



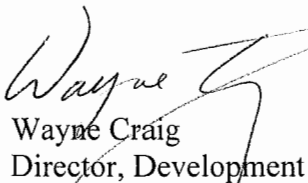
# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** February 6, 2019  
**File:** RZ 16-745849  
**Re:** **Application by Zget Holdings Corp. for Rezoning at 6031 Blundell Road from  
“Land Use Contract 128” to “Community Commercial (CC)”**

### Staff Recommendation

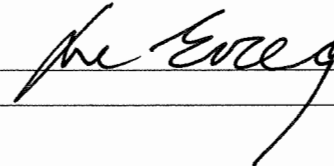
1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9891 to:
  - a) rezone 6031 Blundell Road from “Land Use Contract 128” to the “Community Commercial (CC)” zone; and
  - b) discharge “Land Use Contract 128”, entered into pursuant to “Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614 (RD81039)” from the title of 6031 Blundell Road;be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC: cl  
Att. 6

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Zget Holdings Corp. has applied to the City of Richmond for permission to rezone 6031 Blundell Road from “Land Use Contract 128” to the “Community Commercial (CC)” zone and to discharge “Land Use Contract 128”, entered into pursuant to “Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614 (RD81039)” from the subject property, in order to permit a two-storey building of approximately 726 m<sup>2</sup> (7,818 ft<sup>2</sup>) in area, containing retail and office uses (Attachment 1).

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

### Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is 1,537 m<sup>2</sup> in size and is located on the north side of Blundell Road, between No. 2 Road and Cheviot Place. The former one-storey pub building on the site was demolished in July 2018.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North are the rear portions of the properties at 7680 No. 2 Road and 6500 Chatsworth Road, zoned “Community Commercial (CC)” and “Single Detached (RS1/E)”, respectively. The property at 7680 No. 2 Road contains a surface parking lot associated with the Coast Capital Savings Credit Union immediately to the west of the subject site, while the property at 6500 Chatsworth Road contains a newer two-storey single-family dwelling.
- To the South, immediately across Blundell Road, is the Blundell Plaza neighbourhood shopping centre, which consists of a series of one-storey buildings on three properties zoned “Community Commercial (ZC14) – Blundell Road”, “Community Commercial (CC)”, and Land Use Contract 087 (6020, 6060, 6140 Blundell Road, 8100, 8120, 8140 and 8180 No. 2 Road).
- To the East is an existing non-conforming two-storey duplex at 6051/6071 Blundell Road on a property zoned “Single Detached (RS1/E)”.
- To the West is a one-storey building containing the Coast Capital Savings Credit Union at 7950 No. 2 Road on a property zoned “Community Commercial (CC)”.

### Existing Legal Encumbrances

There are existing statutory right-of-ways (SRW) registered on title of the property for the sanitary sewer located on-site along the north property line and for a portion of the sidewalk along Blundell Road, which meanders around mature trees located in the boulevard on City-owned property (note: a portion of the SRW for the sidewalk will be dedicated as road prior to rezoning approval). Encroachment into the SRWs is not permitted.

The existing Land Use Contract (LUC) registered on title restricts the use and development of the property to a neighbourhood pub with a maximum seating and standard area of 123 m<sup>2</sup> (1,330 ft<sup>2</sup>), a maximum total building area of 276 m<sup>2</sup> (2,975 ft<sup>2</sup>), and for a maximum of 70 occupants. The LUC also specifies requirements for site planning, on-site parking, landscaping, and signage. The LUC is to be discharged from title prior to final adoption of the rezoning bylaw.

## **Related Policies & Studies**

### **Official Community Plan**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Service Centre”, which is intended to accommodate a mix of uses to serve area residents’ needs, including retail, commercial, office, and institutional uses. The proposed development is consistent with this land use designation.

### **Noise Management**

To mitigate unwanted noise from commercial areas on residential properties, the OCP requires that new commercial redevelopment proposals within 30 m of any residential use demonstrate that:

- the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City’s noise bylaw (i.e., Public Health Protection Bylaw No. 6989); and,
- noise generated from rooftop HVAC units will comply with the City’s noise bylaw.

To secure these objectives, the applicant must register a legal agreement on title which includes a requirement for the submission of an acoustical report with recommendations prepared by an appropriate registered professional prior to the Development Permit application being forwarded to the Development Permit Panel for consideration, which demonstrates that the interior noise levels and the proposed noise mitigation measures to be incorporated into building construction comply with the City’s noise bylaw requirements.

### **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 1<sup>st</sup> 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

### Site Planning, Access and Transportation Improvements

The applicant has submitted conceptual development plans of the proposed development, as shown in Attachment 4. Further review of the plans will be undertaken as part of the Development Permit Application review process to ensure consistency with the design guidelines in the OCP.

The proposed concept plans show a two-storey building in the southwest portion of the subject site, with front yard and perimeter landscaping, and a surface parking area predominantly in the rear (north) portion of the site. The main floor of the building is proposed to contain commercial/retail space and a lobby entrance to access the second floor. The ground floor also contains mechanical, electrical, service areas, and long-term bike storage at the rear and sides of the building. The second floor contains office space and a small sundeck in the southwest corner.

Vehicle access to the site is proposed from Blundell Road at the existing driveway crossing location. Pedestrian access to the site is proposed from the sidewalk along Blundell Road via concrete pathways that connect to the lobby and the individual ground-floor unit entries.

On-site vehicle and bike parking is provided consistent with Richmond Zoning Bylaw 8500. Surface parking for a total of 17 vehicle parking spaces is proposed on-site, and a bike room that can accommodate long-term storage of two bikes for employees is proposed to be incorporated along the east side of the building. A bike rack for short-term visitor parking is proposed in front of the building near the entries to the commercial units.

The applicant is required to enter into a Servicing Agreement for the design and construction of boulevard improvements along Blundell Road, to include (but is not limited to): a 1.5 m wide concrete sidewalk at the new property line and a minimum 1.5 m treed/grassed boulevard. The existing mature trees in the Blundell Road frontage are proposed to be retained with the boulevard improvements. Further details on the scope of the improvements are included in Attachment 6. To accommodate the boulevard upgrades and to provide for future road widening, the applicant is required to provide a road dedication of 2.58 m along the entire south property line on Blundell Road.

A variety of upgrades to existing traffic signal infrastructure at the Blundell and No. 2 Road intersection as well as Transportation Demand Management (TDM) measures are associated with this proposal, including (but not limited to):

- a contribution by the applicant to the City prior to rezoning approval in the amount of \$95,600 for uninterruptible power supply, audible pedestrian signalization, LED street name signs and street light luminaires, traffic cabinet wrap, and new high definition traffic cameras; and
- upgrades to the bus stop located directly opposite the subject site on Blundell to current City and Translink Accessible Bus Stop standards (via the Servicing Agreement) and a contribution by the applicant to the City prior to rezoning approval in the amount of \$30,000 towards the purchase and installation of a bus shelter at this bus stop location.

### Variances Requested

The proposed development, as illustrated in the conceptual development plans in Attachment 4, is generally in compliance with the “Community Commercial (CC)” zone, with the exception of the following requests by the applicant to vary the provisions to Richmond Zoning Bylaw 8500 at the Development Permit Application stage:

- 1) to reduce the minimum interior side yard from 6.0 m to 0.15 m for the west side yard;
- 2) to increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and
- 3) to allow eight small car parking spaces (50% of the required parking).

Staff is supportive of the variance requests for the following reasons:

- the reduced interior side yard setback enables the proposed building to be positioned in essentially the same location as the former pub building, immediately abutting the blank east façade of the Coast Capital Savings Credit Union building on the adjacent property to the west, which maintains the former large east side yard setback to the existing neighbouring residential property.
- the screening of the rooftop mechanical equipment is consistent with the design guidelines in the OCP to lessens its’ visual impact and to assist with noise mitigation; and
- Richmond Zoning Bylaw 8500 allows small car parking spaces (up to a maximum of 50%) only when more than 31 parking spaces are proposed on-site. Transportation Department staff support the proposed variance as the proposed eight small car parking spaces (50%) meets the intent of the Zoning Bylaw, as it would otherwise comply if the parking area contained more than 31 spaces.

Further review of the proposed variances will be undertaken as part of the Development Permit application review process.

### Tree Retention/Replacement and Landscaping

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:

- 14 bylaw-sized trees on the subject property (Trees # 43, 50 to 59, 74 to 76);
- Six trees on neighbouring properties (Trees # os1 to os6); and
- Two trees in the boulevard on City-owned property (Trees # ci1, ci2).

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

- Tree # 43 located on-site along the east property line is to be retained and protected, with a minimum 2.5 m tree protection zone.

- 13 trees located in the rear of the subject site along the north property line are in good condition and should be retained and protected as described in the Arborist's Report (Trees # 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 74, 75 and 76).
- Six trees located on neighbouring properties should be protected (Trees # os1, os2, os3, os4, os5 and os6).
- Tree protection fencing is required to be installed as described in the City's Tree Protection Information Bulletin Tree-03.

The City's Parks Department arboriculture staff has reviewed the Arborist's Report and support the Arborist's findings, with the following comments:

- Tree # ci1 within the Blundell Road boulevard on City-owned property is in fair condition but is a large significant tree, and is required to be retained. Tree protection is to be provided as described in the Arborist's Report and the City's Tree Protection Information Bulletin TREE-03. Tree protection measures will be incorporated into the Servicing Agreement design for the frontage improvements on Blundell Road.
- A survival security in the amount of \$9,400 is required to ensure the tree is not impacted by the proposed development.
- Since the critical root zone of Tree # ci2 is located outside of the proposed area of construction impact, no tree protection fencing or survival security is required.

#### *Tree Protection*

All 14 on-site trees are to be retained and protected, as are the off-site trees on neighbourhood properties and in the boulevard on City-owned property. The applicant has submitted a tree retention plan showing the trees to be retained and the measures to be 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.
  - Tree survival securities in the amounts of \$9,400 for Tree # ci1, \$10,000 for Tree # 43, and \$55,000 for Trees 50 to 75 (which function as a single mature hedge with limited work proposed within its tree protection zone). The securities will be held until construction and landscaping on-site is completed, an acceptable post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have survived. A portion of the securities may be retained for a one-year period following construction to ensure that there is no subsequent decline associated with the redevelopment of the site.

