



To: Planning Committee

Date: August 24, 2026

From: Wayne Craig
General Manager, Planning and Development

File: RZ 22-017350

Re: **Application by Interface Architecture Inc. for Rezoning at 9211, 9251, 9291, 9311, 9351 Blundell Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” Zone to the “High Density Townhouses (RTH2)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10737, for the rezoning of 9211, 9251, 9291, 9311, 9351 Blundell Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “High Density Townhouses (RTH2)” zone, be introduced and given first, second and third reading.

Executive Summary

This application proposes to rezone 9211, 9251, 9291, 9311 and 9351 Blundell Road to the “High Density Townhouses (RTH2)” zone to facilitate a development of 30 townhouse units with vehicle access from Blundell Road. Four convertible units and three secondary suites are proposed to be incorporated into the development.

The proposal is consistent with the Official Community Plan and McLennan South Sub-Area Plan land use designations and applicable policies. The application secures commitments to provide frontage improvements, site servicing upgrades, and contributions to facilitate affordable housing, public art and leisure facilities City-wide.

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond, on behalf of Blundell CWL Investment Inc. (Director: Jackson Lee), for permission to rezone 9211, 9251, 9291, 9311, 9351 Blundell Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “High Density Townhouses (RTH2)” zone, to permit the property to be developed for 30 townhouse units (including three secondary suites), with vehicle access from Blundell Road. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Subject Site Existing Condition and Housing Profile

A survey of the subject site is included in Attachment 3. The subject site consists of five lots located on the north side of Blundell Road between Heather Street and Ash Street, in the McLennan South Sub-Area of the City Centre planning area.

The properties at 9211, 9251, 9291 and 9311 Blundell Road each contain a dwelling that is occupied by rental tenants, whereas the property at 9351 Blundell Road is a vacant lot. There are no existing secondary suites. If the rezoning is supported, the existing dwellings are proposed to be demolished. The applicant has indicated that the tenants are aware of this development application and that the requirements of the *Residential Tenancy Act* will be followed.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Are three-storey townhouses on properties zoned “Town Housing (ZT51) – South McLennan Sub-Area (City Centre)” at 9288 and 9308 Keefer Avenue.

To the South: Across Blundell Road are two to three-storey townhouses on properties zoned “Low Density Townhouses (RTL1)” at 8000 Heather Street and 8051 Ash Street.

To the East: Is a lot zoned “Infill Residential (RI1)” containing six predominantly three-storey townhouses at 7833 Ash Street.

To the West: Is a lot zoned “Infill Residential (RI1)” containing seven three-storey townhouses at 7800 Heather Street.

Existing Legal Encumbrances

An existing Statutory Right-of-Way (SRW) is registered on title for the existing sanitary sewer, water and storm sewer service connections located along portions of the south property line (LMP39896). The applicant has been advised that encroachment into the SRW is not permitted.

Related Policies & Studies

2050 Official Community Plan

The 2050 Official Community Plan (OCP) land use designation for the subject properties is “City Centre Perimeter - Tier 2”, which provides for townhouses and apartments, but may also include mixed-use development. The proposed townhouse development is consistent with the OCP land use designation for the subject properties.

City Centre Area Plan/McLennan South Sub-Area Plan

The City Centre Area Plan (CCAP) Generalized Land Use Map designation for the subject properties is “General Urban (T4) Transect”, which allows for low-density, low-rise residential, commercial and other uses (Attachment 4).

As the subject site is located within City Centre, this rezoning application is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes a contribution at the current rate in the amount of \$0.36 per buildable square foot, for a total of \$46,494.50 prior to final adoption of the rezoning bylaw.

Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw to provide awareness that this development is subject to potential impacts due to other developments that may be approved within the City Centre and requiring this information to be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The McLennan South Sub-Area Plan Land Use Map designation for the subject properties is “Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base FAR” (Attachment 5). The proposed rezoning for townhouses under the RTH2 zone would allow for a maximum density of 0.80 FAR, which is in keeping with the existing scale of development and range of densities considered appropriate within this part of the neighbourhood.

This rezoning application is consistent with the land use designations in the CCAP and McLennan South Sub-Area Plan.

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.

The *Local Government Act* (Bill 44) prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning application meets the conditions established in the Act and is consistent with the OCP. On this basis, City Council may not hold a Public Hearing on this rezoning application.

Analysis

Built Form and Architectural Character

The proposed development consists of 30 townhouse units, including three secondary suites on a site that is to be approximately 4,999.4 m² (53,813 ft²) in area. Conceptual development plans proposed by the applicant are included in Attachment 6.

Four three-storey buildings, each containing up to five townhouse units, are proposed to front Blundell Road, where each unit is proposed to have a landscaped front yard, including new trees, to provide private outdoor space and to support a residential street character.

Five three-storey buildings, each containing up to three townhouse units, are proposed along the site's north side (rear), with an increased rear yard setback of 4.9 m (16.0 ft) [up from the 2.0 m (6.6 ft) minimum requirement in the proposed RTH2 zone] to accommodate private outdoor space and enable an appropriate interface with the existing three-storey townhouse developments to the north.

Housing Type, Tenure and Accessibility

In order to maximize potential rental and housing opportunities throughout the City and consistent with OCP Policy, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption to prohibit the imposition of any strata bylaw that would:

- Prohibit any residential dwelling unit from being rented; and
- Place age-based restrictions on occupants of any residential dwelling unit.

A secondary suite is proposed in three of the townhouse units fronting Blundell Road. Prior to rezoning bylaw adoption, registration of legal agreements on Title is required to ensure that no final Building Permit (BP) inspection is granted until three secondary suites are constructed in accordance with the BC Building Code and the City's Zoning Bylaw, and to prohibit the secondary suites from being strata-titled in the future.

Consistent with the OCP policies regarding accessible housing, the applicant proposes to provide aging-in-place features in all units, including:

- Stairwell handrails;
- Lever-type handles for plumbing fixtures and door handles; and
- Solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower.

In addition, four townhouse units located along the north portion of the site are proposed to be designed as convertible units that can easily be modified to meet the specific accessibility needs of occupants as they change over time (i.e., convertible units). Further review of convertible unit design will be undertaken as part of the Development Permit (DP) application review process.

Affordable Housing Strategy

The City's Affordable Housing Strategy (AHS) seeks contributions to the Affordable Housing Reserve Fund (AHRF) when considering rezoning applications with 60 or fewer dwelling units.

The applicant proposes to submit a voluntary contribution to the AHRF in the amount of \$18.00 per buildable square foot (for sites within City Centre) for a total contribution of \$774,908.50 prior to rezoning bylaw adoption.

Market Rental Housing Policy

The City's OCP includes a policy framework for the provision of market rental housing. For small-scale projects, including townhouse developments with five or more units, contributions are sought to the City's AHRF. The contribution rate for townhouse developments is \$3.09 per buildable square foot. In accordance with the market rental housing policies in the OCP, the applicant proposes a voluntary contribution in the amount of \$133,025.95 prior to rezoning bylaw adoption.

Site Access and Parking

Vehicle access to the subject site is proposed from Blundell Road and is restricted to right-in/right-out movements by way of a proposed centre median on Blundell Road.

Pedestrian access to the street-fronting units is proposed from the public sidewalk along Blundell Road via individual pathways. Access to the townhouse units along the north side of the subject site are proposed via common pathways from the public sidewalk along Blundell Road that connect to the internal drive-aisle.

The proposed on-site vehicle and bicycle parking meets the minimum requirements in the City's Zoning Bylaw and includes:

- A total of 60 on-site resident vehicle parking spaces, with two spaces provided in a side-by-side arrangement in each unit's private garage.
- Six vehicle parking spaces for visitors along the internal drive-aisle between or to the side of buildings.
- Resident bike parking spaces within each unit's private garage and a bicycle rack for visitors within the common outdoor amenity area opposite the subject site's main access point.

Energized outlets are proposed on-site to support electric vehicle charging for all resident vehicle parking spaces and three visitor parking spaces, as well as opportunity charging for one visitor parking space, consistent with Zoning Bylaw requirements.

Waste, recycling and organics bins are proposed to be contained within each unit's private garage and is proposed to be collected on-site from the internal drive-aisle.

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:

- 68 bylaw-sized trees on the subject property, three of which are shared with the City (Tag # 3, 7-19, 21-38, 40-45, 48-74, 76-78).

Four of the trees on-site are considered Significant Trees under the Tree Protection Bylaw, as they each have a diameter at breast height of 92 cm or larger (Tag # 54, multi-stemmed combined 104 cm cedar, Tag # 57, 96 cm cedar, Tag # 66, 95 cm Douglas fir, and Tag # 72, multi-stemmed combined 131 cm Red alder).

