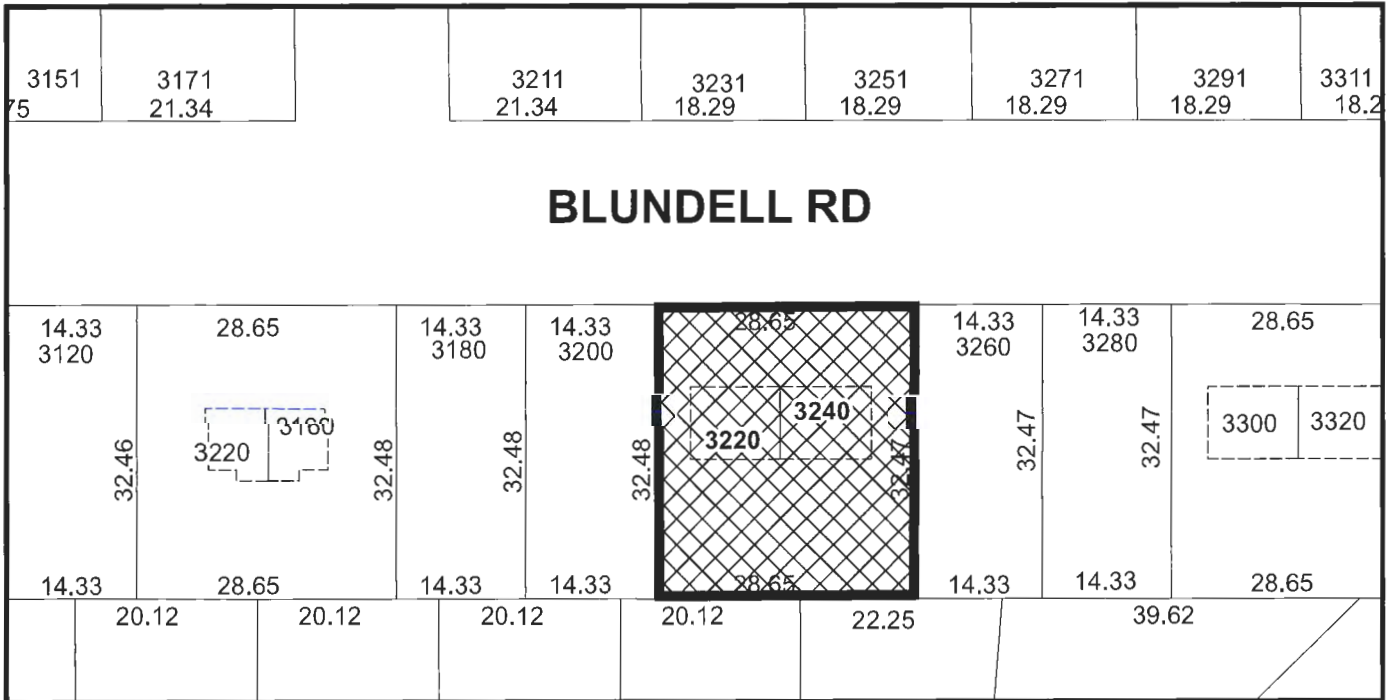
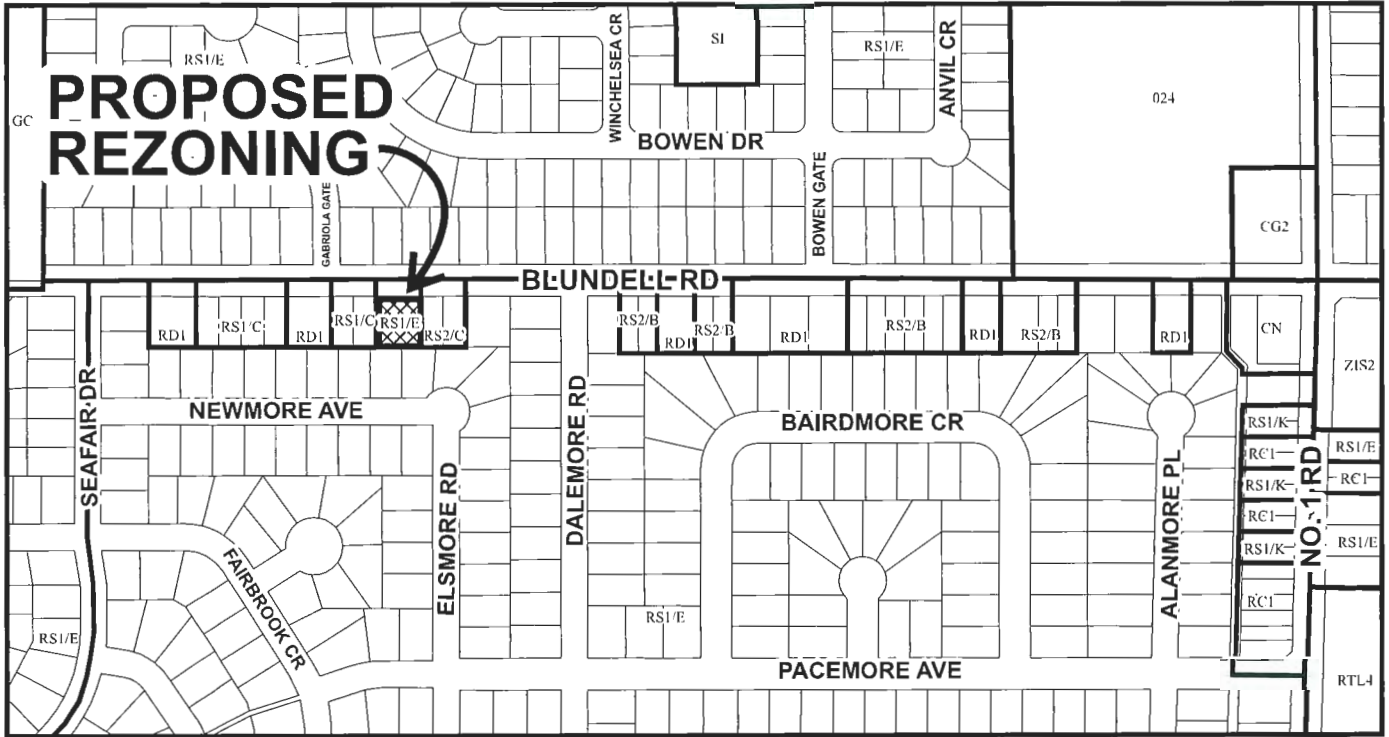
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- Attachment 1: Location Map
- Attachment 2: Survey and Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