- Prior to any works being conducted on-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 and must remain in place until construction and landscaping on-site is completed.

### *Tree Replacement & Planting*

The preliminary Landscape Plan in Attachment 4 illustrates that three 6 cm caliper Japanese Snowbell trees are proposed to be planted within the front yard. The Landscape Plan will be further refined as part of the Development Permit application review process. To ensure that the proposed trees are installed and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10% contingency) prior to Development Permit issuance.

### Site Servicing

Prior to rezoning, the applicant is required to enter into a Servicing Agreement and pay servicing costs associated with the design and construction of the required water, storm, and sanitary service connection works, as well as the required boulevard and transportation infrastructure upgrades, as described previously. The required works involve the granting of a SRW for the new water meter prior to rezoning approval.

Further details on the scope of the servicing improvements are included in Attachment 6.

### Sustainability and Energy Step Code

The proposed commercial building is not subject to the energy efficiency requirements under the Energy Step Code as it does not contain a residential occupancy, is less than three-storeys, and has a site coverage of less than 600 m<sup>2</sup>. The proposed commercial building must therefore meet the standard energy efficiency requirements under the BC Building Code (9.36).

Over and above the design guidelines for commercial buildings in the OCP, the applicant is proposing to provide one electric vehicle charging station on-site, to be secured through a legal agreement registered on title prior to rezoning approval, as well as to equip three parking spaces (17%) with 240-volt electrical outlets to accommodate electric vehicles.

### **Future Development Permit Application Considerations**

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for commercial buildings contained within the OCP, and to ensure continued consideration of the existing neighbourhood context.

Further refinements to the proposal will be made as part of the Development Permit application review process, including:

- Increasing the use of non-porous surface materials for on-site permeability and to create visual interest.

- Exploring additional opportunities for weather protection for pedestrians at the lobby entrance to the building.
- Additional design development to provide adequate building facade articulation and to create visual interest on exposed elevations.
- Review of the proposed colour palette and exterior building materials.
- Review of the applicant's design response to the accessibility guidelines in the OCP.
- Review of the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

### **Financial Impact**

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

### **Conclusion**

The purpose of this application is to rezone the property at 6031 Blundell Road from "Land Use Contract 128" to the "Community Commercial (CC)" zone and to discharge the LUC from the subject property, in order to permit a two-storey building containing retail and office uses.

This proposal is consistent with the land use designation for the subject site and applicable policies contained within the OCP.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9891 be introduced and given first reading.



Cynthia Lussier  
Planner 1

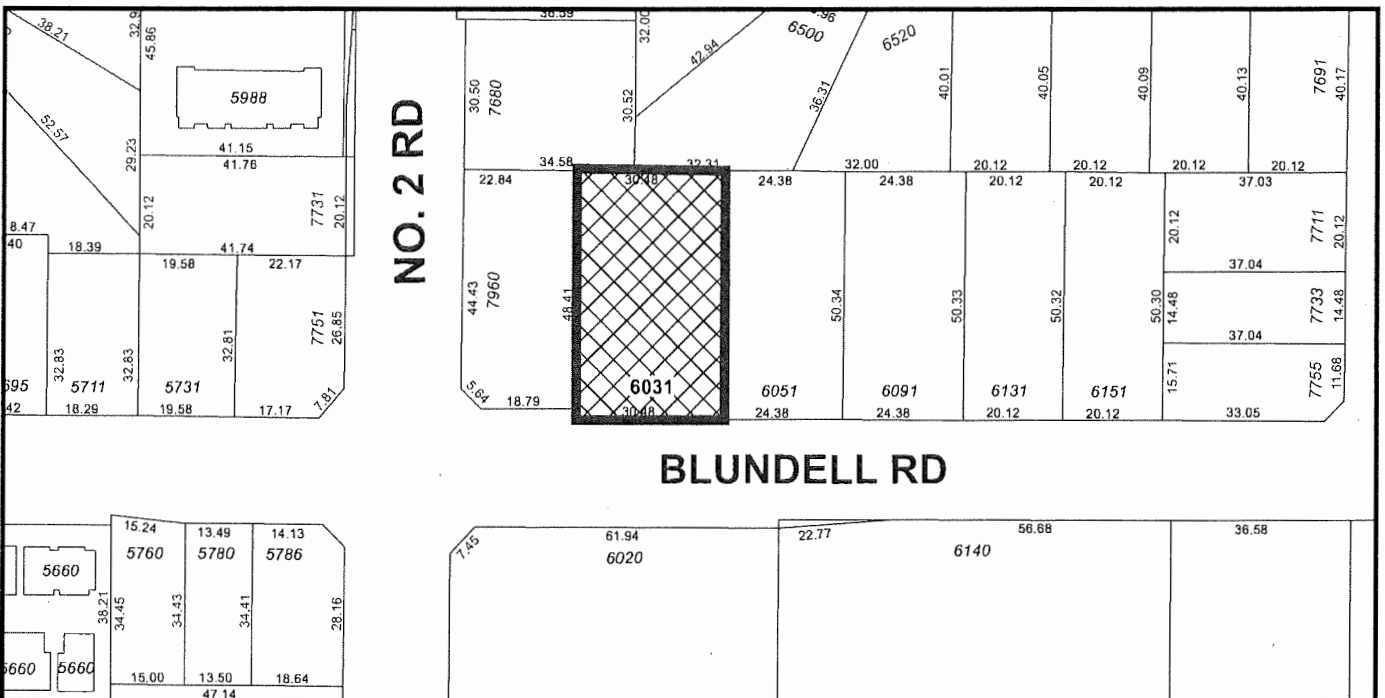
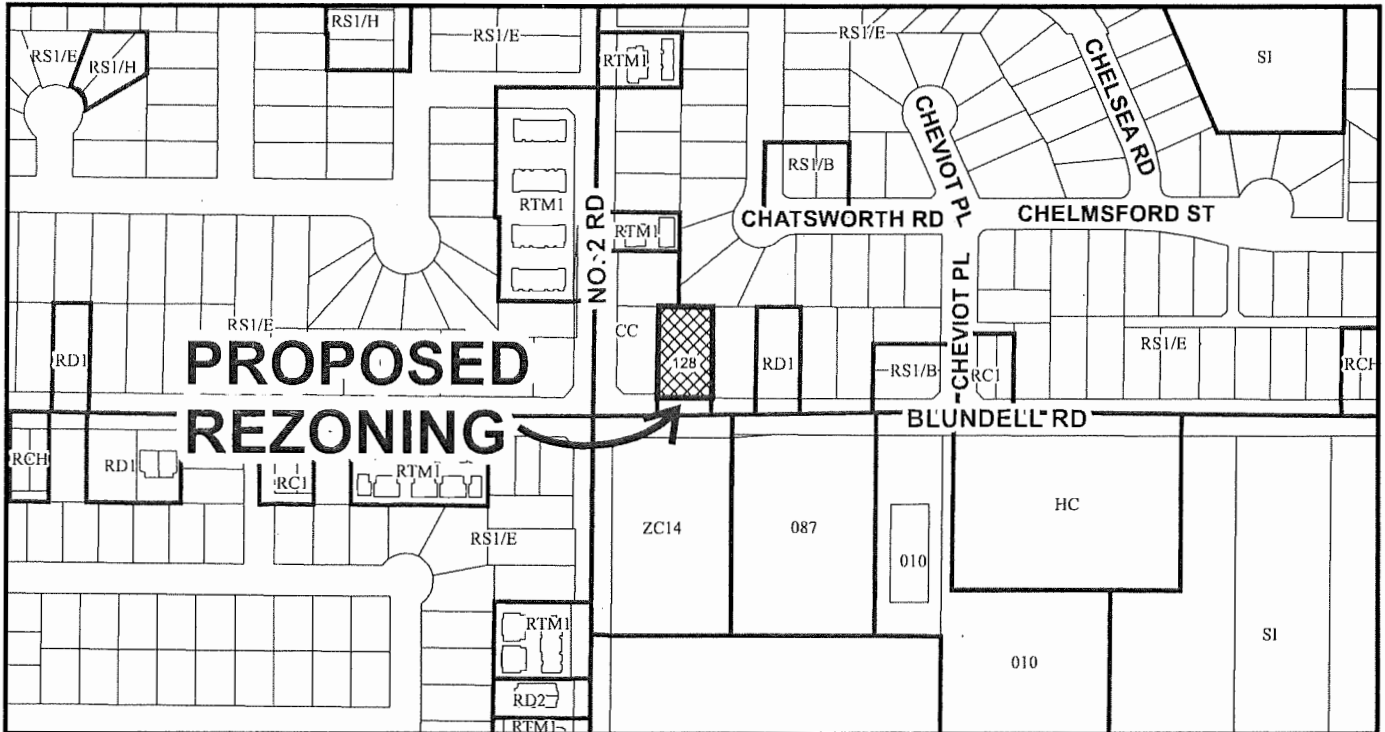
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- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations





City of  
Richmond



**RZ 16-745849**

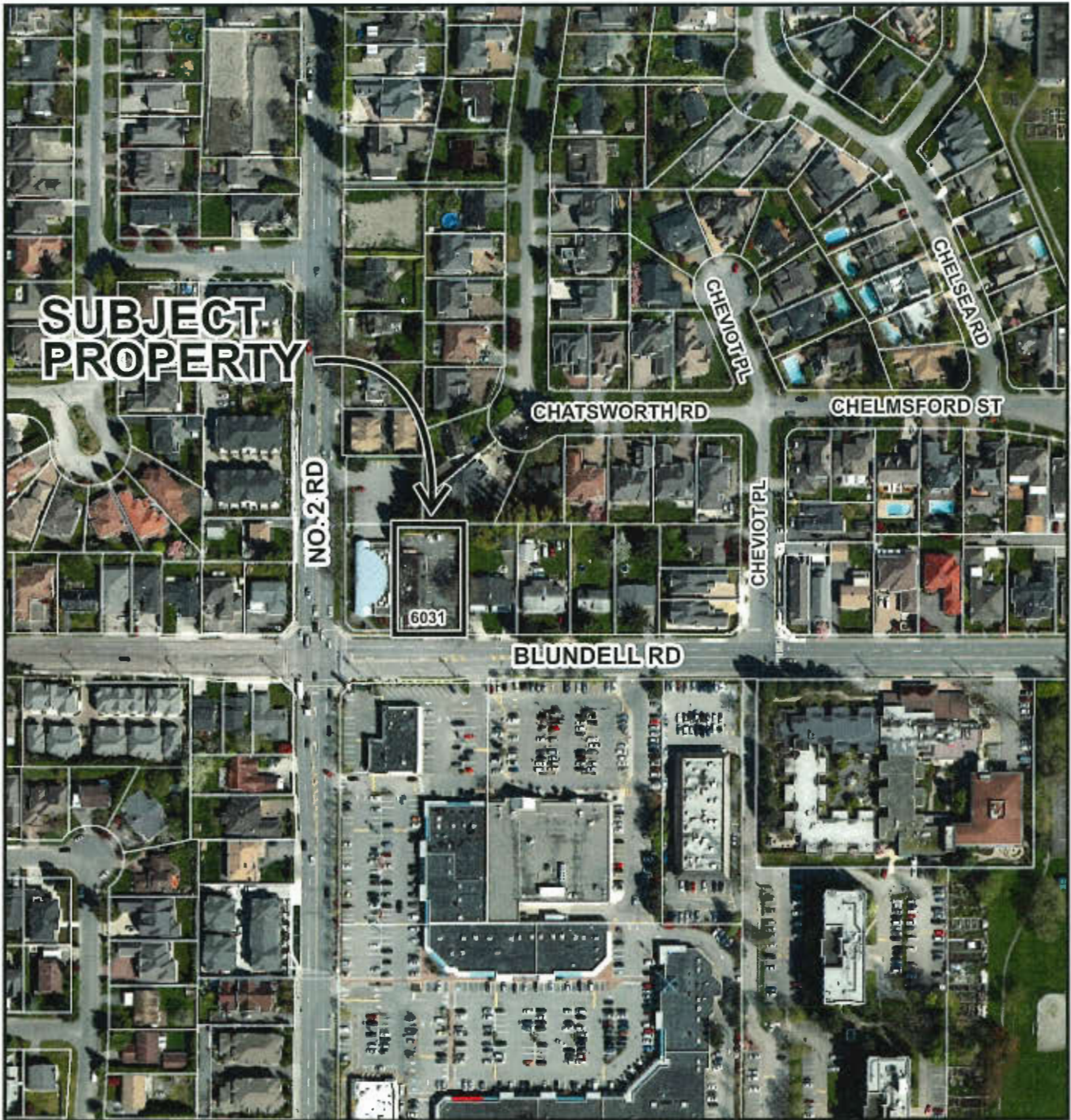
Original Date: 09/30/16

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-745849

Original Date: 09/30/16

Revision Date:

Note: Dimensions are in METRES



**RZ 16-745849**

**Attachment 2**

Address: 6031 Blundell Road

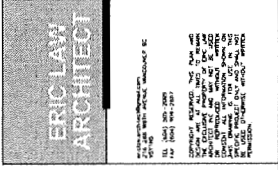
Applicant: Zget Holdings Corp.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Zget Holdings Corp.	No change
<b>Site Size (m<sup>2</sup>):</b>	1,537 m <sup>2</sup>	1,457.8 m <sup>2</sup> after 2.58 m wide road dedication along Blundell Rd
<b>Land Uses:</b>	Vacant Lot	2-storey Commercial Building
<b>OCP Designation:</b>	Neighbourhood Service Centre	No change
<b>Zoning:</b>	LUC 128	Community Commercial (CC)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.50	None permitted
Buildable Floor Area (m <sup>2</sup> ):	Max. 729 m <sup>2</sup> (7,847 ft <sup>2</sup> )	726 m <sup>2</sup> (7,818 ft <sup>2</sup> )	None permitted
Lot Coverage (% of lot area):	Building: Max. 35%	Building: 30.8%	None
Lot Size (Min.):	N/A	1,457.8 m <sup>2</sup>	None
Lot Dimensions (m):	N/A	Width: 30.50 m Depth: 47.83 m	None
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 6.0 m Side (west): Min. 6.0 m Side (east): Min. 6.0 m	Front: 3.7 m Rear: 18.05 m Side (west): 0.15 m Side (east): 12.25 m	To reduce the west side yard from 6.0 m to 0.15 m
Height (m):	9.0 m	<ul style="list-style-type: none"> <li>8.98 m to top of building roof parapet</li> <li>9.59 m to top of rooftop mechanical equipment screening</li> </ul>	To increase the building height from 9.0 m to 9.6 m for rooftop mechanical equipment screening
On-site Parking Spaces:	19 spaces minus a 10% reduction (2 spaces) with TDM measures	17 spaces with TDM measures	None
Standard Spaces:	100%	8 spaces (50%)	To allow 8 small spaces (Max. 50%)
Small Spaces:	N/A	8 spaces (50%)	
Van Accessible Spaces:	2%	1 space (>2%)	None



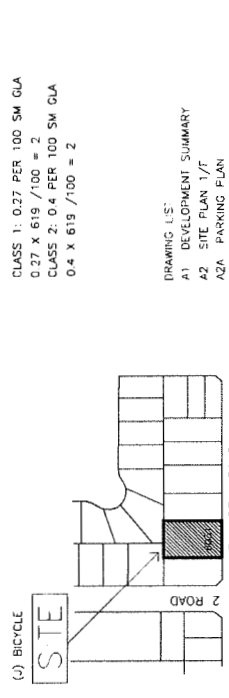


# PROPOSED COMMERCIAL BUILDING AT 6031 BLUNDELL ROAD, RICHMOND, BC

DEVELOPMENT DATA  
 (A) CIVIC ADDRESS: 6031 BLUNDELL ROAD, RICHMOND, BC  
 (B) LEGAL DESCRIPTION: LOT 153, SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST, NWD PLAN 29201  
 (C) LOT AREA: ORIGINAL LOT AREA 1537 SM; AFTER 2.58M ROAD DEDICATION 1457.8 SM 15695 SQ. FT  
 (D) ZONING USE: LAND USE CONTRACT 128

CURRENT ZONING (LAND USE CONTRACT)	PROPOSED REZONING COMMUNITY COMMERCIAL	PROPOSED BUILDING
0.50 MAX 2975 SQ FT MAX 1330 SQ FT DINING AREA 60 SEATS AND 10 STANDING	0.50 729 SM (0.50 X 15695 SQ. FT. = 7847 SF)	0.5 726.1 SM (7818 SQ. FT.)
NIL BUILDING COVERAGE: NIL BUILDING HEIGHT:	MAX = 35% = 537.9 SM MAX MAIN BUILDING HEIGHT = 9M	30.62 (449.4 SM 463.8 SQ. FT.) 8.98M TO TOP OF BUILDING ROOF PARAPET 9.59M TO TOP OF HVAC SCREEN [VARIANCE REQUIRED] FRONT YARD 3.7M (12'2") WEST SIDE YARD 0.15M (6") [VARIANCE REQUIRED] EAST SIDE YARD 12.25M (40'2") REAR YARD 18.05M (59'3")
(H) SETBACK:	FRONT YARD = 3M INTERIOR SIDE YARD = 6M REAR YARD = 6M	

- (I) PARKING: 17 PARKING  
 GLA RETAIL: 266.3 SM (2867 SQ. FT.)  
 3 CAR PER 100SM (10765F) = 8  
 GLA OFFICE: 352.7 SM (3797 SQ. FT.)  
 3 CAR PER 100SM (10765F) = 11  
 TOTAL 19 CAR
- (J) BICYCLE: 1 LOADING  
 GLA RETAIL: 266.3 SM (2867 SQ. FT.)  
 UP TO 500SM = 1 UNDESIGNATED  
 MEDIUM LOADING SPACE  
 GLA OFFICE: 352.7 SM (3797 SQ. FT.)  
 UP TO 500SM = 1 UNDESIGNATED  
 MEDIUM LOADING SPACE  
 CLASS 1: 0.27 PER 100 SM GLA  
 0.27 X 619 /100 = 2  
 CLASS 2: 0.4 PER 100 SM GLA  
 0.4 X 619 /100 = 2



DATE	DESCRIPTION
1. 2018.02.12	FOR REVISION APPLICATION
2. 2018.02.12	FOR REVISION CHECK OF PLAN
3. 2018.02.12	FOR CITY REVISION REVIEW
4. 2018.02.12	FOR CITY REVISION REVIEW
5. 2018.02.12	FOR CITY REVISION REVIEW

PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC

DEVELOPMENT SUMMARY  
 PROJECT NUMBER: 16-20  
 ISSUED: 7/27/2019  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 FILENAME: 16-20\_SRS\_160124-REZON

A1

REZONE

RZ 16-745849

**ERIC LAW ARCHITECT**

2000 UNIVERSITY AVENUE, SUITE 200  
 VANCOUVER, BC V6T 1W2  
 TEL: (604) 278-2789  
 FAX: (604) 278-2790  
 WWW.ERICLAWARCHITECT.COM

OWNER: PROPOSED COMMERCIAL BUILDING  
 6031 BLUNDELL ROAD, RICHMOND, BC  
 PROJECT NO: 16-20  
 DRAWN BY: E.L.  
 CHECKED BY: E.L.  
 DATE: 7/24/2019  
 LICENSE: 11-20-2018-100174-REG-ENG

**NOTES**

1. SEE 2019.02.16 FOR FURTHER INFORMATION.
2. 2019.08.28 FOR FURTHER AMEND TO OWNER.
3. 2019.10.15 FOR THE REVISIONS TO THE PLAN.
4. 2019.10.15 FOR THE REVISIONS TO THE PLAN.
5. 2019.10.15 FOR THE REVISIONS TO THE PLAN.