- Two bylaw-sized trees on City-owned property in the Blundell Road boulevard (Tag # 46 and 47).
- Five trees on neighbouring properties to the north and east at 9288 Keefer Avenue and 7833 Ash Street (Tag # 5, 6, 20, 39, 75).

Also identified are two hedges on City-owned property (Tag # 2, 4), and one hedge off-site on the neighbouring property to the west at 7800 Heather Street (Tag # 1).

The City's Tree Preservation and Parks Department Arborists have reviewed the Arborist's Report and support its recommendations, as follows:

- Four trees on-site are in fair to good condition, located outside of the building envelope, and are proposed to be retained and protected (Tag # 33, 34, 35, 73).
- 64 trees on-site are proposed to be removed due to their location within the building envelope or due to poor condition as they are either dead, dying, or have been historically topped and exhibit resulting significant issues such as previous stem failure, narrow and weak secondary stem unions at the main branch union and co-dominant stems with inclusions (Tag # 3, 7-19, 21-32, 36-45, 48-74, 76-78). With respect to the four Significant Trees, Tag # 57 and 72 are in poor condition, and Tag # 54 and 66 are in fair to good condition but are in conflict with the proposed development as they are located within the building envelope.
- Two trees on City-owned property are proposed to be removed as they are in poor condition and conflict with the required frontage improvements along Blundell Road (Tag # 46, 47).
- Two hedges located on City-owned property and a neighbouring property are in good condition and are proposed to be retained and protected (Tag # 1 and 2).
- One hedge that straddles the south property line with City-owned property is in poor to fair condition and is proposed to be removed due to conflict with the required frontage improvements (Tag # 4).

Tree Protection

The applicant has submitted a Tree Management Plan showing the nine trees and two hedges to be retained, the required tree protection areas, and the measures to be taken to protect them during development (Attachment 7).

To ensure that the trees and hedges identified for retention are protected during development, the applicant is required to complete the following items prior to rezoning bylaw adoption:

- 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 (Tag # 1, 2, 5, 6, 20, 33, 34, 35, 39, 73, 75). 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.
- A tree survival security in the amount of \$40,000.00 for the four on-site trees to be retained (Tag # 33, 34, 35, 73). The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.

Prior to the demolition of the existing dwellings on the subject site, installation of tree protection fencing is required around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant proposes to remove 64 bylaw-sized trees from the subject site (including four Significant Trees).

To satisfy the tree replacement ratios established in the OCP and the City's Tree Protection Bylaw of 2:1 and 3:1 for Significant Trees, a total of 132 replacement trees are required to be planted and maintained on-site.

The applicant's preliminary Landscape Plan illustrates that 47 trees are proposed to be planted on-site. The applicant proposes to contribute \$63,750.00 (\$750.00/tree) to the City's Tree Compensation Fund prior to rezoning bylaw adoption in lieu of planting the 85 required replacement trees, which cannot be accommodated on-site as part of this proposal.

To ensure that the proposed trees and landscaping are planted and maintained, the applicant is required to submit a landscaping security prior to DP issuance in the amount of 100 per cent of a cost estimate for the works prepared by the Registered Landscape Architect (including installation and a contingency). The Landscape Plan will be further reviewed as part of the DP application review process, including but not limited to refining the replacement tree sizes.

For the proposed removal of the two trees on City property, the applicant is required to submit a contribution to the City's Tree Compensation Fund in the amount of \$3,000.00 prior to rezoning bylaw adoption (\$750.00/tree at a 2:1 replacement ratio).

Child Care Reserve

The McLennan South Sub-Area Plan policies promote the development of facilities to address community services and child care needs in the neighbourhood. Prior to final adoption of the rezoning bylaw, the applicant has agreed to provide a voluntary contribution in the amount of \$129,600.16 to the City's Child Care Reserve to assist with child care facility development in the City.

Public Art Program Policy

The applicant has agreed to provide a voluntary contribution to the City's Public Art Reserve Fund of \$46,494.50 for City-wide projects on City lands. This is calculated based on the maximum buildable floor area of 3,999.52 m² (43,050.47 ft²), and the 2026 Public Art contribution rate of \$1.08/ft². The contribution is required to be submitted prior to rezoning bylaw adoption, consistent with the City's Public Art Policy.

Common Amenity Space

Consistent with the guidelines in the OCP and the CCAP, approximately 472 m² (5,080 ft²) of common outdoor amenity space is proposed on the subject site and is located to optimize tree retention and to enhance walkways, space between buildings and lawn areas. Common amenity areas are located in the centre of the subject site and at the eastern end of the internal drive-aisle and include seating and play equipment. The proposed common outdoor amenity space augments private outdoor space provided for each unit.

Consistent with the OCP Development Permit Guidelines for multi-family development, the applicant has opted to provide a voluntary contribution to the City's Leisure Facilities Reserve Fund in the amount of \$94,658.00 in lieu of providing common indoor amenity space on-site. The applicant is required to provide this prior to rezoning bylaw adoption.

Sustainability

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 + EL-4 of the Energy Step Code.

An energy efficiency report from a registered professional is required to be submitted as part of the DP application prior to this project advancing to a DP Panel meeting to demonstrate compliance with the City's Energy Step Code requirements. This will be further reviewed for compliance at the BP stage.

Frontage Improvements and Site Servicing

Prior to rezoning bylaw adoption, the applicant is required to enter into a SA for the design and construction of frontage and servicing improvements. To accommodate the required frontage improvements, the applicant is required to provide an approximate 0.9 m wide road dedication the entire width of the subject site along the Blundell Road frontage (approximately 120.4 m²/1,296 ft²). The frontage and servicing improvements include (but are not limited to):

- Removal of the existing driveway crossings and installation of the new driveway crossing to the consolidated site.
- Installation of a new 2.7 m (8.9 ft.) wide concrete sidewalk (to enable a future multi-use pathway) and 0.8 m (2.6 ft.) wide boulevard along the Blundell Road frontage, complete with transitions to the existing frontage condition to the east and west.
- Installation of a new hydrant along the Blundell Road frontage and new water, storm and sanitary sewer service connections.
- Replacement of a portion of the existing 300 mm diameter watermain that will be impacted by the required storm sewer service connection.

- Extension of the existing 200 mm diameter north-south sanitary sewer main within the Heather Street frontage 2.0 m (6.6 ft.) southward and eastward approximately 35.0 m (114.9 ft.) along the Blundell Road frontage, as well as removal of the existing sanitary sewer main along the south property line.

Development Permit

Prior to final adoption of the rezoning bylaw, a DP application is required to be processed to a satisfactory level. The DP application will involve further review of the form and character of the proposed development to ensure it meets the intent of the design guidelines for multi-family development contained within the OCP. Further refinements may be made to the drawings as part of that review. This includes, but is not limited to:

- Reviewing and finalizing the proposed exterior building material and colour palette.
- Examining opportunities to relocate some resident bike storage within unit garages and to incorporate additional private outdoor space for some units.
- Finalizing the plant schedule, tree species and sizes, and the location of heat pump units.
- Reviewing the proposed lot grading and retaining wall height.
- Confirming that all aging-in-place and convertible features have been incorporated into unit design.
- Reviewing the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.
- Reviewing the applicant's response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional items may be identified as part of the DP application review process.

Budgetary Implications

This rezoning application results in an insignificant Operational Budget Impact for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, streetlights, street trees and traffic signals).

Conclusion

Interface Architecture Inc. has applied to the City of Richmond for permission to rezone 9211-9351 Blundell Road from the "Small-Scale Multi-Unit Housing (RSM/XL)" zone to the "High Density Townhouses (RTH2)" zone to permit the development of 30 townhouse units (including three secondary suites).

The subject rezoning application complies with the OCP and Sub-Area Plan land use designations and is consistent with the intent of applicable policies for the subject site. Further design review will be undertaken as part of the associated DP application process.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10737 be introduced and given first, second and third reading.