# City of Richmond

ATTACHMENT 1



	<h2>RZ 20-896900</h2>	Original Date: 04/07/20
		Revision Date:
	<b>CNCL - 310</b>	Note: Dimensions are in METRES



# City of Richmond



RZ 20-896900

CNCL - 311

Original Date: 04/07/20

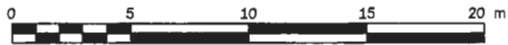
Revision Date:

Note: Dimensions are in METRES



# TOPOGRAPHIC SURVEY OF STRATA PLAN NWS2185

SCALE 1 : 200

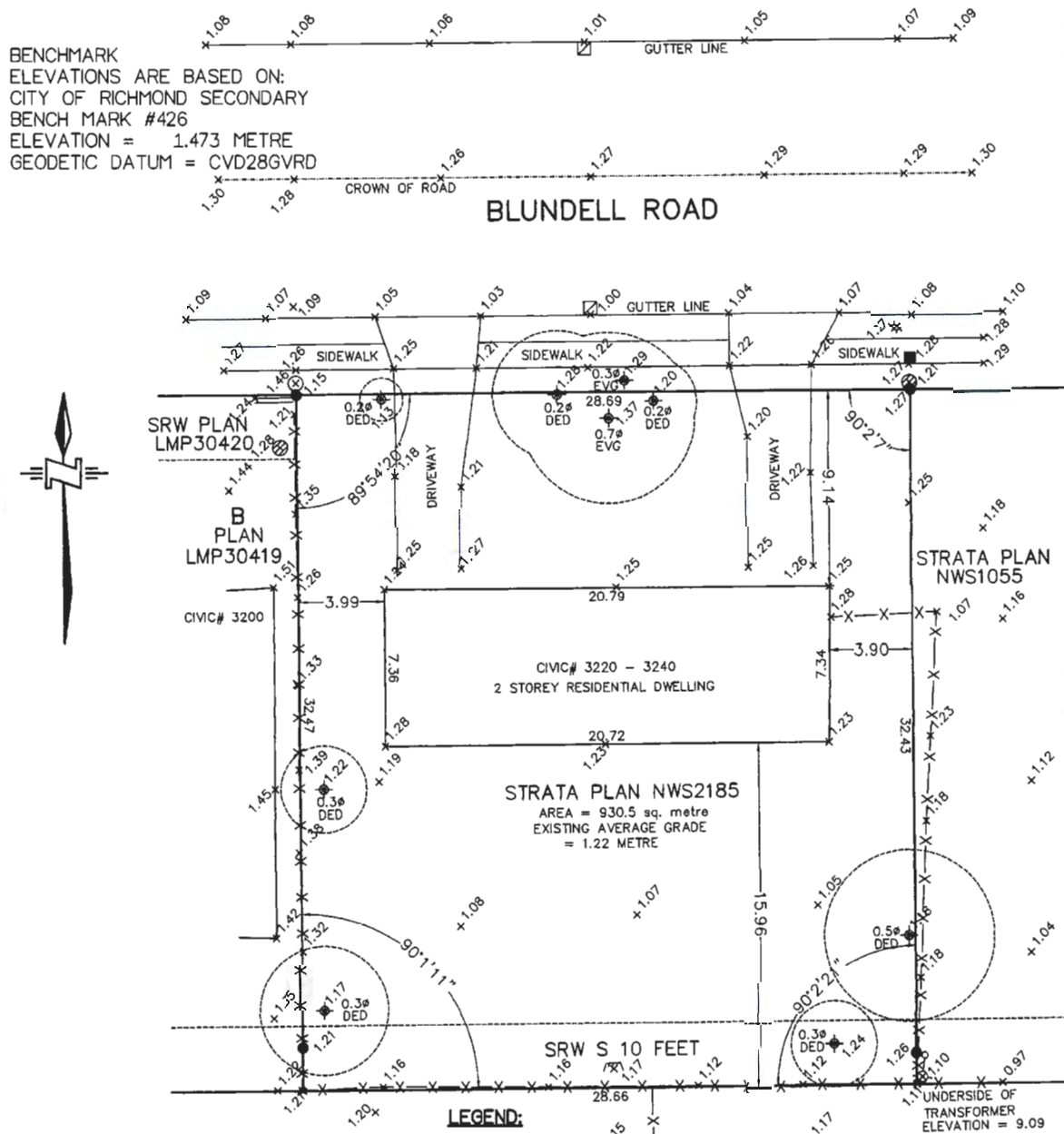


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS: 3220 BLUNDELL ROAD, RICHMOND, BC  
 3240 BLUNDELL ROAD, RICHMOND, BC

PID: 000-781-037 STRATA LOT 1  
 PID: 000-781-045 STRATA LOT 2

BENCHMARK  
 ELEVATIONS ARE BASED ON:  