**REVISIONS**

1. 2019.02.16: REVISION TO ADJACENT CITY COMMENTS.
2. 2019.03.15: REVISION TO ADJACENT CITY COMMENTS.
3. 2019.03.23: REVISION TO ADJACENT CITY COMMENTS.
4. 2019.04.10: REVISION TO ADJACENT CITY COMMENTS.
5. 2019.04.10: REVISION TO ADJACENT CITY COMMENTS.
6. 2019.04.10: REVISION TO ADJACENT CITY COMMENTS.
7. 2019.04.10: REVISION TO ADJACENT CITY COMMENTS.
8. 2019.04.10: REVISION TO ADJACENT CITY COMMENTS.
9. 2019.04.10: REVISION TO ADJACENT CITY COMMENTS.
10. 2019.04.10: REVISION TO ADJACENT CITY COMMENTS.

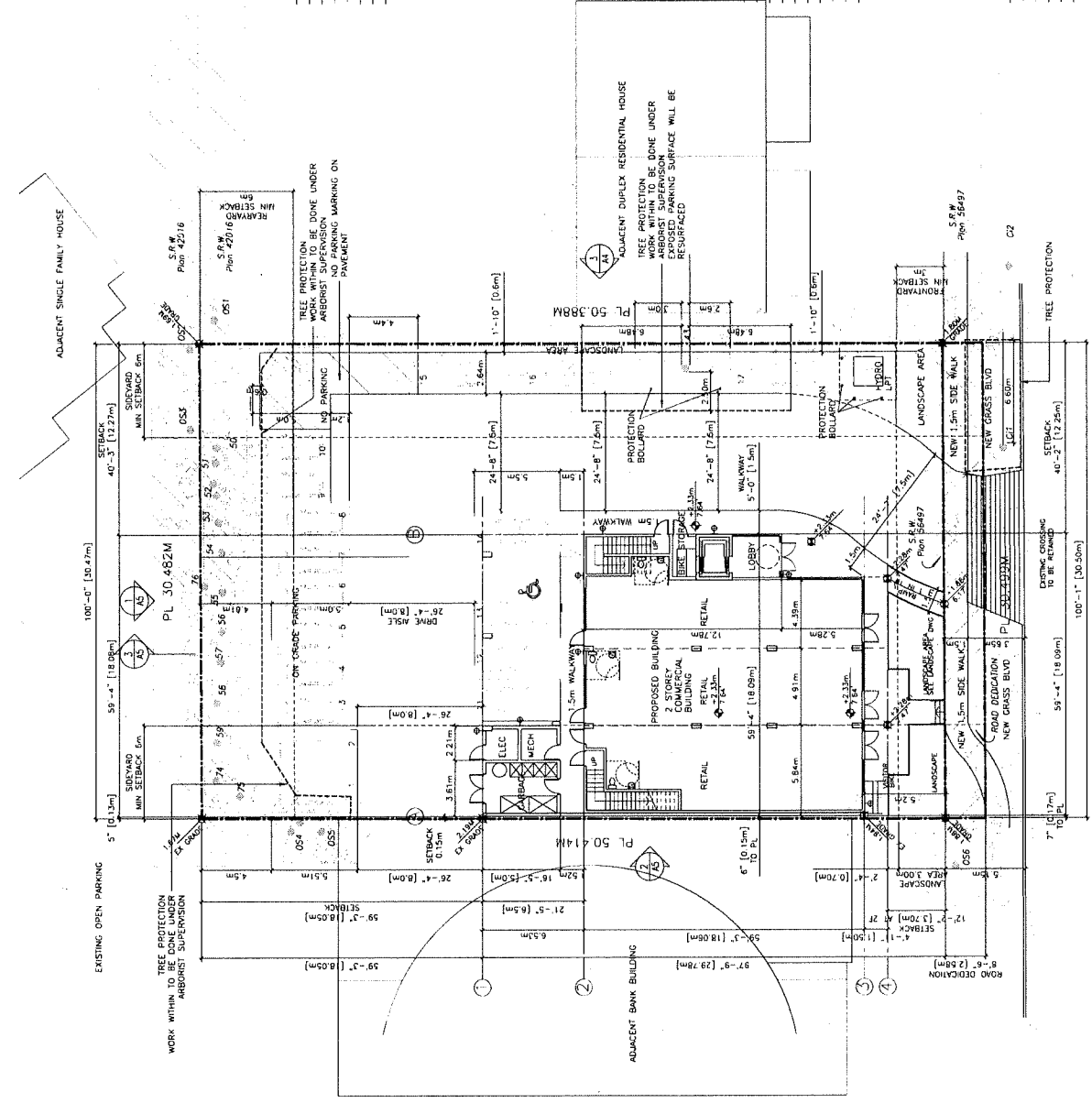
**PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC**

**SITE PLAN - 1F**

PROJECT NUMBER: 16-20  
 ISSUED: 7/24/2019  
 DRAWN BY: E.L.  
 CHECKED BY: E.L.  
 LICENSE: 11-20-2018-100174-REG-ENG

**A2**

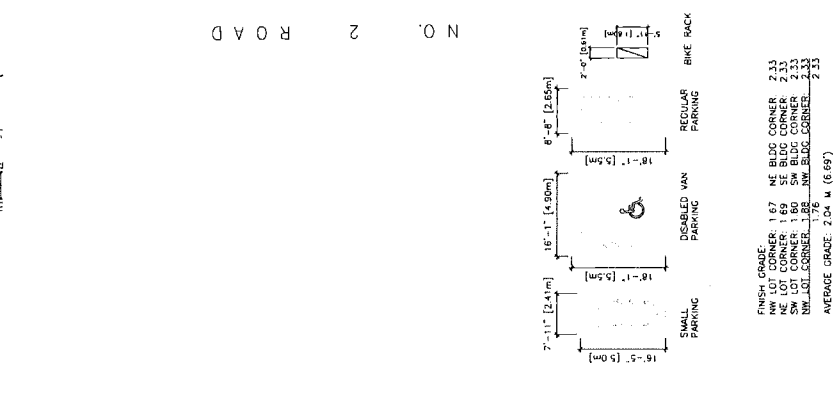
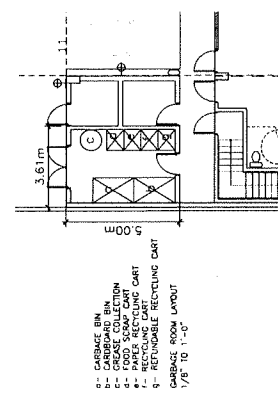
R7ZONE



AZ 16-745849

BLUNDELL ROAD

SITE PLAN 1/F  
 3/32" TO 1'0"  
 0 10' 20'



**NOTES**

1. AVERAGE GRADE: 2.0' M. (6.69')

2. MAX. CROWN OF THE ROAD: 2.03M

3. BUILDING HEIGHT: 11.02M - 2.04M = 8.98M

4. PARK SCREEN HEIGHT: 11.04M - 2.04M = 9.00M

5. NE BLDG CORNER: 1.67

6. SE BLDG CORNER: 2.33

7. SW BLDG CORNER: 1.80

8. NW BLDG CORNER: 2.33

9. NE LOT CORNER: 1.67

10. SE LOT CORNER: 2.33

11. SW LOT CORNER: 1.80

12. NW LOT CORNER: 2.33

ERIC LAW ARCHITECT, INC.  
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 DENVER, CO 80202  
 TEL: (303) 733-2700  
 FAX: (303) 733-2701  
 WWW.ERICLAWARCHITECT.COM

- 1. 2018.02.27: TOP EXISTING PAVEMENT
- 2. 2018.02.27: TOP EXISTING PAVEMENT
- 3. 2018.02.27: TOP EXISTING PAVEMENT
- 4. 2018.02.27: TOP EXISTING PAVEMENT
- 5. 2018.02.27: TOP EXISTING PAVEMENT
- 6. 2018.02.27: TOP EXISTING PAVEMENT
- 7. 2018.02.27: TOP EXISTING PAVEMENT
- 8. 2018.02.27: TOP EXISTING PAVEMENT
- 9. 2018.02.27: TOP EXISTING PAVEMENT
- 10. 2018.02.27: TOP EXISTING PAVEMENT
- 11. 2018.02.27: TOP EXISTING PAVEMENT
- 12. 2018.02.27: TOP EXISTING PAVEMENT
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- 15. 2018.02.27: TOP EXISTING PAVEMENT
- 16. 2018.02.27: TOP EXISTING PAVEMENT
- 17. 2018.02.27: TOP EXISTING PAVEMENT
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- 19. 2018.02.27: TOP EXISTING PAVEMENT
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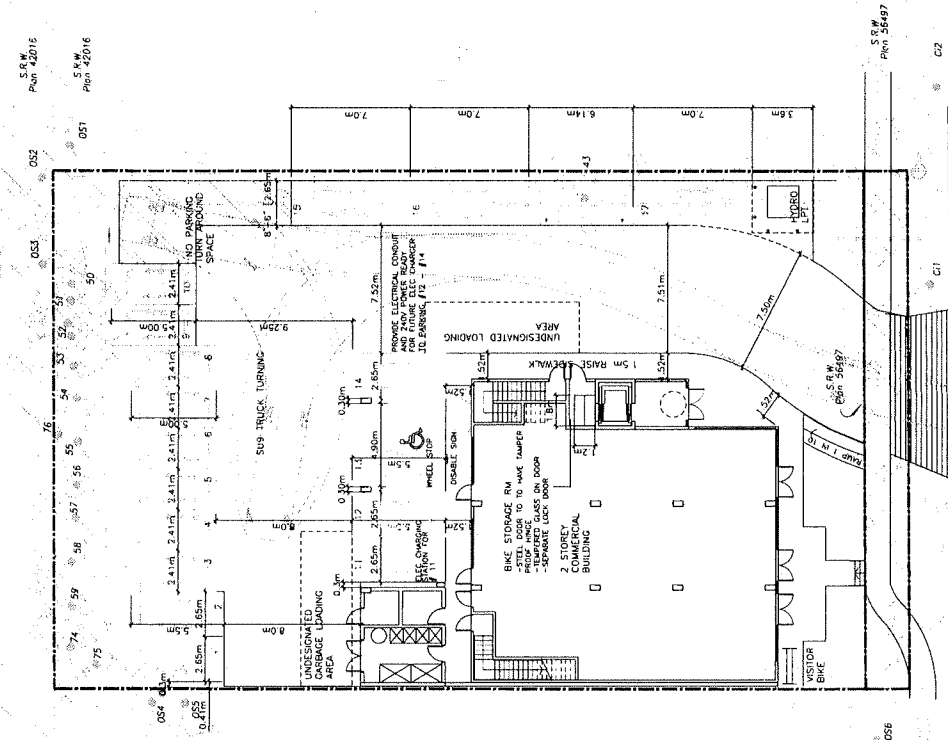
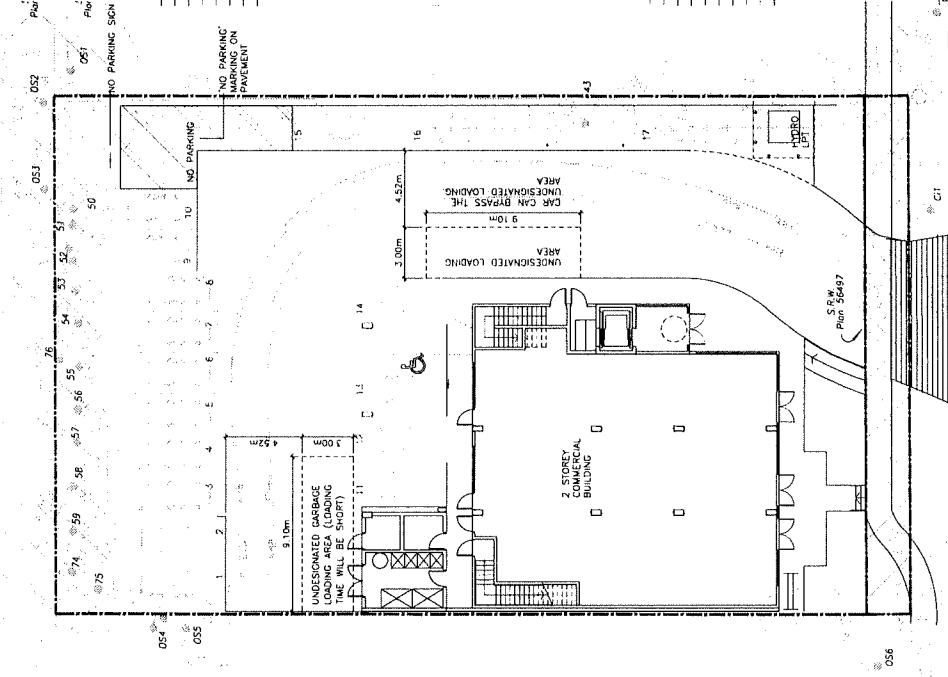
**PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC**