Respectfully submitted,

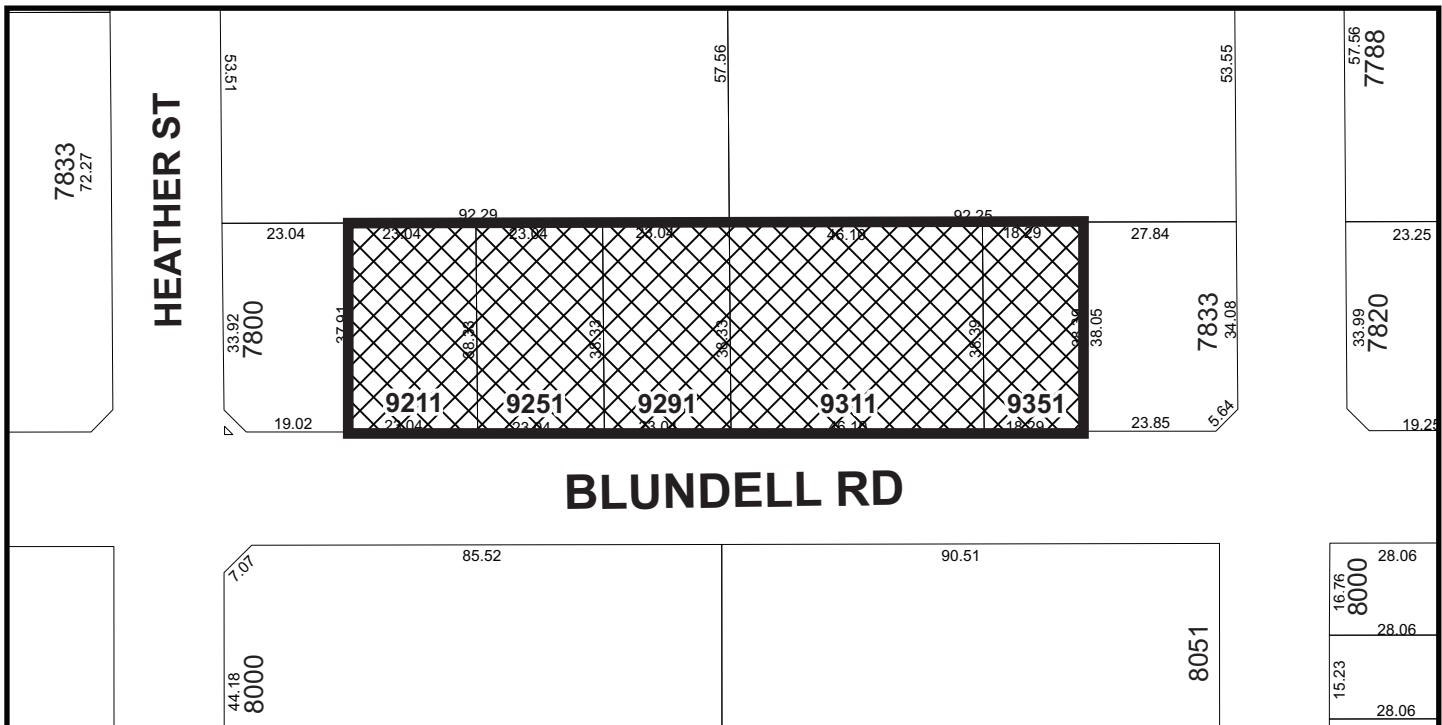
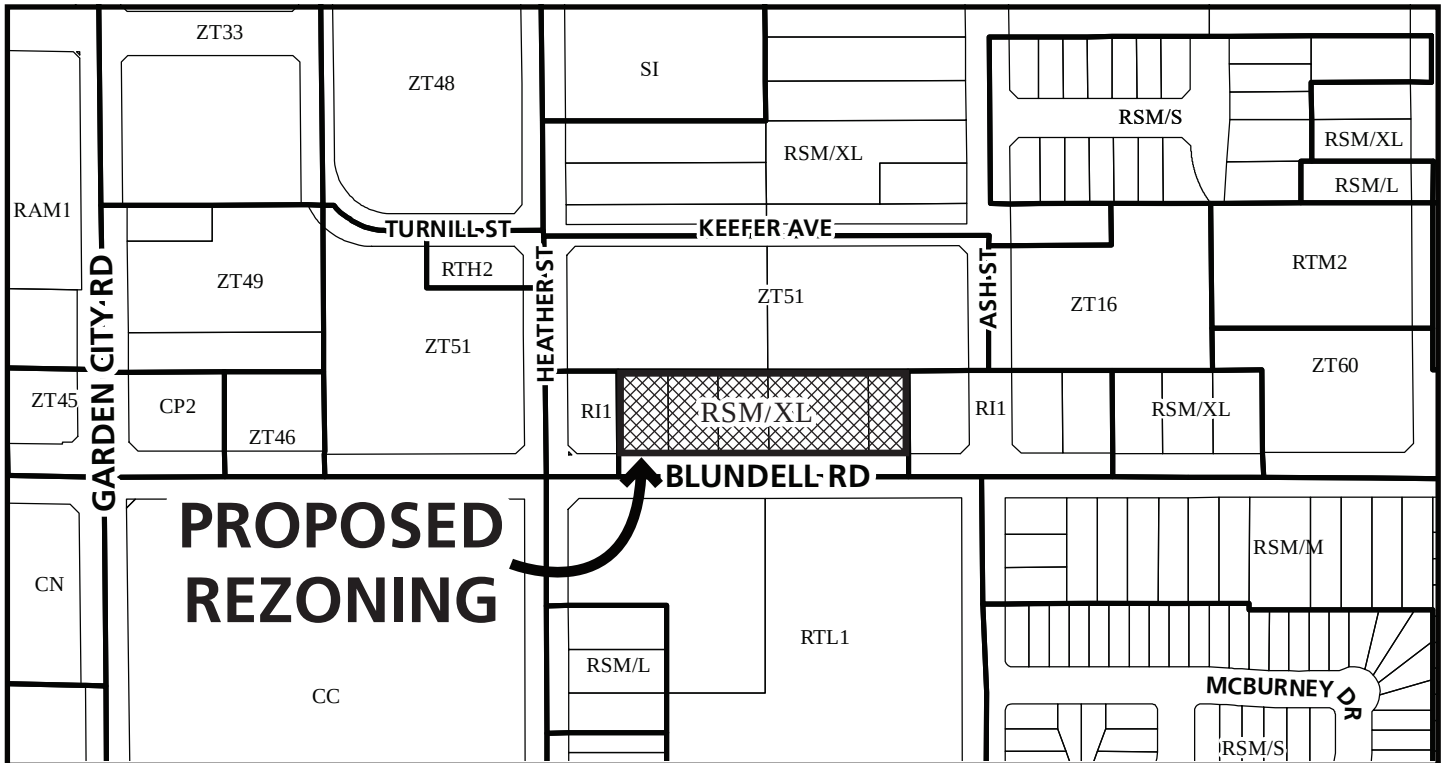
Joshua Reis, Director, Development

Report Contributors

This report was prepared by Cynthia Lussier, Planner 2 and reviewed by Arts, Culture and Heritage Services, Housing Office, Community Social Development, Engineering and Transportation Departments.

- Att. 1: Location Map/Aerial Photo
 2: Development Application Data Sheet
 3: Site Survey
 4: City Centre Area Plan Generalized Land Use Map
 5: McLennan South Sub-Area Plan Land Use Map
 6: Conceptual Development Plans
 7: Tree Management Plan
 8: Rezoning Considerations

City of
Richmond



RZ 22-017350

Revision Date: 04/15/25

Note: Dimensions are in METRES



City of Richmond



RZ 22-017350

Original Date: 03/13/25
Revision Date:

Note: Dimensions are in METRES

PLN - 187



Development Application Data Sheet
Development Applications Department

RZ 22-017350

Address: 9211, 9251, 9291, 9311, 9351 Blundell Road

Applicant: Interface Architecture Inc.