 CITY OF RICHMOND SECONDARY  
 BENCH MARK #426  
 ELEVATION = 1.473 METRE  
 GEODETIC DATUM = CVD28GVRD



CERTIFIED CORRECT ACCORDING TO FIELD SURVEY THIS 12TH DAY OF MAR., 2020.

*Richard Fu*  
 RICHARD S. FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

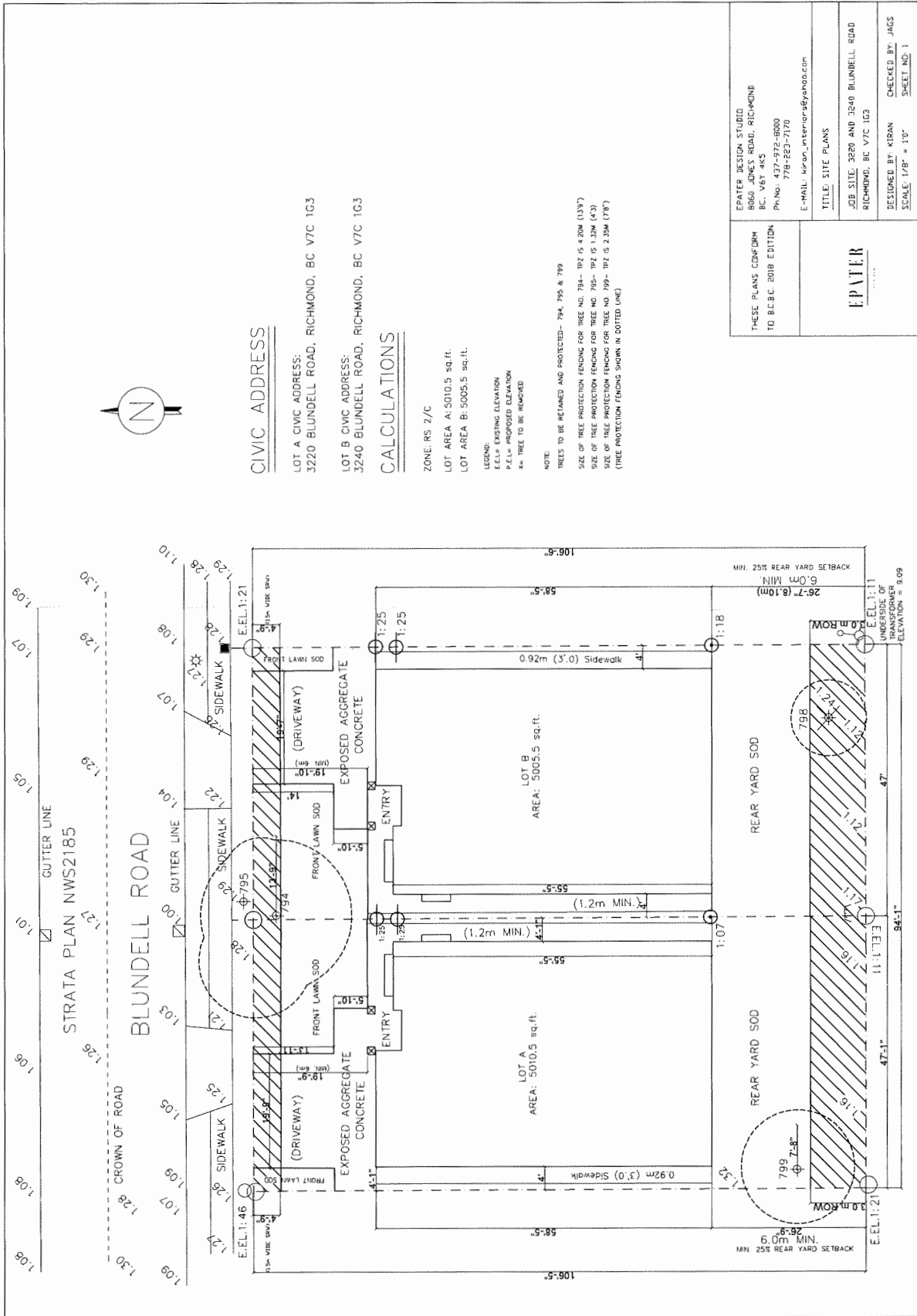
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CNCL - 312



3817 McKay Place  
 Richmond BC V6X 3R6  
 TEL: 604-313-2883  
 FILE: 2003-001



**CIVIC ADDRESS**

LOT A CIVIC ADDRESS:  
 3220 BLUNDELL ROAD, RICHMOND, BC V7C 1G3

LOT B CIVIC ADDRESS:  
 3240 BLUNDELL ROAD, RICHMOND, BC V7C 1G3

**CALCULATIONS**

ZONE: RS 2/C

LOT AREA A: 5010.5 sq. ft.