**PARKING PLAN**

PROJECT NUMBER: 16-20  
 ISSUED: 1/27/2019  
 DRAWN BY: EC  
 CHECKED BY: EC  
 TELEPHONE: 604-276-1800 / 604-276-1802

**A2A**

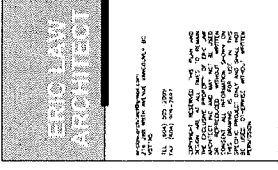
REZONE



1 PARKING PLAN  
 3/32" TO 1'-0"

2 DIAGRAM SHOWING LOADING BYPASS  
 3/32" TO 1'-0"

RZ 16-745849



- 1. 2014 IBC CODE
- 2. 2014 IBC CODE
- 3. 2014 IBC CODE
- 4. 2014 IBC CODE
- 5. 2014 IBC CODE

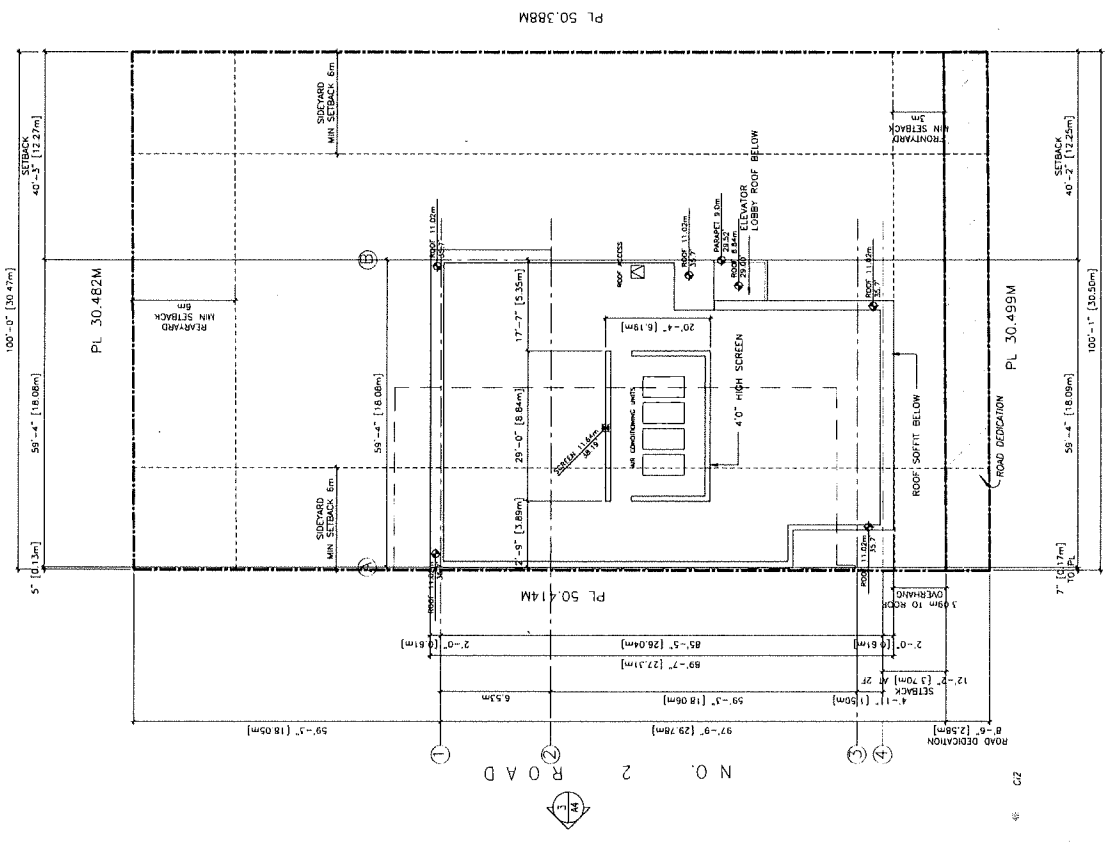
NO.	DESCRIPTION
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2	PROVIDE ALL ROOMS TO COMPLY WITH IBC CODE
3	PROVIDE ALL ROOMS TO COMPLY WITH IBC CODE
4	PROVIDE ALL ROOMS TO COMPLY WITH IBC CODE
5	PROVIDE ALL ROOMS TO COMPLY WITH IBC CODE

PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC

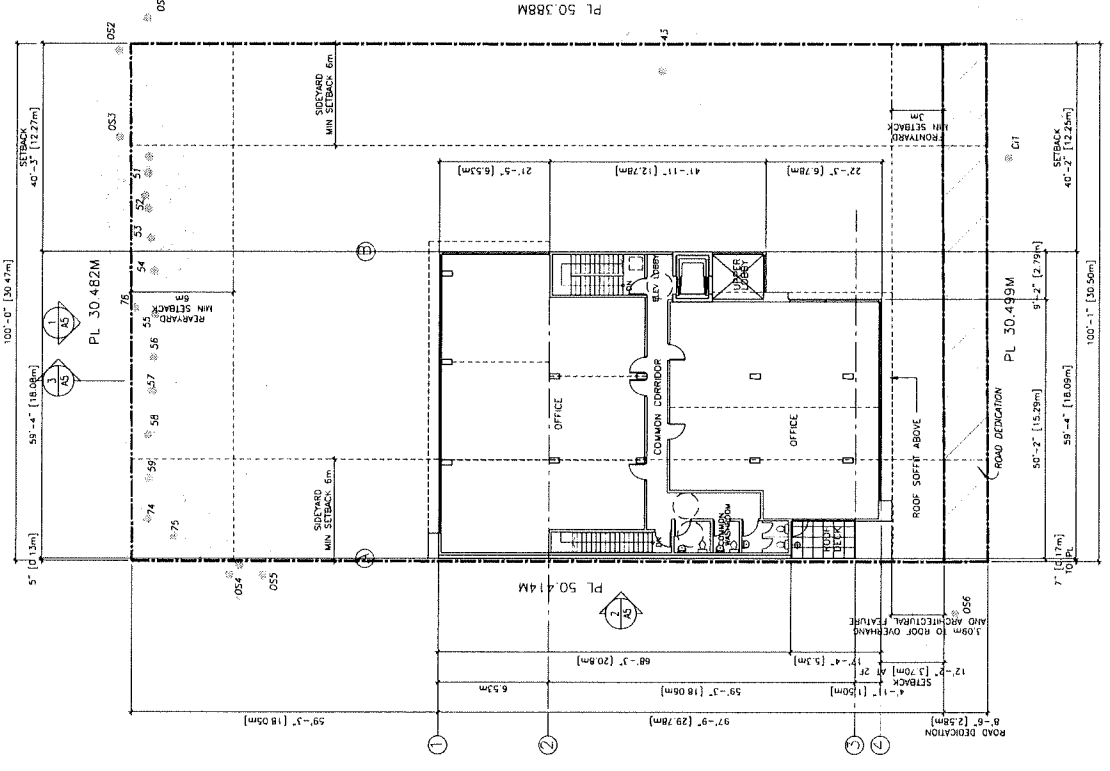
2F AND ROOF PLAN

PROJECT NUMBER: 16-20  
 ISSUED: 7/21/2019  
 DRAWN BY: E.  
 CHECKED BY: E.  
 TELEPHONE: (604) 273-1912-4242

**A3**  
 REZONE



1 SITE PLAN 2/F  
 A3 3/32" TO 1"=0"  
 0 10' 20'



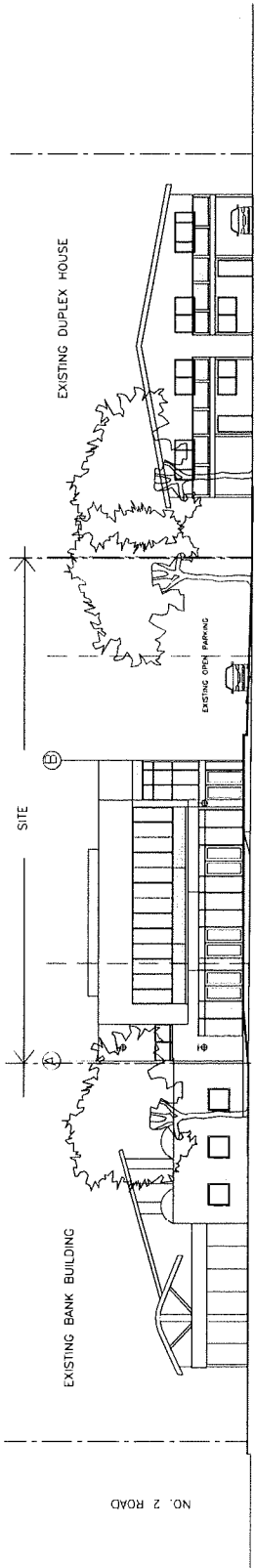
2 ROOF PLAN  
 A3 3/32" TO 1"=0"  
 0 10' 20'