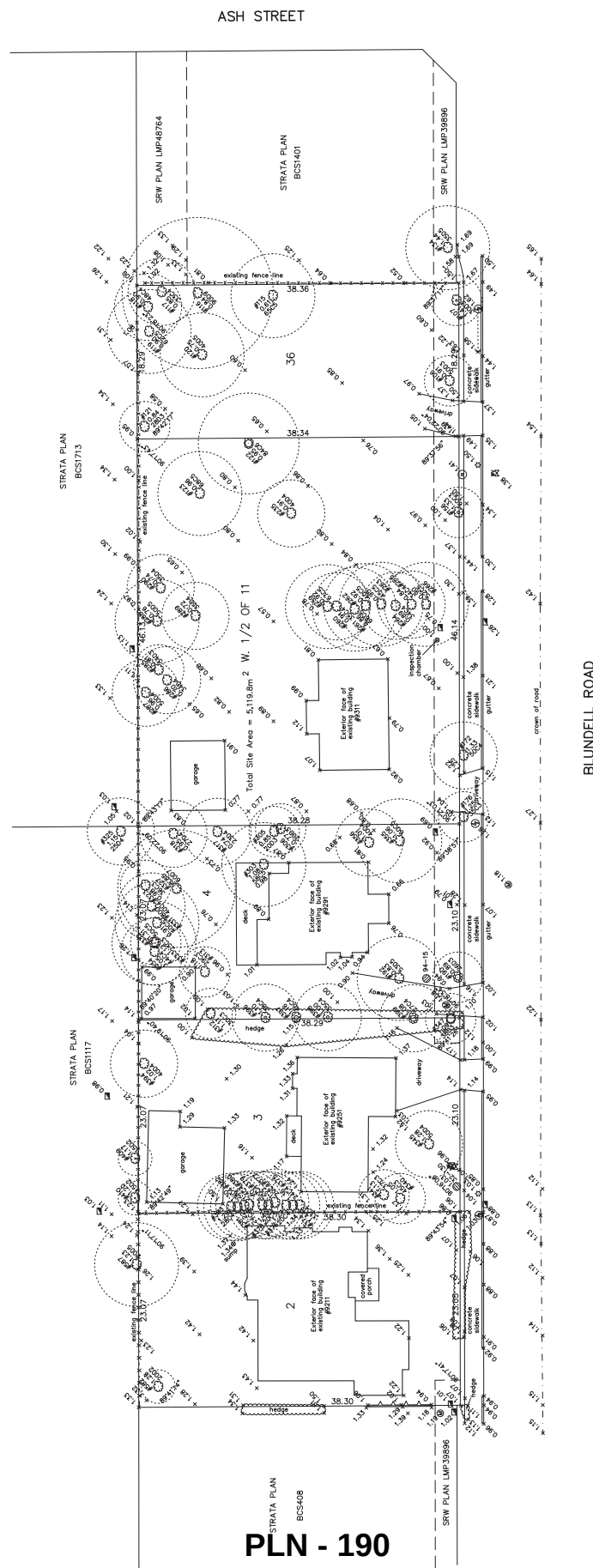
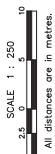
Planning Area(s): McLennan South Sub-Area

	Existing	Proposed
Owner:	Blundell CWL Investment Inc. (Director: Jackson Lee)	To be determined
Site Size (m²):	5,119.8 m ² (55,109.06 ft ²)	Approximately 4,999.4 m ² (53,813.09 ft ²) after required road dedication
Land Uses:	A residential dwelling on each of the five lots	Townhouses
OCP Designation:	City Centre Perimeter - Tier 2	No change
Area Plan Designation:	<u>CCAP:</u> General Urban (T4) Transect <u>McLennan South Sub-Area Plan:</u> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base FAR	No change No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	High Density Townhouses (RTH2)
Number of Units:	5	30

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 0.80 FAR	0.78 FAR	None permitted
Buildable Floor Area (m ²):	Max. 3,999.52 m ² (43,050.47 ft ²)	3,887.6 m ² (41,845.77 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 45%	43.3%	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces:	Max. 70%	68.6%	None
Lot Coverage – Live Landscaping:	Min. 20%	23.9%	None
Minimum Lot Area:	1,800 m ² (19,375 ft ²)	4,999.4 m ² (53,813 ft ²)	None
Minimum Lot Dimensions (m):	Width: 50 m (164.04 ft) Depth: 30 m (98.42 ft)	Width: 133.7 m (438.64 ft) Depth: 38.3 m (125.65 ft)	None

	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 4.5 m (14.76 ft) Rear: Min. 2.0 m (6.56 ft) Side (e): Min. 2.0 m (6.56 ft) Side (w): Min. 2.0 m (6.56 ft)	Front: 4.5 m (14.76 ft) Rear: 4.89 m (16.04 ft) Side (e): 4.06 m (13.32 ft) Side (w): 3.02 m (9.90 ft)	None
Building Height (m):	Max. 12 m (39.37 ft) (3 storeys)	11.85 m (38.87 ft) (3 storeys)	None
On-site Vehicle Parking Spaces:	Resident – 1.4/unit (42 spaces) Visitor – 0.2/unit (6 space)	Resident – 60 spaces Visitor – 6 spaces	None
Accessible Parking Spaces:	2 % of required spaces (1 space)	2 spaces	None
On-site Bicycle Parking Spaces:	Class 1 – 1.25/unit (Min. 38 spaces) Class 2 – 0.2/unit (Min. 6 spaces)	Class 1 – Min. 38 spaces Class 2 – Min. 6 spaces	None

SURVEY PLAN OF LOTS 2, 3 AND LOT 4, PLAN 9960
WEST HALF LOT 11, BLOCK "G", PLAN 1207, AND LOT 36, PLAN 33507
ALL OF SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT



NOTES

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from HPN202 (77H4623) situated at the intersection of No. 3 Road and Bennett Road. Elevation = 1.45 metres.
- All trees and stumps have been plotted as required.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

④ denotes hydro pole.

☼ denotes lamp standard.
☐ denotes catch basin.

 denotes catch basin
 denotes manhole

 denotes water valve

☒ denotes water meter

Ⓢ denotes hydrant
— denotes anchor

— denotes anchor
 ⊗ denotes tree stump.

3-10 L height (cm)

— diameter (cm)
 denotes tree.

9C10

- drip line radius (m)
- C=coniferous
- D=deciduous

U=deciduous
—diameter (cm)

LOUIS NGAN LAND SURVEY

CIVIC ADDRESS
9211-9351 BLUN
RICHMOND, B.C.

ZONING: RS1/F

CERTIFIED CORRECT.
DATED THIS 28TH DAY OF JULY 2021

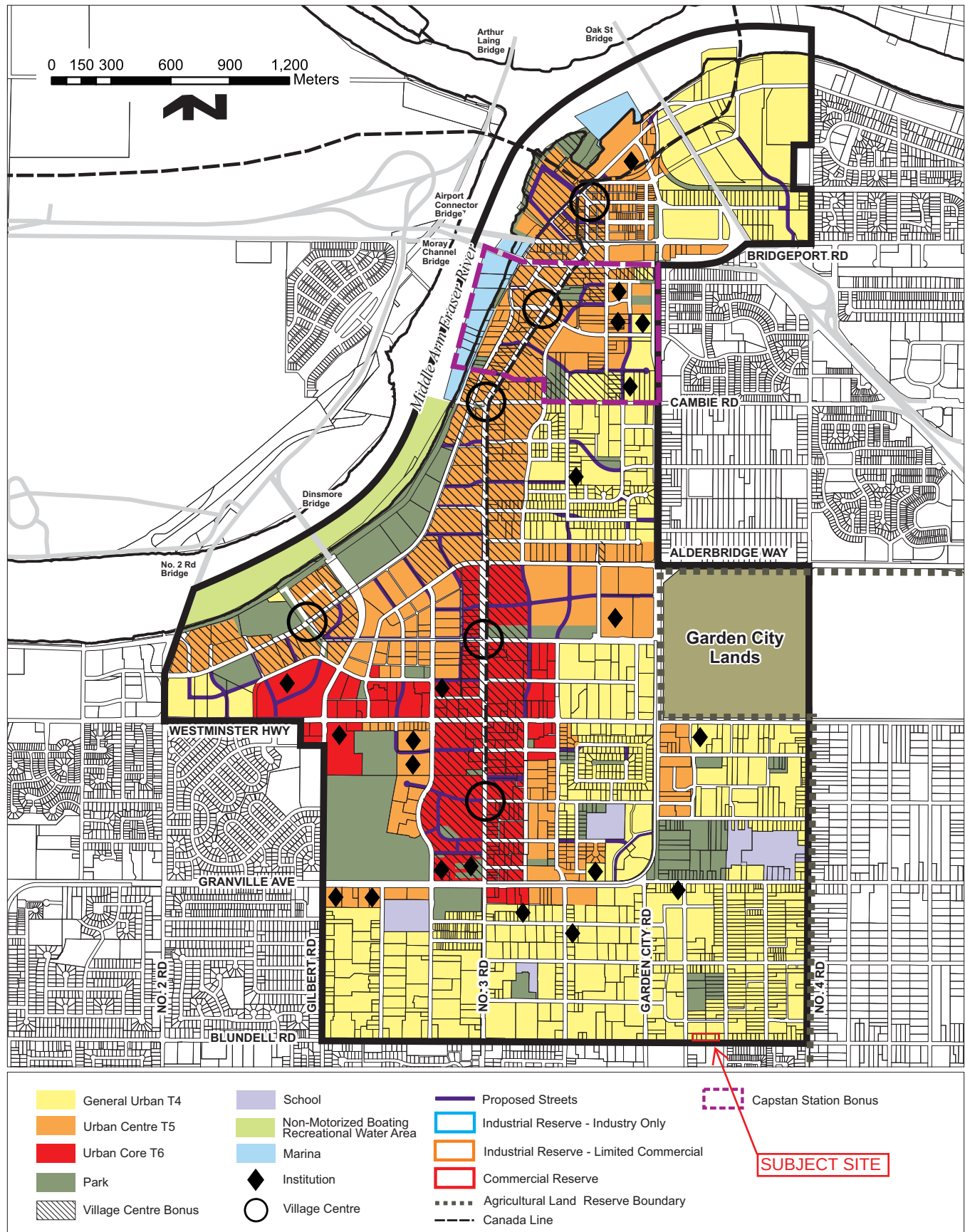
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B.C.I.S.