LOT AREA B: 5005.5 sq. ft.

LEGEND:  
 E.L.L. = EXISTING ELEVATION  
 P.E.L. = PROPOSED ELEVATION  
 X = TREE TO BE REMOVED

NOTE:  
 TREES TO BE RETAINED AND PROTECTED - 794, 795 & 799

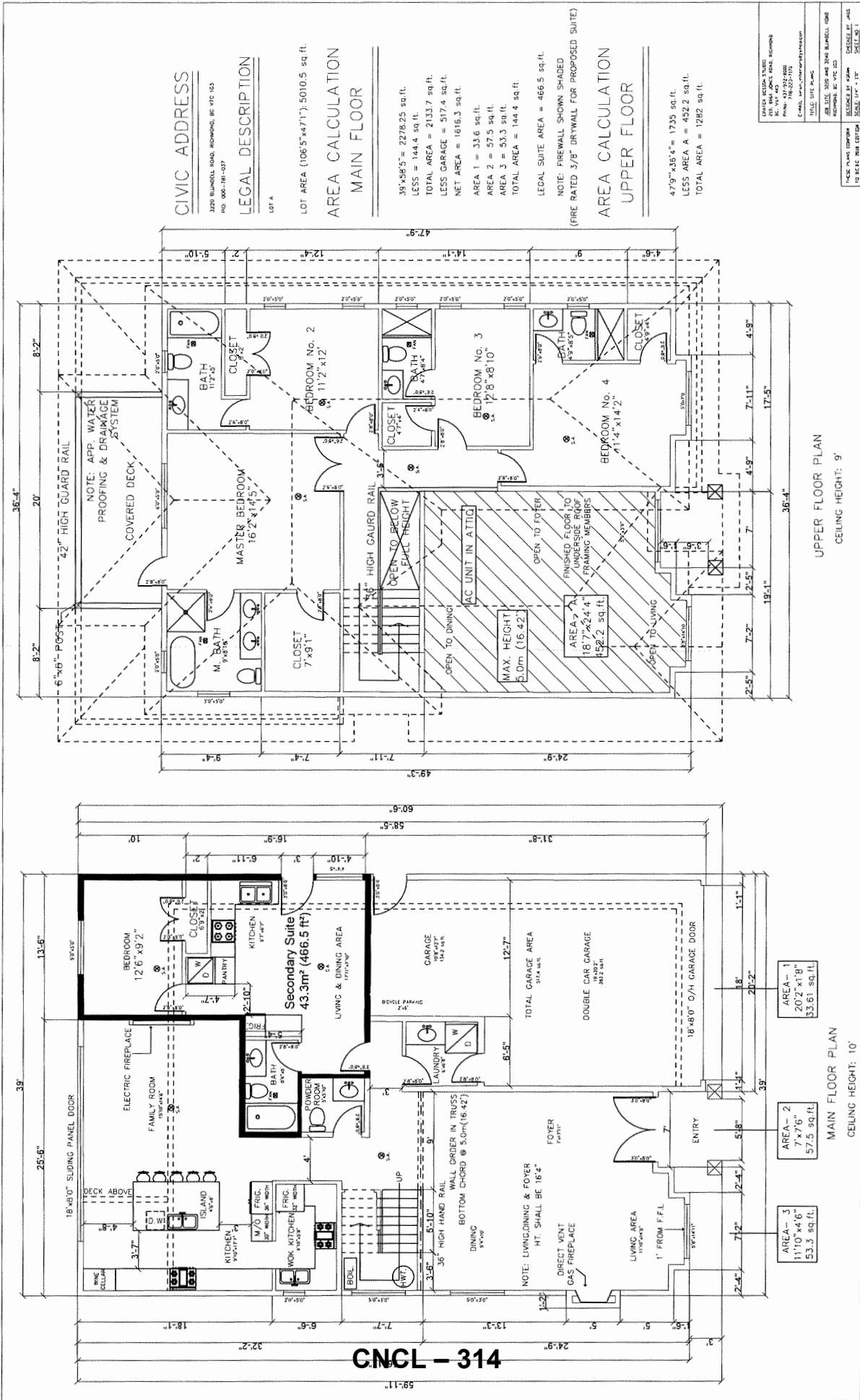
SIZE OF TREE PROTECTION FENCING FOR TREE NO. 794 - 1P2 IS 4.20M (13'9")

SIZE OF TREE PROTECTION FENCING FOR TREE NO. 795 - 1P2 IS 1.20M (4'3")

SIZE OF TREE PROTECTION FENCING FOR TREE NO. 799 - 1P2 IS 2.35M (7'8")

(TREE PROTECTION FENCING SHOWN IN DOTTED LINE)