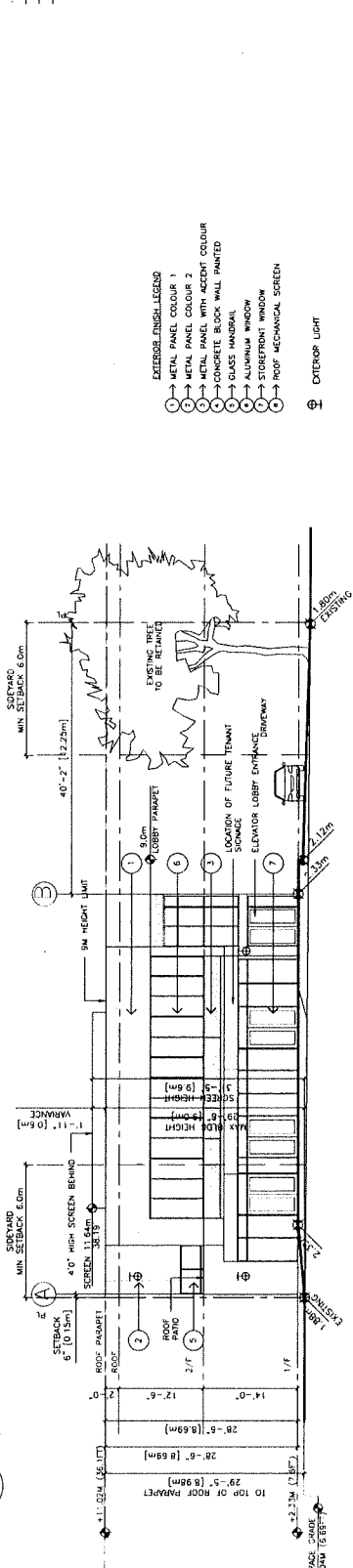
**ERIC LAW ARCHITECT**

2000 WEST 10TH AVENUE, SUITE 200  
 VANCOUVER, BC V6H 2R6  
 TEL: 604-681-1111  
 WWW.ERICLAWARCHITECT.COM

PROJECT NO. 16-20  
 DATE: 1/24/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 SCALE: 1/8" = 1'-0" (VERTICAL)  
 1/8" = 1'-0" (HORIZONTAL)



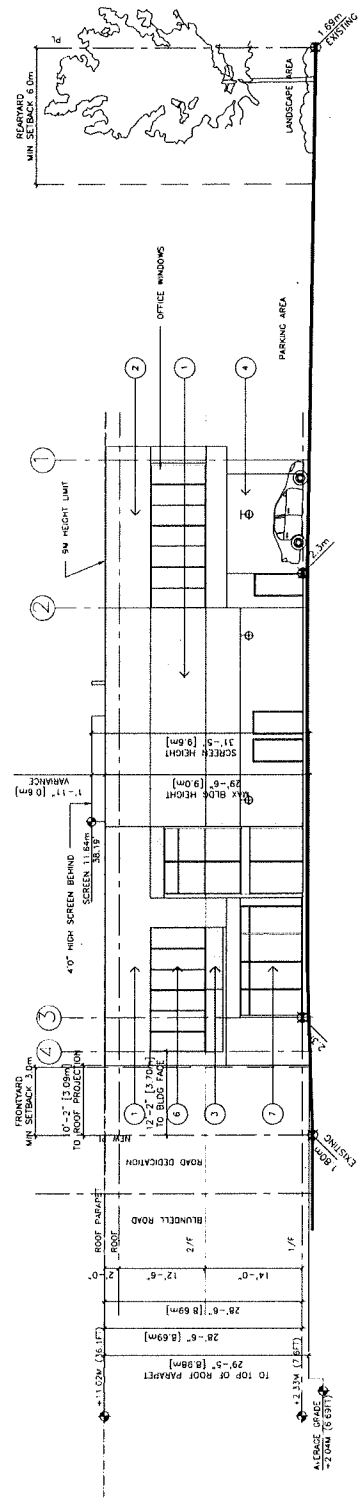
1 CONTEXT ELEVATION (FACING BLUNDELL)  
 A4 3/32" TO 1'-0"



2 SOUTH ELEVATION  
 A4 1/8" TO 1'-0" 0' 11" 10"

- EXTERIOR FINISH LEGEND
- 1 METAL PANEL COLOUR 1
  - 2 METAL PANEL COLOUR 2
  - 3 CONCRETE WITH ACCENT COLOUR
  - 4 CONCRETE BLOCK WALL PAINTED
  - 5 GLASS HANDRAIL
  - 6 ALUMINUM WINDOW
  - 7 STOREFRONT WINDOW
  - 8 ROOF MECHANICAL SCREEN

♀ EXTERIOR LIGHT



3 EAST ELEVATION  
 A4 1/8" TO 1'-0"

PROPOSED BUILDING AT  
 6031 BLUNDELL ROAD  
 RICHMOND BC

ELEVATIONS

PROJECT NUMBER: 16-20  
 ISSUED: 1/24/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 SCALE: 1/8" = 1'-0" (VERTICAL)  
 1/8" = 1'-0" (HORIZONTAL)

RZ 16-745849

A4

REZONE

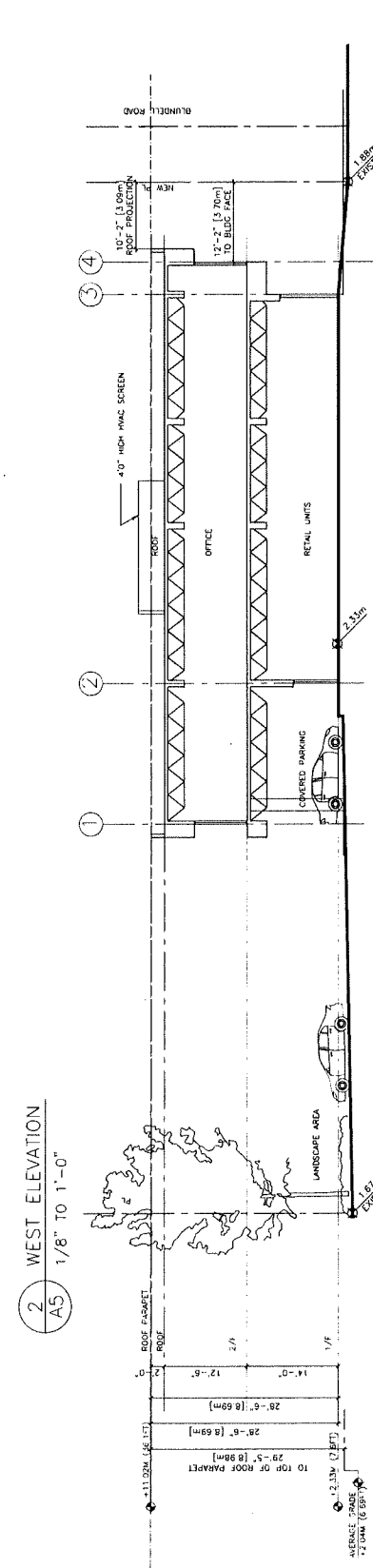
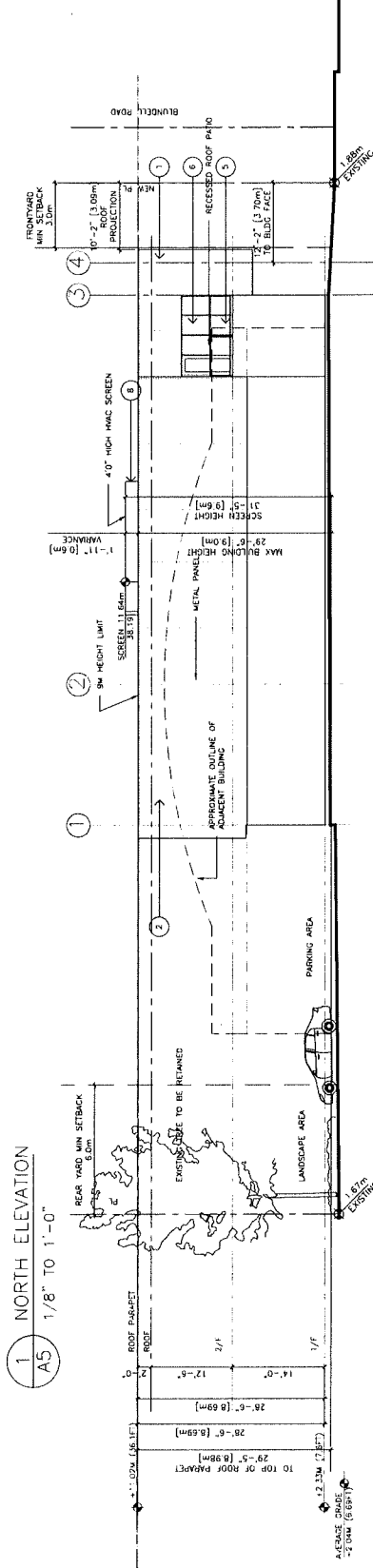
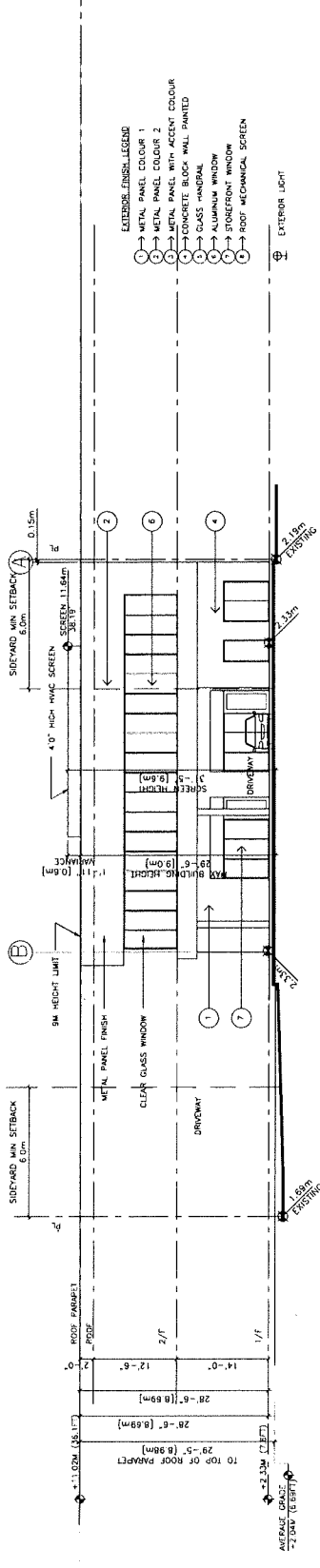
**ERIC LAW ARCHITECT**