PID: 003-787-125(L072) **L N L S** METRO VANCOUVER LAND SURVEYORS
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 PID: 012-032-204(L0711)
 PID: 004-506-383(L0736) 1528 KINGSWAY, VANCOUVER, B.C. V5N 2R9
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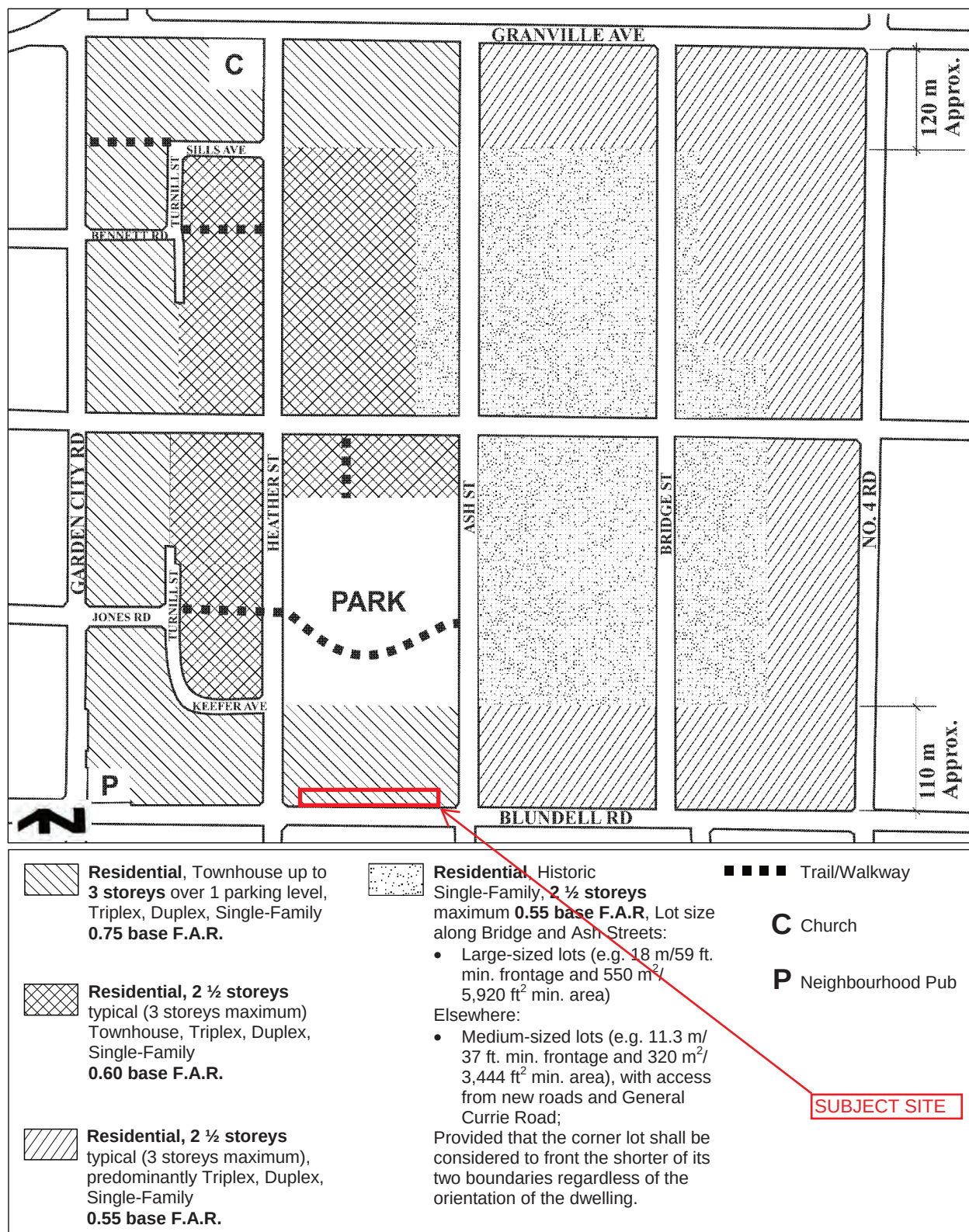
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Generalized Land Use Map (2031)

Bylaw 10587
2025/03/10

Land Use Map

Bylaw 9106
2015/09/14



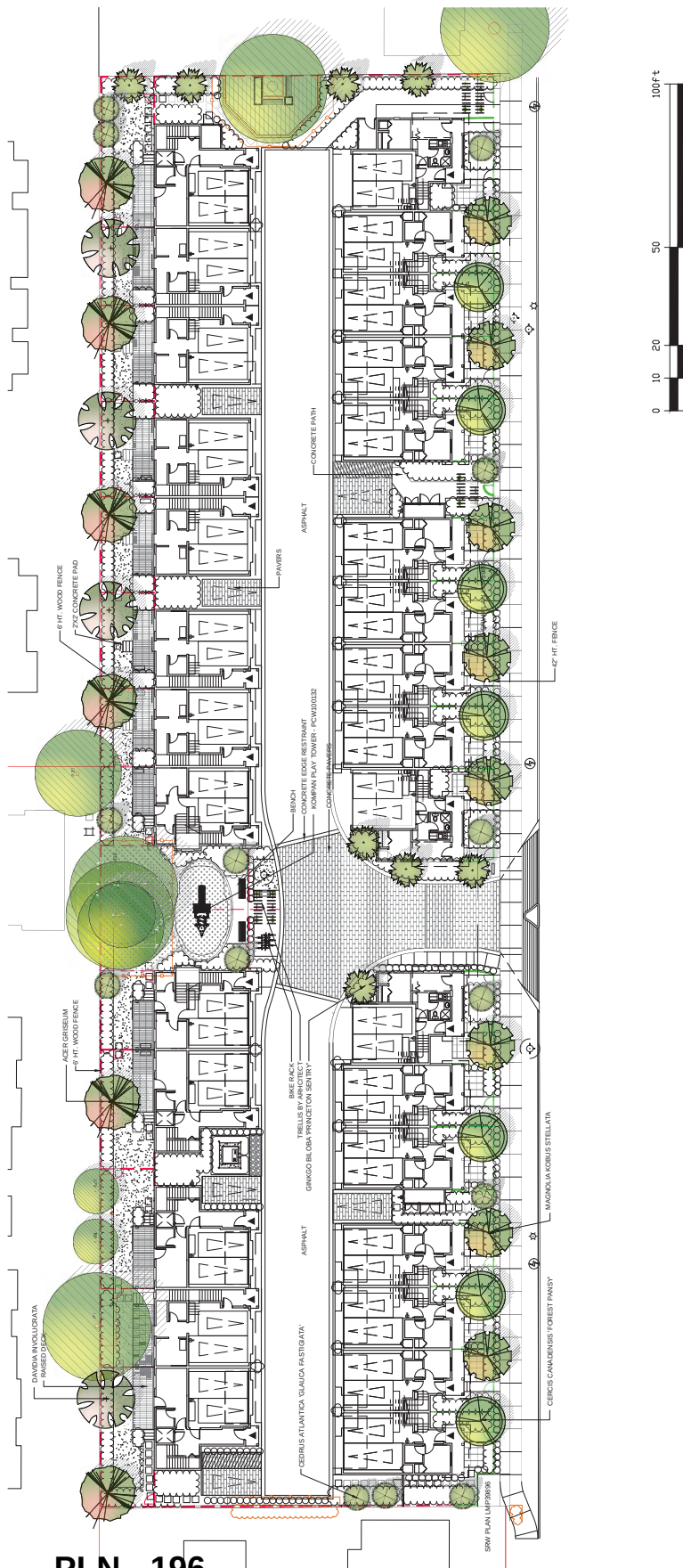
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.



SEAL:



PLANT SCHEDULE			COMMON NAME		PLANTED STOCK / REMARKS		PVG PROJECT NUMBER: 25-246	
SLT	QTY	BOTANICAL NAME						
6	9	CECIS CRISTUM	PANDESHWAR BLUE	5.00 CAL. 1.80 STD. 8.60				
5	14	CECIS CRISTUM	FARTIGATE BLUE ATLAS CEDAR	2.50 HT. 8.60				
7	8	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
8	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
9	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
10	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
11	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
12	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
13	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
14	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
15	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
16	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
17	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
18	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
19	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
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98	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
99	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				
100	7	CECIS CRISTUM	FOREST PINKY REDDISH	5.00 CAL. 8.60				



PLN - 196

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
10121-9351 BLUNDELL RD.
RICHMOND, B.C.