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION	EPATER DESIGN STUDIO 8860 JONES ROAD, RICHMOND BC V6V 4G5 Ph: No. 437-22-8000 779-222-7110 E-MAIL: kiran_intersiors@yanop.com
<b>EPATER</b>	TITLE: SITE PLANS JOB SITE: 3220 AND 3240 BLUNDELL ROAD RICHMOND, BC V7C 1G3 DESIGNED BY: KIRAN CHECKED BY: JACS SCALE: 1/8" = 1'0" SHEET NO. 1



**CIVIC ADDRESS**  
 3270 BLUNDILL ROAD, RICHMOND, BC V7C 1G3  
 RD. 000-781-1037

**LEGAL DESCRIPTION**  
 LOT A

LOT AREA (106.5'x47.1'): 5010.5 sq. ft.

**AREA CALCULATION  
 MAIN FLOOR**

38'x56.5" = 2278.25 sq. ft.  
 LESS = 144.4 sq. ft.  
 TOTAL AREA = 2133.7 sq. ft.  
 LESS GARAGE = 517.4 sq. ft.  
 NET AREA = 1616.3 sq. ft.  
 AREA 1 = 33.6 sq. ft.  
 AREA 2 = 57.5 sq. ft.  
 AREA 3 = 53.3 sq. ft.  
 TOTAL AREA = 144.4 sq. ft.

LEGAL SUITE AREA = 466.5 sq. ft.

NOTE: FIREWALL SHOWN  
 (FIRE RATED 3/8" DRYWALL FOR PROPOSED SUITE)

**AREA CALCULATION  
 UPPER FLOOR**

47.9'x36.4' = 1735 sq. ft.  
 LESS AREA A = 452.2 sq. ft.  
 TOTAL AREA = 1282.8 sq. ft.

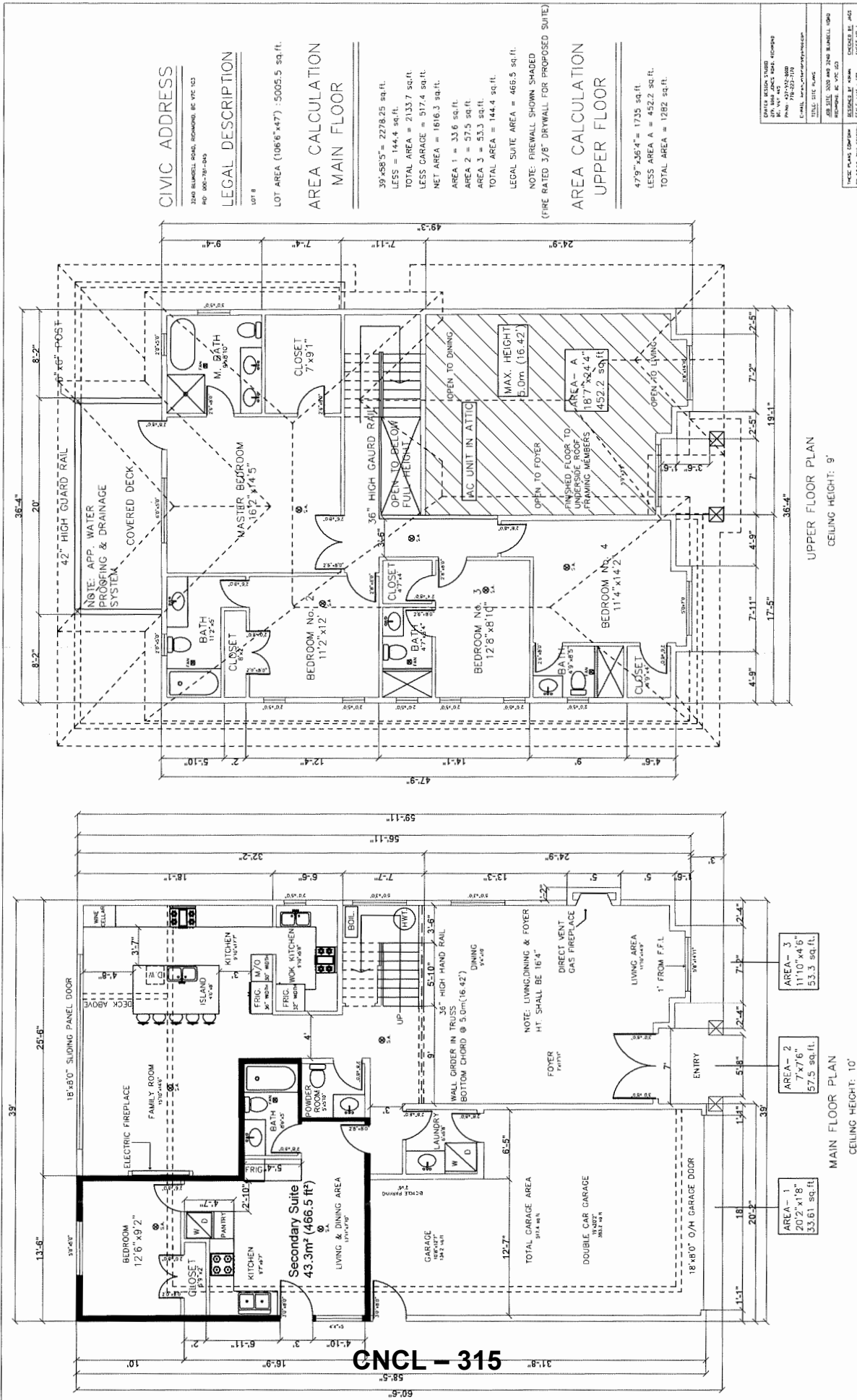
DESIGNED BY: JAMES  
 100 WEST 10TH AVENUE  
 VANCOUVER, BC V6C 3E7  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 WWW: JAMESARCHITECTURE.COM