2010-2011 ARCHITECTURAL AWARD WINNER  
 1100 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 2Y6  
 TEL: 604.681.1234  
 WWW.ERICLAWARCHITECT.COM

OWNER: [REDACTED]  
 PROJECT: [REDACTED]  
 DATE: [REDACTED]

DESIGNED BY: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 SCALE: 1/8" = 1'-0"

- NOTES:
1. TO BE USED FOR EXTERIOR FINISHES.
  2. TO BE USED FOR EXTERIOR WALLS OF CORE.
  3. TO BE USED FOR EXTERIOR ROOFING.
  4. TO BE USED FOR EXTERIOR FLOORING.
  5. TO BE USED FOR EXTERIOR LIGHTING.



**PROPOSED BUILDING AT**  
**6031 BLUNDELL ROAD**  
**RICHMOND BC**

**ELEVATIONS**

PROJECT NUMBER: 16-20  
 ISSUED: 7/24/2019  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 SCALE: 1/8" = 1'-0"

**A5**

REZONE

RZ 16-745849



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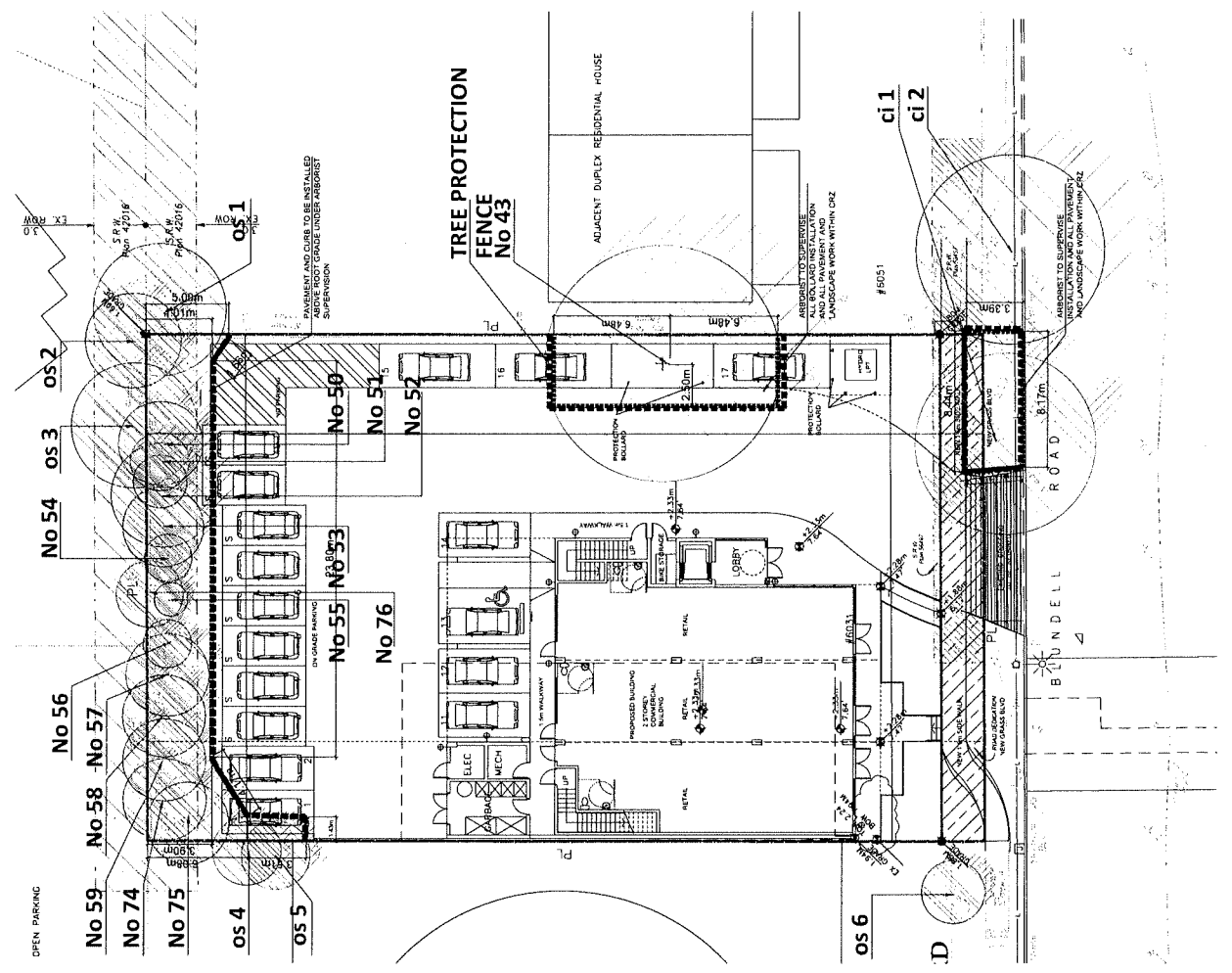
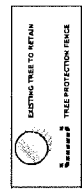
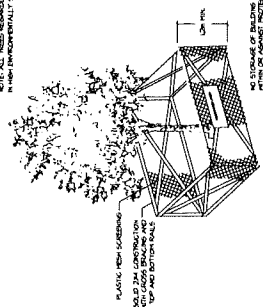
**pmg**  
LANDSCAPE ARCHITECTS  
Suite C106 - 4185 Bill Creek Drive  
Richmond, BC V6X 2K6  
P: 604-274-0011 F: 604-274-0022

SCALE

WITH ALL TREE REMOVALS OF SIZE AND PROTECTED WITHIN ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION	DEFINITION	TABLE
1	PROTECTIVE FENCE	1
2	PROTECTIVE FENCE	2
3	PROTECTIVE FENCE	3
4	PROTECTIVE FENCE	4
5	PROTECTIVE FENCE	5
6	PROTECTIVE FENCE	6
7	PROTECTIVE FENCE	7
8	PROTECTIVE FENCE	8
9	PROTECTIVE FENCE	9
10	PROTECTIVE FENCE	10
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98	PROTECTIVE FENCE	98
99	PROTECTIVE FENCE	99
100	PROTECTIVE FENCE	100

ELIMINATE PROTECTION ROOMS FOR TREES AT LEAST 80% (2.1M FROM BRACK) FROM STORAGE OF BUILDING MATERIALS



PROJECT  
RETAIL / OFFICE BUILDING  
6031 BLUNDELL ROAD  
RICHMOND


DATE: August 28, 2017  
SCALE: 1/8"=1'-0"  
DRAWN BY: [Name]  
DESIGN BY: [Name]  
CHECK BY: [Name]

DRAWING NUMBER  
**L2**

DATE: August 28, 2017  
SCALE: 1/8"=1'-0"  
DRAWN BY: [Name]  
DESIGN BY: [Name]  
CHECK BY: [Name]