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 26 JUN 03
 SCALE: 1/16"=1'0"
 DRAWN: MM
 DESIGN: MM
 CHK'D: YR
 OF 4

25-246

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 5th Creek Drive
Richmond, British Columbia V6X 2C6
P: 604-294-0931 F: 604-294-0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	25.03.25	ISSUED FOR PERMIT AND CONSTRUCTION	MR
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PROJECT
TOWNHOUSE DEVELOPMENT
9121-9351 BLUNDELL RD.
RICHMOND, B.C.

DRAWING TITLE
**LANDSCAPE
SHRUB PLAN**

DATE: 25 JUN 2025
SCALE: 1/8" = 1'-0"
DRAWN: MM
DESIGN: MM
CHKD: YS

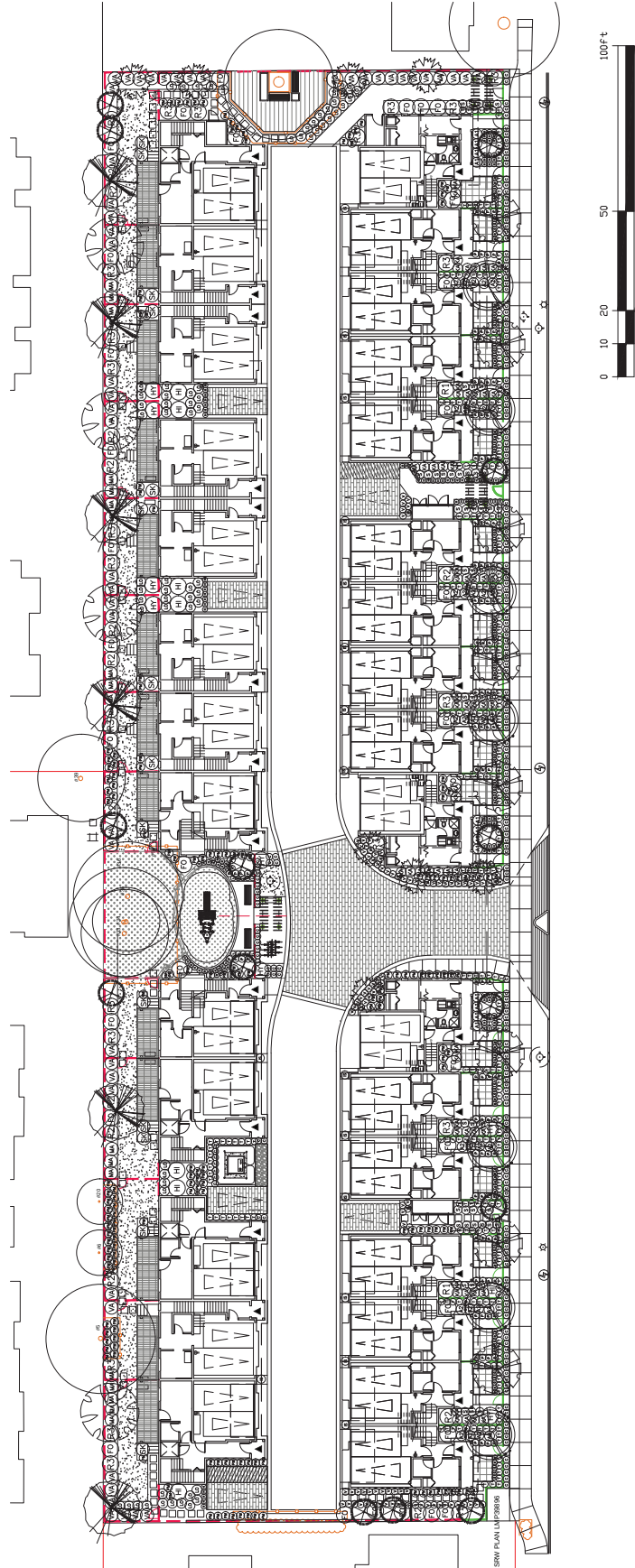
L2

OF 4

PMG PROJECT NUMBER: 25-246

25-046-2.23P

PLANT SCHEDULE			PMG PROJECT NUMBER: 25-246	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
12	12	AZALEA JAPONICA 'HINO CARMON'	AZALEA SINGLE DEEP CRIMSON	AS POT, 26CM
13	13	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
34	34	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
35	35	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
36	36	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
37	37	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
38	38	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
39	39	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
40	40	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
41	41	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
42	42	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
43	43	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
44	44	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
45	45	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
46	46	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
47	47	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
48	48	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
49	49	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
50	50	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
51	51	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
52	52	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
53	53	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
54	54	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
55	55	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
56	56	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
57	57	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
58	58	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
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61	61	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
62	62	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
63	63	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
64	64	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
65	65	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
66	66	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
67	67	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
68	68	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
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71	71	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
72	72	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
73	73	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
74	74	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
75	75	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
76	76	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
77	77	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
78	78	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
79	79	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
80	80	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
81	81	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
82	82	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
83	83	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
84	84	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
85	85	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
86	86	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
87	87	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
88	88	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
89	89	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
90	90	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
91	91	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
92	92	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
93	93	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
94	94	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
95	95	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
96	96	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
97	97	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
98	98	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
99	99	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM
100	100	POTERILLIA MAJOR 'MOUNT AUSTIN'	POTERILLIA MAJOR MOUNT AUSTIN	AS POT, 26CM



Absolutely no grade changes are to occur within ANY TPZ; the existing grade cannot be altered (raised or lowered) and all pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of the TPZ.

If the existing fence within ANY TPZ is to be removed, then removal must be performed manually. The new fence must be placed in the same footprint using the existing post holes. If any excavation is required into the TPZ for new fence posts, then this must be performed manually; if large roots (1.5" diameter and larger) are encountered, then the posts must be shifted to accommodate and placed offset from the stems.

Demolition of the existing garage foundation adjacent to the TPZ must be supervised by a Certified Arborist.

Any excavation for the proposed patio that encroaches within the TPZ must be supervised by a Certified Arborist.

Removal of trees #36-38 within the TPZ must be supervised by a Certified Arborist. Tree #36 must be cut to grade and the stump ground down.

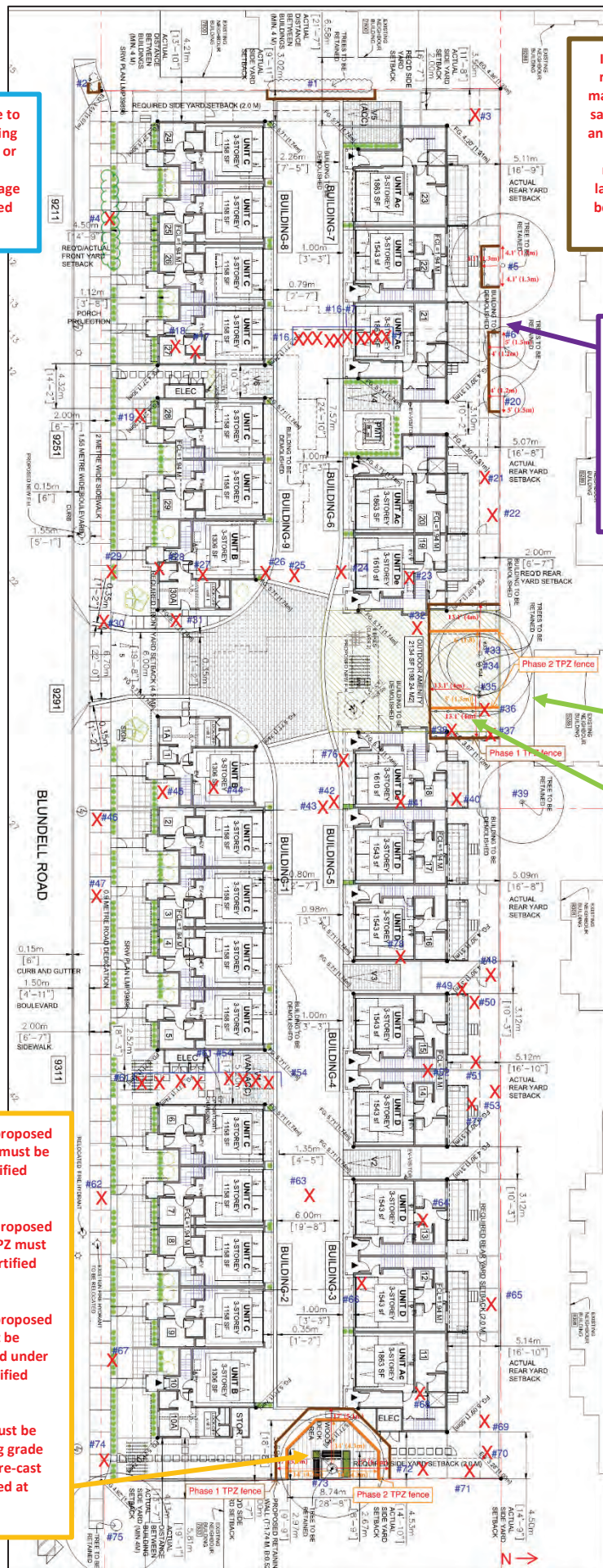
Any excavation for the proposed building that encroaches into the TPZ must be supervised by a Certified Arborist. The northeast foundation wall of the proposed building that encroaches into the TPZ must use an L shape footing to reduce encroachment and the line of excavation required. All exposed roots will be properly pruned, then they must be covered with burlap and poly plastic to prevent desiccation of exposed roots; this root curtain must be removed just prior to backfilling.