UPPER FLOOR PLAN  
 CEILING HEIGHT: 9'

MAIN FLOOR PLAN  
 CEILING HEIGHT: 10'

**CNCL - 314**

- AREA - 1  
202 x 18' = 33.61 sq. ft.
- AREA - 2  
7 x 7'6" = 57.5 sq. ft.
- AREA - 3  
11'10" x 4'6" = 53.3 sq. ft.



**CIVIC ADDRESS**

3240 BLANCKILL ROAD, ROCKHURST, NC 27613

**LEGAL DESCRIPTION**

LOT # 8  
 LOT AREA (106'6" x 47') = 5005.5 sq.ft.

**AREA CALCULATION  
 MAIN FLOOR**

39'x58'5" = 2278.25 sq.ft.  
 LESS = 144.4 sq.ft.  
 TOTAL AREA = 2133.7 sq.ft.  
 LESS GARAGE = 517.4 sq.ft.  
 NET AREA = 1616.3 sq.ft.  
 AREA 1 = 33.6 sq.ft.  
 AREA 2 = 57.5 sq.ft.  
 AREA 3 = 53.3 sq.ft.  
 TOTAL AREA = 144.4 sq.ft.  
 LEGAL SUITE AREA = 466.5 sq.ft.  
 NOTE: FIREWALL SHOWN SHADED  
 (FIRE RATED 3/8" DRYWALL FOR PROPOSED SUITE)

**AREA CALCULATION  
 UPPER FLOOR**

47'9" x 36'4" = 1735 sq.ft.  
 LESS AREA A = 452.2 sq.ft.  
 TOTAL AREA = 1282.8 sq.ft.

DATE: 08/20/2018  
 DRAWN BY: J. B. BROWN  
 PROJECT: 18-000-000  
 TITLE: SITE PLAN  
 SHEET: 001 OF 02  
 SCALE: AS SHOWN

**UPPER FLOOR PLAN**  
 CEILING HEIGHT: 9'

**MAIN FLOOR PLAN**  
 CEILING HEIGHT: 10'

**CNCL - 315**



**RZ 20-896900**

**Attachment 3**

Address: 3220/3240 Blundell Road

Applicant: Rav Bains

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Trivia Homes Ltd. Avjot Construction Co. Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	Two lots, each approximately 465 m <sup>2</sup> (5,005 ft <sup>2</sup> )
<b>Land Uses:</b>	Two-family residential (duplex)	Single-family residential
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	Single-Family Lot Size Policy 5474	Complies
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/C)
<b>Number of Units:</b>	One duplex (two units)	Two units plus two suites
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Buildable Floor Area (m <sup>2</sup> )*:	Max. 255.75 m <sup>2</sup> (2753 ft <sup>2</sup> )	Max. 255.75 m <sup>2</sup> (2753 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 25%	none
Lot Size:	Min. 360 m <sup>2</sup>	Approx. 465 m <sup>2</sup> each	none
Lot Dimensions (m):	Width: Min. 12 m Depth: Min. 24 m	Width: 14.33 m Depth: 32.47 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.5 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: 8.10 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys or 9.0 m	Max. 2.5 storeys or 9.0 m	none