PAGE PROJECT NUMBER: 17-145





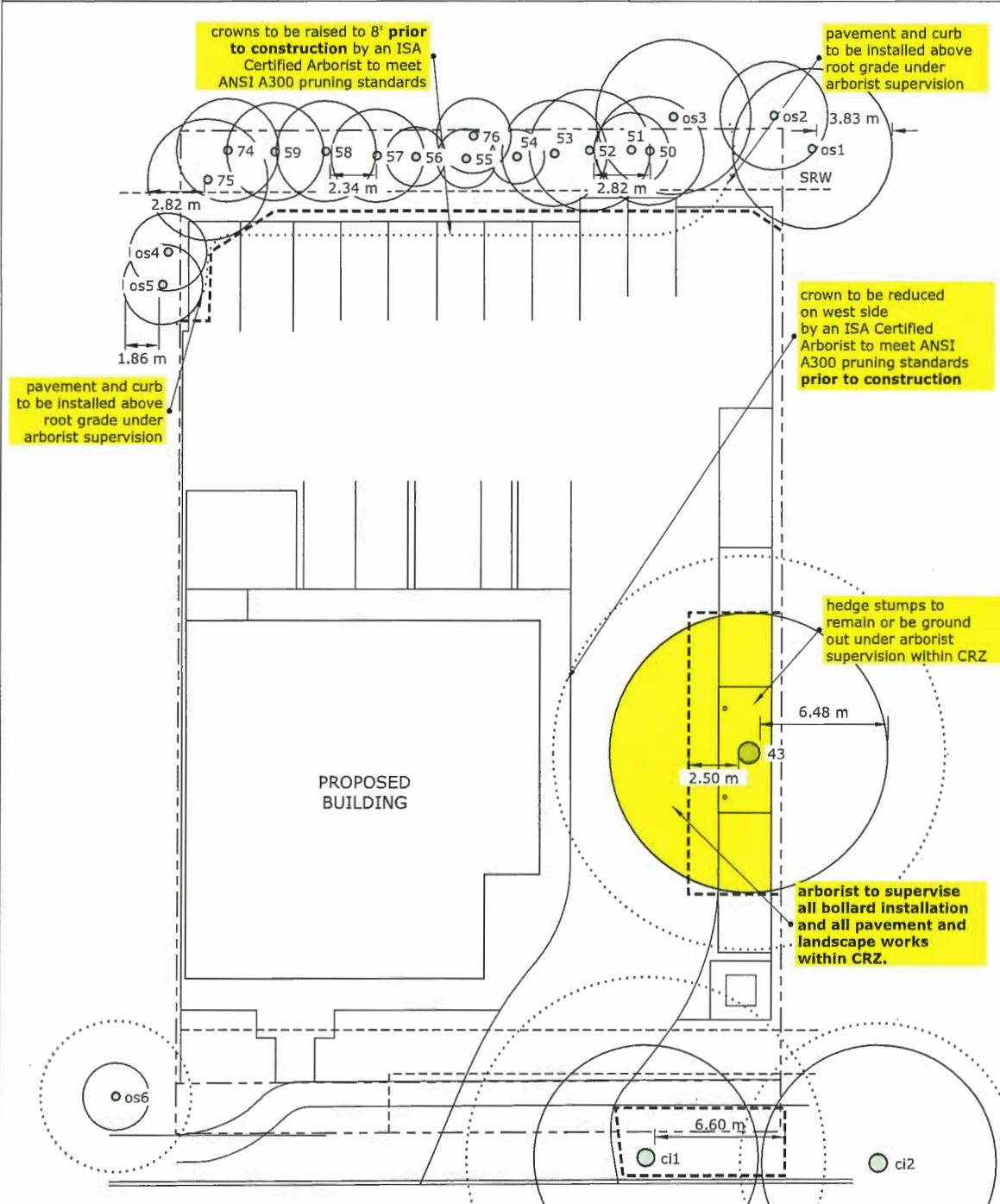
**Tree Retention Plan for  
6031 Blundell Road  
Richmond, BC**

**Date: April 13, 2018  
Updated: October 12, 2018**

**Legend**

○ dripline  
x = remove tree  
[ ] tree barrier

1m 1:200 10m



Tag	Species	DBH (cm)	TPZ (m)	Tag	Species	DBH (cm)	TPZ (m)
43	American Ash	108	6.48	74	Cedar	40	2.40
50	Cedar	42	2.52	75	Cedar	47	2.82
51	Cedar	29	1.74	76	Norway Maple	29	1.74
52	Cedar	47	2.82	ci1	American Ash	87	5.22
53	Cedar	41	2.46	ci2	American Ash	91	5.46
54	Cedar	21	1.26	os1	White Pine	62	3.72
55	Cedar	23	1.38	os2	Horsechestnut	42	2.52
56	Cedar	23	1.38	os3	Hemlock	60	3.60
57	Cedar	36	2.16	os4	Cedar	30	1.80
58	Cedar	39	2.34	os5	Cedar	31	1.86
59	Cedar	38	2.28	os6	Honey Locust	26	1.56

**Notes:**

- Existing driveway to remain during construction to allow for site access and ensure protection of the roots of tree #43
- finished grade within CRZs not to be raised more than 2"



**Address:** 6031 Blundell Road

**File No.:** RZ 16-745849

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, the applicant is required to complete the following:**

1. 2.58 m wide road dedication along the entire Blundell Road frontage.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained (including all on-site and off-site trees, i.e., Trees # 43, 50 to 59, 74 to 76, os1 to os6, ci1). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (during on-site development and during upgrading of the frontage works on Blundell Road), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$65,000 for on-site trees to be retained and protected (\$10,000.00 for Tree # 43 and \$55,000.00 for Trees # 50 to 75). The security will be held until construction and landscaping on-site is completed, an acceptable port-construction impact assessment report from the project Arborist is received, and a site inspection is conducted to ensure that the trees have survived. A portion of the security may be retained for a one-year period following construction to ensure that there is no subsequent decline associated with redevelopment of the site.
4. Submission of a Tree Survival Security to the City in the amount of \$9,400 for Tree # ci1 to be retained and protected. The security will be held until construction and landscaping on-site is completed, an acceptable port-construction impact assessment report from the project Arborist is received, and a site inspection is conducted to ensure that the trees have survived. A portion of the security may be retained for a one-year period following construction to ensure that there is no subsequent decline associated with redevelopment of the site.
5. Voluntary contribution of \$30,000.00 as a Transportation Demand Management (TDM) measure to enhance transit accessibility, towards the purchase and installation of a bus shelter (Account No. 2350 - Developer Business Contributions and Project Code 55132 - Transit Shelter).
6. Voluntary contribution of \$95,600 towards the upgrade of the existing traffic signal infrastructure at the Blundell Road and No. 2 Road intersection, to include: Uninterruptible Power Supply (UPS), Audible Pedestrian Signals (APS), LED Street Name Signs, LED Street Light Luminaires, Traffic Cabinet Protection Wrap, and High-Definition Traffic Cameras for traffic monitoring, Labour, Installation, and a 15% contingency (Account 3550-10-556-55135-0000).
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to require that: the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw (i.e., Public Health Protection Bylaw No. 6989); and, noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
9. Registration of a legal agreement to secure the proposed electric vehicle charging station (parking space # 11) on the subject site.
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

Initial: \_\_\_\_\_

11. Entrance into a Servicing Agreement\* for the design and construction of servicing and off-site improvements (which includes the provision of a security based on the ultimate costs of the works). The scope of the works includes, but is not limited to the following:

- a) Upgrading of the existing bus stop located directly opposite the subject site on Blundell Road (eastbound Blundell Road just east of No. 2 Road, Bus Stop ID #56579) to current City and Translink Accessible Bus Stop standards, including (but is not limited to): a concrete landing pad (3.0 m x 9.0 m) for the installation of a bus shelter, bus bench, and garbage/recycling receptacles, including conduit pre-ducting for electrical connections.

*Water Works:*

- b) Using the OCP Model, there is 793.0L/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 200 L/s.
- c) The Applicant is required to:
  - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
  - ii. Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
  - iii. Provide a Statutory Right-of-Way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during Servicing Agreement design review process.
- d) At the Applicant's cost, the City is to:
  - i. Cut, cap, and remove the existing water service connection and water meter servicing the subject site.
  - ii. Install as replacement a new water service connection, complete with meter and meter box.

*Storm Sewer Works:*

- e) At the Applicant's cost, the City is to:
  - i. Cut and cap the existing storm service connection STCN34102 located at the southeast corner of the site. The existing inspection chamber STIC1115 shall be retained to service 6051 Blundell Road.
  - ii. Install a new storm service connection off of the existing storm sewer within Blundell Road.

*Sanitary Sewer Works:*

- f) The Applicant is required to:
  - i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews. Also indicate this as a note on the site plan and Servicing Agreement design plans.
  - ii. Provide a Statutory Right-of-Way (SRW) for the proposed inspection chamber, if required.
- g) At the Applicant's cost, the City is to:
  - i. Cut and cap the existing sanitary service connection SCON14199 located at the northeast corner of the subject site. The existing sanitary inspection chamber SIC2098 shall be retained to service 6051 Blundell Road.
  - ii. Install a new sanitary service connection off of the existing sanitary sewer along the north property line, complete with an appropriately sized inspection chamber. If possible, install the new sanitary service connection off of the existing manhole at the northwest corner of the site.

*Frontage Improvements:*

- h) The Applicant is required to undertake the following improvements to upgrade the existing frontage to current City standards and for future road widening:
  - i. From the east edge of the driveway crossing to the east property line of the subject site:



- If the existing sidewalk on this portion of the Blundell Road frontage is less than 1.5 m wide, it must be widened in its current location northward to meet the current City standard (subject to tree protection measures for Tree # ci1);
- ii. From the east edge of the driveway crossing to the west property line of the subject site:
  - Removal of the existing sidewalk along the Blundell Road frontage and construction of a new 1.5 m wide concrete sidewalk at the new property line.
  - Construction of a new 1.5 m wide grass boulevard with street trees next to the new sidewalk. The remaining boulevard width to the curb of Blundell Road is to be treated with grass without any tree planting.
- iii. The new sidewalk and boulevard are to transition to meet the existing treatments east and west of the subject site.
- i) The Applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.
- j) The Applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - i. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - ii. To underground overhead service lines.
  - iii. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development 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., Statutory Right-of-Way 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 Statutory Right-of-Ways (SRW) that shall be shown on the architectural plans/functional plan, the Servicing Agreement drawings, and registered prior to Servicing Agreement design approval:
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m

*General Items:*

- k) The Applicant is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

- Complete an acoustical report with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements.

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

- Installation of appropriate tree protection fencing around all trees to be retained on-site and off-site prior to any construction activities occurring on-site (Trees # 43, 50 to 75, os1, os2, os3, os4, os5, os6, ci1). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 and must remain in place until construction and landscaping on-site is completed.
- 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.
- 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 original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9891 (RZ 16-745849)  
6031 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 **“COMMUNITY COMMERCIAL (CC)”**.

P.I.D. 003-729-605

Lot 153 Except: The East 80 Feet, Section 18 Block 4 North Range 6 West New Westminster District Plan 29201

2. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge “Land Use Contract 128” (“Eugene Clarence Neumeyer and Mildred Neumeyer Land Use Contract By-law No. 3614” (RD81039)) from the following area:

P.I.D. 003-729-605

Lot 153 Except: The East 80 Feet, Section 18 Block 4 North Range 6 West New Westminster District Plan 29201

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9891”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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MAYOR

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