Any excavation for the proposed building within the TPZ must be supervised by a Certified Arborist.

Any excavation for the proposed drive aisle within the TPZ must be supervised by a Certified Arborist.

Any excavation for the proposed retaining wall must be performed manually and under supervision of a Certified Arborist.

The proposed deck must be installed above existing grade and supported using pre-cast deck footings installed at existing grade.



Tree Management Plan – Not to Scale

Address: 9211, 9251, 9291, 9311, 9351 Blundell Road

File No.: RZ 22-017350

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10737, the applicant is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** 0.9 m wide road dedication along the entire Blundell Road frontage of the subject site. Note: this will require an overlay of the proposed functional plan with the dedication plan and signed and sealed confirmation that the required improvements can be accommodated within the dedication area.
3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. **(Arborist's Contract)** 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/hedges to be retained (Tag # 1, 2, 5, 6, 20, 33, 34, 35, 39, 73, 75). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$40,000.00 for the four on-site trees to be retained (Tag # 33, 34, 35, 73). The City may release up to 90% of the security following substantial completion of construction and landscaping subject to a landscape inspection to the City's satisfaction, and may release the remaining per cent (e.g., 10%) of the security following a one-year maintenance period if the trees have survived. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.
6. **(Tree Contribution)** City acceptance of the applicant's voluntary contribution to the City's Tree Compensation Fund for the planting of replacement trees within the City in the amount of:
 - a) \$63,750.00 in-lieu of planting the balance of required replacement trees on-site.
 - b) \$3,000.00 for the removal of trees on City property (Tag # 46, 47).
7. **(Contribution – Indoor Amenity)** City acceptance of the applicant's voluntary contribution of \$2,309.00 per dwelling unit for the first 19 units and \$4,617.00 per dwelling unit for the remaining 11 units (e.g. \$94,658.00) to the City's leisure facilities reserve fund in-lieu of providing on-site indoor amenity space. Where the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically and published in a City Bulletin.
8. **(Contribution - Child Care)** City acceptance of the applicant's voluntary contribution in the amount of \$129,600.16 to the City's Child Care Reserve.
9. **(Public Art – Cash Contribution)** City acceptance of the applicant's voluntary contribution towards the City's Public Art Reserve Fund, the terms of which shall include the following:
 - a) The value of the applicant's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Townhouses	\$1.08/ft ² (2026 rate)	3,999.52 m ² (43,050.47 ft ²)	\$46,494.50

- b) In the event that the contribution is not provided within one year of the application receiving third reading of the rezoning bylaw, the contribution rate (as indicated in the table in item “a”) above) shall be increased annually thereafter based on the *Statistics Canada Consumer Price Index (All Items) – Vancouver* yearly quarter-to-quarter change, where the change is positive.
10. **(Contribution – Affordable Housing Strategy)** City acceptance of the applicant’s voluntary contribution in the amount of \$18.00 per buildable square foot (e.g. \$774,908.50) for sites within City Centre to the City’s affordable housing reserve fund.
11. **(Contribution – Market Rental Housing Policy)** City acceptance of the applicant’s voluntary contribution in the amount of \$3.09 per buildable square foot (e.g. \$133,025.95) to the City’s affordable housing reserve fund.
12. **(CCAP Community Planning)** City acceptance of the developer’s voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate (in effect until February 27, 2027)	Voluntary Contribution
TOTAL	4,999.4 m ² (53,813 ft ²)	0.80	3,999.52 m ² (43,050.47 ft ²)	\$0.36/ft ²	\$15,498.16

Note: In the event that the contribution is not provided within one year of the rezoning bylaw receiving third reading of Council, the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

13. **(Flood Covenant)** Registration of a flood indemnity covenant on title (Area A).
14. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
15. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in three townhouses units on-site, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw (i.e., a total of three secondary suites).
16. **(No Stratification – Secondary Suite)** Registration of a legal agreement on Title to ensure that the secondary suites cannot be stratified.
17. **(City Centre Future Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
18. **(Servicing Agreement)** Enter into a Servicing Agreement* (SA) for the design and construction of frontage and road improvements along Blundell Road and for the required water, storm, and sanitary sewer service works. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. The works are to include (but are not limited to) the following:

Note: A partial approval to the SA design is required prior to issuance of a Demolition Permit for the existing houses at 9211, 9251, 9291, 9311, 9351 Blundell Road. This is to facilitate timely removal of the existing sanitary system along the south property line of the proposed site and to ensure that the existing Statutory Right-of-Way (SRW) for the sewer are discharged before the start of any site preparation works.

Water Works

- a) Using the OCP Model, there is 714.0 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At the applicant’s cost, the applicant is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm that the proposed 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 (BP) stage building designs.

- ii. Provide a SRW for the water meter and meter chamber (unless the meter is to be located in a mechanical room), at no cost to the City. Exact SRW dimensions to be finalized during the SA design review process.
- iii. Review hydrant spacing on all road frontages and install new hydrants as required to meet City spacing requirements for the proposed land use. At minimum, one additional hydrant on the Blundell Road frontage is required.
- iv. Fire department sign-off is required to confirm if the location of the existing and proposed hydrants are sufficiently close to service the most remote principal entrance.
- v. Fire department approval is required for all fire hydrant installations, removals, and relocations.
- c) At the applicant's cost, the City will:
 - i. Install a new hydrant at Blundell Rd frontage to meet City hydrant spacing requirements.
 - ii. Relocate the existing fire hydrants out of the proposed sidewalk at Blundell Road.
 - iii. Install a new service connection off of the existing watermain at Blundell Road complete with water meter. The size and location of the required water service connection will be finalized via the SA design review process.
 - iv. Replace the portion of the existing 300 mm AC watermain that will be impacted by the required storm sewer service connection.
 - v. Cut, cap, and remove all existing water service connections and meters to the development site.
 - vi. Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- d) At the applicant's cost, the applicant is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design review process.
 - ii. Not connect to the existing lane drainage systems at the east and west sides of the proposed site.
 - iii. Provide a SRW for the inspection chamber. Minimum SRW dimensions shall be 1.5 m by 1.5 m. Exact SRW dimensions to be finalized via the SA design review process.
- e) At the applicant's cost, the City will:
 - i. Cut and cap all existing storm service connections to the development site and remove inspection chambers. Retain shared inspection chambers at the southwestern (STIC50234) and southeastern (STIC50211) corners of the development site
 - ii. Install one new storm service connection, complete with inspection chamber, off the existing storm sewer at the Blundell Rd frontage. Inspection chamber to be located in a SRW on-site. Fences or hedges are not permitted within the required SRW. The inspection chamber shall be accessible from the roadway for maintenance purposes.

Sanitary Sewer Works

- f) Clarifications on the following required sanitary works:
 - i. The proposed development is required to connect to the existing sanitary system in Heather Street frontage because the proposed development is in the Heather North sanitary lift station catchment.
 - ii. The existing sanitary line along the south property line of 7800 Heather Street is a 150 mm diameter lateral connection which does not meet the City's standards to service the proposed development. Therefore, a new 200 mm sanitary gravity main is required along the Blundell Road frontage of 7800 Heather Street.
- g) At the applicant's cost, the applicant is required to:
 - i. Extend the existing 200 mm diameter sanitary main that is aligned north-south at Heather Street approximately 2.0 m southward complete with a manhole at the south end.
 - ii. Extend the new 200 mm diameter sanitary main from the new manhole approximately 35 m eastward complete with a new manhole at the east end. This will require removal and/or relocation of an existing BC Hydro pole. Poles are not permitted within the corridor of the new sanitary main.