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

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



Page 1 of 2

Adopted by Council: May 20, 2008

Policy 5474

File Ref: 4430

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTIONS 21-4-7 &amp; 22-4-7

**Policy 5474:**

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

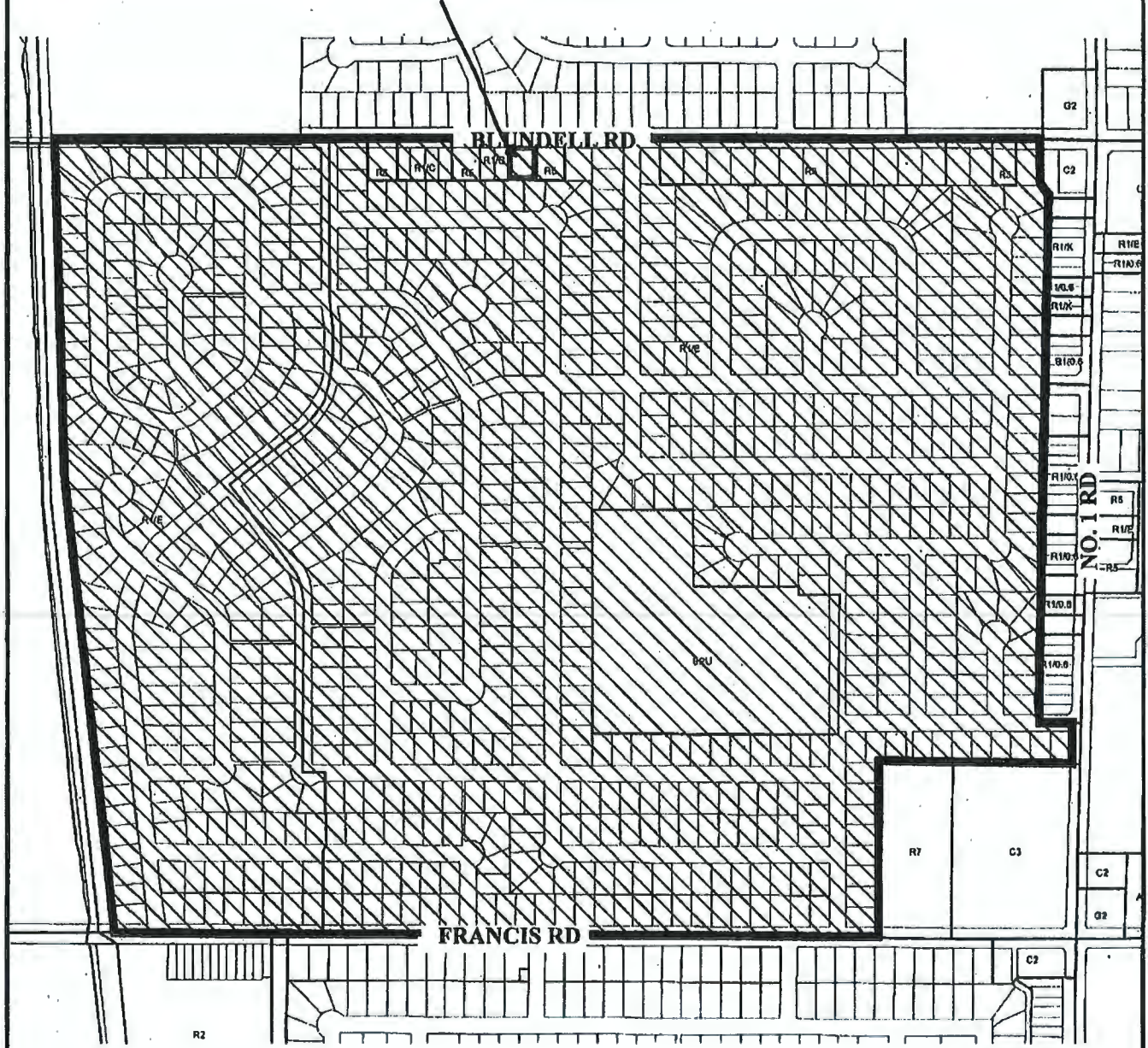
1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning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

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

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

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

SUBJECT PROPERTY

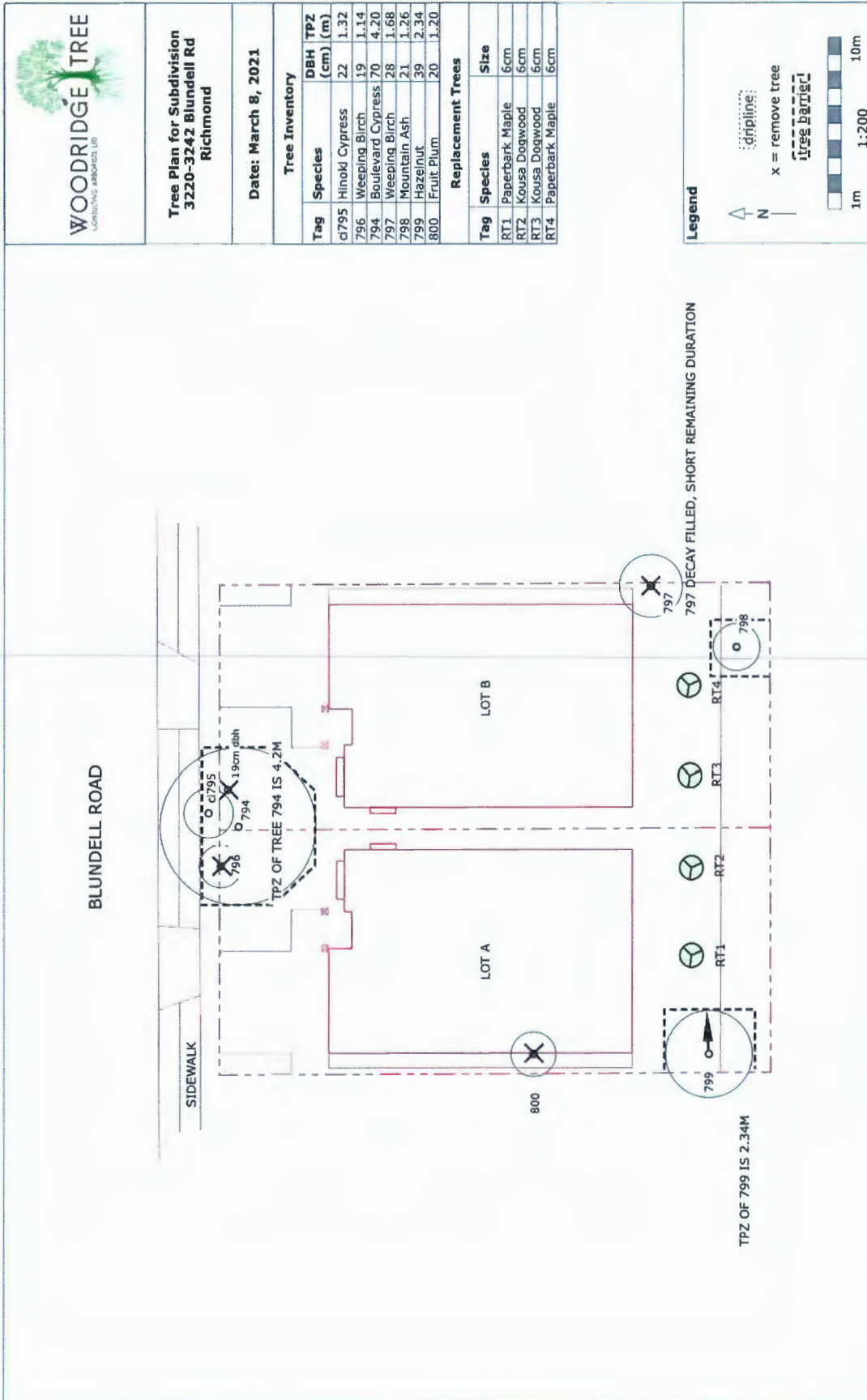


 Subdivision permitted as per R1/E



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

Original Date: 02/29/08  
Amended Date: 05/20/08  
Note: Dimensions are in METRES







Address: 3220/3240 Blundell Road

File No.: RZ 20-896900

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10281, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title.
2. Registration of a new 1.5 m wide Statutory Right-of-Way along the entire north property line for service connections, water meters and inspection chambers.
3. Discharge of existing covenant RD201958 registered on title of the strata lots, which restricts the use of the property to a duplex.
4. Discharge of existing Strata Plan (NWS2187).
5. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	8 cm		4 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the 4 trees to be retained (3 on-site trees (\$25,000.00) and 1 City tree (\$5,000.00)).
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one bedroom secondary suite of approximately 43.3 m<sup>2</sup> (466.4 ft<sup>2</sup>) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Pay servicing costs for the design and construction of frontage and engineering infrastructure improvements via City Work Order. Works include, but may not be limited to:

**Water Works:**

- a) Using the OCP Model, there is 250 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations

must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

- c) At the Developers cost, the City is to:
- Cut and cap at main the existing water service connections.
  - Install two new 25mm diameter service connections complete with water meters to service the two lots that will be created. The water meters shall be placed within a new 1.5m wide right of way along the north property line.

**Storm Sewer Works:**

- d) The Developer is required to:
- Renew portions of the AC watermain that will be exposed from the installation of storm service connections. Details to be finalized in the service connection design.
- e) At the Developers cost, the City is to:
- Cut and cap the existing storm service connections and remove the existing inspection chamber.
  - If the existing tree at the common property line will be retained, install 2 new storm service connections complete with separate inspection chambers to service the two lots that will be created. Otherwise, a new single storm lead at the common property line complete with an inspection chamber with dual connection is acceptable. The inspection chambers shall be placed within a new 1.5m wide right of way along the north property line.

**Sanitary Sewer Works:**

- f) At the Developers cost, the City is to:
- Cut and cap the existing sanitary service connection at the northwest corner of the subdivision site.
  - If the existing tree at the common property line will be retained, install 2 new storm service connections complete with separate inspection chambers to service the two lots that will be created. Otherwise, a new single sanitary lead at the common property line complete with an inspection chamber with dual connection is acceptable. The inspection chambers shall be placed within a new 1.5m wide right of way along the north property line.

**Frontage Improvements:**

- g) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
- To underground proposed Hydro service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
  - Complete other frontage improvements as per Transportation's requirements:
    - Along the Blundell Road site frontage, construct a new concrete sidewalk and grass boulevard. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site. The behind-the-curb frontage improvements are to have the following cross-section (measuring from the fronting property line of the site):
    - 1.5m wide concrete sidewalk.
    - Minimum 1.5m grass boulevard with street trees over the remaining width between the new sidewalk and the fronting road curb.
    - 0.15 m wide curb.
    - (Note: The exact dimensions of the frontage works are to be determined based on legal surveys and the Work Order process).
    - Reinstate/back-fill street signage and pavement marking affected by the frontage works.

- The two existing driveway locations can be maintained with upgrades to City standard specifications for Arterial roads driveways. The Developer is responsible for the removal of existing driveway let-downs and pathways and replaced with new driveway construction.
- Consult Parks on the requirements for tree protection.
- Consult Engineering on lighting and other utility requirements as part of the frontage works.
- All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW's are to be secured for the placement of this equipment.

**General Items:**

- h) Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- i) The existing 3m BC Hydro SRW along the southern property line shall remain.

**At Demolition Permit\* / Building Permit\* Stage, the developer must complete the following requirements:**

- 2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10281 (RZ 20-896900)  
3220/3240 Blundell Road**

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

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

P.I.D. 000-781-037

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Plan NW2187 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 000-781-045

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan NW2187 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10281”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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MAYOR

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