- iii. Install a new service connection complete with inspection chamber and tie-in to the new manhole at the high end. All sanitary flows from the proposed shall be directed to the new inspection chamber at the southwest corner of the development site.
- iv. Provide approximately 3.0 m by 3.0 m SRW at the southwest corner to contain the required sanitary inspection chamber. Fences or hedges are not permitted within the required SRW. The sanitary inspection chamber shall be accessible from the roadway for maintenance purposes.
- v. Provide written notification to the adjacent property owners (e.g., 7800 Heather Street and 7833 Ash Street) for any required sanitary works that may impact access to their site, landscaping features, or other items. Each property must be sent a letter via registered mail that includes the scope of work, the potentially affected items (i.e. landscaping, driveways, fences, etc.), and the proposed impact mitigation strategy. Prior to sending the letters to the property owners, each letter must be submitted to the City for review and approval. Once the letters are received by the property owners and they have been given sufficient time for review (at least one week), the applicant is required to obtain signed acknowledgement from each property owner and submit to the City prior to approval of the SA design.
- vi. Remove the existing sanitary main along the south property line of the proposed development. A manhole is required at the new high point of the pipe. The manhole and the new high point shall be located at the southeast corner of the development site. No new sanitary connection is permitted at this manhole. A 3.0 m by 3.0 m SRW is required at the southeast corner to contain the new manhole. Fences or hedges are not permitted within the required SRW. The sanitary manhole shall be accessible from the roadway for maintenance purposes.
- vii. Obtain a partial approval to the SA design to facilitate removal of the existing sanitary system along the south property line of the development site ahead of the other SA works and to discharge the existing SRWs along the south property line. The partial approval to the SA design is required prior to issuance of the Demolition Permits for the existing houses within the development site. This is to ensure that the existing sanitary system is removed and the existing SRWs are discharged at the south property line of the development site before the start of any site preparation works.
- viii. Discharge the existing SRWs after the existing sanitary system along the south property line is removed. A signed and sealed letter from the applicant's engineer is required to certify the pipe and manhole removals. The discharge of the existing SRWs shall happen before start of site preparation works (e.g., pre-load, site densification etc.) or BP issuance, whichever occurs first, because the proposed buildings conflict with the existing SRWs. Therefore, if the SA design is not yet approved at the time that site preparation is required or at BP stage, a partial approval to the SA may be required to facilitate removal of the existing sanitary infrastructure ahead of the other SA works. Discharge of the existing SRWs and registration of the new SRWs for the new sanitary manholes are required prior to Engineering Department sign-off on the BP application.
- ix. Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.
- h) At the applicant's cost, the City will:
 - i. Cut and cap all existing service connections to the development site and remove inspection chambers. Retain shared inspection chambers at the southwestern (SIC14984) and southeastern (SIC114) corners of the development site.
 - ii. Complete all tie-ins for the proposed sanitary works to existing City infrastructure.

Street Lighting

- i) At the applicant's cost, the applicant is required to:
 - i. Review street lighting levels along all road and lane frontages, and upgrade as required.
- j) At the applicant's cost, the City will:
 - i. If required, coordinate with BC Hydro regarding the removal of leased BC Hydro street lighting luminaires and associated arms.

Frontage Improvements

- k) At the applicant's cost, the applicant is required to complete other frontage improvements as per the City's Transportation Department requirements. This includes (but is not limited to) the following:

- i. The existing driveways along the subject site's Blundell Road frontage shall be closed permanently. The applicant is responsible for removal of the existing driveway letdowns and replacement with barrier curb and gutter, sidewalk, and boulevard as described below.
 - ii. Design and construction of the following along the entire frontage of the subject site (from north to south, starting at the site's new south property line), with tie into existing infrastructure to the east and west of the site (while protecting the existing hedge tag # 2 located in the boulevard along Blundell Road abutting the south property line of 7800 Heather Street):
 - Minimum 2.7 m wide concrete sidewalk/future multi-use pathway.
 - Minimum 0.8 m wide boulevard.
 - 0.15 m wide curb and gutter in alignment with existing.
 - iii. Design and construction of the following road improvements along the entire frontage of the subject site within the existing 13.86 m roadway on Blundell Road:
 - 3.3 m wide curb lane, 3.1 m wide median lane.
 - 1.06 m center painted median.
 - Lane shifting and painted center median is to be introduced west of Heather Street in advance of the special crosswalk and extend the full frontage of the development and tie in west of Ash Street.
 - 0.85 m wide concrete center median with 0.10 m shy distance to be installed across the development's driveway and extend: to the west, 20 m west of the driveway flair or to the Heather Street intersection; and to the east, 10 m west of the existing driveway flair on 8051 Ash Street. Confirm no northbound left turn conflict with new median for drivers exiting 8051 Ash Street.
 - iv. A 2.0 m by 2.0 m corner cut SRW is required on both sides of the subject site driveway at the Blundell Road frontage to ensure visibility for vehicles entering and exiting the subject site and cross vehicles and pedestrians/bikes on the sidewalk.
- l) At the applicant's cost, the applicant is required to:
- i. Return the existing Hydro lease lights and replace with City standard street lighting.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - To relocate/underground the existing overhead lines and poles to prevent conflict with the proposed sidewalk.
 - To underground overhead service lines.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development's design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., SRW dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown on the architectural plans/functional plan, the SA drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 m x 5.0 m
 - BC Hydro LPT – 3.5 m x 3.5 m
 - Street light kiosk – 1.5 m x 1.5 m
 - Traffic signal kiosk – 2.0 m x 1.5 m
 - Traffic signal UPS – 1.0 m x 1.0 m
 - Shaw cable kiosk – 1.0 m x 1.0 m
 - Telus FDH cabinet – 1.1 m x 1.0 m

General Items

m) At the applicant's cost, the applicant is required to:

- i. Provide, prior to start of site preparation works or within the first SA submission, whichever occurs first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., AC watermain along Blundell Road) fronting the development site and provide mitigation recommendations.
- ii. Provide a video inspection report of the existing sanitary sewers along the south property lines of 7800 Heather Street and 7833 Ash Street prior to start of site preparation works or within the first SA submission, whichever occurs first. A follow-up video inspection report after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the preload, dewatering, or other development-related activity shall be replaced at the applicant's cost.
- iii. Storm and sanitary works shall be completed before installing the final new driveway.
- iv. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the applicant's cost. The post-preload elevation survey shall be incorporated within the SA design.
- v. Monitor the settlement at the adjacent utilities and structures during preloading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- vi. Submit a proposed strategy at the BP stage for managing excavation dewatering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of dewatering, the applicant will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the applicant will be required to enter into a dewatering agreement with the City wherein the applicant will be required to treat the groundwater before discharging it to the City's storm sewer system.
- vii. Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into SRWs must be reviewed by the City's Engineering Department.
- viii. Coordinate the SA design for this development with the SA(s) for adjacent developments, both existing and in-stream. The applicant's civil engineer shall submit a signed and sealed letter with each SA submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the SA designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- ix. Enter into, if required, additional legal agreements, as determined through the subject development's SA(s) and/or Development Permit(s), and/or BP(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

19. **(Fees - Notices)** Payment of all fees in full for the cost associated with the public notices (e.g., Notice of First Reading), consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the applicant is required to:

1. **(Landscape Plan and Cost Estimate)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a cost estimate for the works provided by the Landscape Architect (including installation and a 10 per cent contingency), which will form the basis for the landscaping security required prior to Development Permit issuance.
2. **(Energy Efficiency Report)** Submission of a townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

1. **(Tree Protection Fencing)** 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. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03

Prior to Building Permit* issuance, the applicant must complete the following requirements:

1. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes (e.g., Convertible unit features in four units, and aging-in-place features in all units).
2. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
3. **(Construction Hoarding)** Obtain a 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 BP. 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 concurrence on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10737 (RZ 22-017350)
9211, 9251, 9291, 9311, 9351 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 **“HIGH DENSITY TOWNHOUSES (RTH2)”**.

P.I.D. 003-787-125

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 9960

P.I.D. 001-901-001

Lot 3 Section 15 Block 4 North Range 6 West New Westminster District Plan 9960

P.I.D. 004-334-418

Lot 4 Section 15 Block 4 North Range 6 West New Westminster District Plan 9960

P.I.D. 012-032-204

West half of Lot 11 Block “G” Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-506-383

Lot 36 Section 15 Block 4 North Range 6 West New Westminster District Plan 33507

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10737”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by 
_____	APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER