



# City of Richmond

## Report to Committee

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

**Date:** January 15, 2019  
**File:** RZ 17-768762

**Re:** Application by Landcraft Homes Ltd. for Rezoning at 5751 Francis Road from "Single Detached (RS1/E)" Zone to "Arterial Road Three-Unit Dwellings (RTA)" Zone

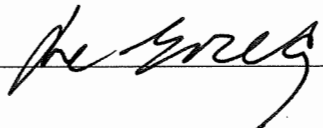
### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9976 to create the "Arterial Road Three-Unit Dwellings (RTA)" zone, be introduced and given First Reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, for the rezoning of 5751 Francis Road from "Single Detached (RS1/E)" zone to "Arterial Road Three-Unit Dwellings (RTA)" zone, be introduced and given First Reading.



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

WC:el  
Att. 6

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

## **Staff Report**

### **Origin**

Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 5751 Francis Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Three-Unit Dwellings (RTA)” zone in order to permit the development of a triplex on site. A Development Permit application is required and has been received to address the form and character of the proposed triplex. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 2.

A new “Arterial Road Three-Unit Dwellings (RTA)” zone is also being introduced to support the development of Arterial Road Triplexes envisioned in the Arterial Road Land Use Policy.

### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The developer has indicated that the dwelling is currently rented, and that it does not contain a secondary suite.

### **Surrounding Development**

- To the North: Fronting Cantrell Road, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the South: Across Francis Road, single-family homes on lots zoned “Single Detached (RS1/C)” and “Single Detached (RS1/E)”.
- To the East: Single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Congregation of the Richmond Gospel Hall on a lot zoned “Assembly (ASY)”.

### **Related Policies & Studies**

#### Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The proposed triplex development is consistent with this land use designation.

### Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map. Since the subject site has a lot area larger than 743.2 m<sup>2</sup> (8,000 ft<sup>2</sup>) and has a frontage wider than 13.4 m (44 ft.), the proposed triplex development is in compliance with the Arterial Road Triplex Development Requirements under the Arterial Road Policy.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### Built Form and Architectural Character

The developer proposes to construct a triplex on the subject site; one unit will be in the front of the property with direct pedestrian access from Francis Road, and two units will be at the back of the property with main entrances from the auto-court proposed on site. All units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, the triplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplexes. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for triplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed triplex is well designed, fits well into the neighbourhood, and does not adversely impact adjacent homes.

- Design development is required on the west elevation to provide additional articulation on the elevation that is exposed to the parking area of the adjacent assembly site.
- Design development is required to provide additional private open space for the street fronting unit, outside of the front yard along the arterial road.
- Review of aging-in-place features in all units and the provision of a convertible unit
- Refinement of the proposed site grading to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed within the front yard, and the provision of a holding area or an enclosure for garbage/recycling material storage/collection.

Additional issues may be identified as part of the Development Permit application review process.

#### Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the north property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

#### Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, one convertible unit will be provided in this triplex development (i.e., Unit Type B). Details of the accessible housing features will be reviewed at the future Development Permit stage.

#### Transportation and Site Access

Vehicular access to the proposed development is to be provided via a single driveway from Francis Road along the east property line of the subject site. An on-site turnaround for passenger cars is to be provided in the proposed auto-court. One visitor parking space is to be provided as per the parking requirements under the "Arterial Road Three-Unit Dwellings (RTA)" zone. It is expected that the property to the east at 5771 Francis Road will be redeveloped into a triplex in the future and access to this future triplex development will be via the proposed driveway located on the subject site. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Francis Road, the on-site turnaround/auto-court, and the visitor parking area will be secured as a condition of rezoning.

The lot access currently serves one single family dwelling. To address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained at 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m.
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway to better highlight the driveway point on Francis Road for cyclists and pedestrians.

### Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two bylaw-sized trees on the subject property. There is no tree located on neighbouring properties that is within 2 m of the common property line or that has a crown (dripline) encroaching onto the subject property. There is no street tree located on City property in front of the site. A Tree Management Plan can be found in Attachment 4.

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

- Two trees located on site, specifically tag# 46 (12" dia Cherry) and tag #47 (Multi-branching Magnolia) have been repeatedly pruned for a compact form and as a result display low vigor. These trees should be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

### *Tree Replacement*

The developer wishes to remove two on-site trees. The 2:1 replacement ratio would require a total of four replacement trees. According to the Preliminary Landscape Plan provided by the developer (Attachment 2), the developer is proposing to plant 10 trees on site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

### Affordable Housing Strategy

Currently there is no policy or contribution rate for triplexes identified in the Affordable Housing Strategy. However, staff recommend that a cash-in-lieu contribution using the current townhouse rate of \$8.50 per buildable square foot (i.e., for a contribution of \$45,900) be considered for this development, as townhouse and triplex are similar in built forms (i.e., both building forms have party walls, whereas a single-family dwelling does not). The proposed RTA zone and associated zoning bylaw amendments will secure affordable housing contribution in keeping with standard density bousing approach.

### Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements (Attachment 5). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 0.2 m wide road across the Francis Road frontage to accommodate the required frontage improvements. The exact road dedication is to be determined based on legal surveys. The developer is also required to provide a minimum 3.0 m x 2.0 m right-of-way to the City for the water meter and meter box. The exact location will be determined based on legal surveys.

Frontage improvements and service connections will be done through a City Works Order at developer's sole cost at the Building Permit stage. Frontage improvement works include, but are not limited to, construction of a new 1.5 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard. Detailed scope of the frontage improvement works and service connection can be found in Attachment 6.

### Proposed "Arterial Road Three-Unit Dwellings (RTA)" zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new "Arterial Road Three-Unit Dwellings (RTA)" zone in order to allow triplexes be developed along minor arterial roads as supported by the Arterial Road Land Use Policy.

The proposed "Arterial Road Three-Unit Dwellings (RTA) zone is drafted based on the Arterial Road Duplex/Triplex Development Requirements under the Arterial Road Land Use Policy and the "Single Detached (RS)" zone. Provisions related to density, minimum lot size and lot width are based on the arterial road triplex development requirements as approved by Council; provisions related to the lot coverage, building setbacks and building heights are drafted based on the "Single Detached (RS)" zone in order to ensure that the form and character of triplexes along arterial road is compatible with the adjacent single-family dwellings.

### *Permitted Density*

Maximum permitted density is proposed to be the lesser of 0.6 floor area ratio (FAR) or 501.7 m<sup>2</sup> (5,400 ft<sup>2</sup>). The size of all triplex units must also be within the range of 133.7 m<sup>2</sup> (1,440 ft<sup>2</sup>) to 183.9 m<sup>2</sup> (1,980 ft<sup>2</sup>). These limitations in unit size are proposed:

- i. in response to public request for smaller ground-oriented housing units for young families and seniors who cannot afford large single-family homes; and
- ii. to allow flexibility on individual unit sizes in response to site specific considerations.

### *Lot Coverage of Landscaping*

The lot coverage of landscaping with live plant materials requirement in the current “Single Detached (RS)” zone is based on a tier system. The minimum requirement is 20% for the smaller/narrow lots (such as RS1/A lots with a minimum lot width of 9 m wide; and the requirement escalates to up to 30% minimum for larger/wider lots (such as RS1/D lots with a minimum lot width of 15 m wide). A similar tier system is proposed for the RTA zone where the minimum lot coverage of landscaping with live plant materials requirement is:

- 20% for lots less than 12.0 m wide;
- 25% for lots of 12.0 m or more but less than 15.0 m in width; and
- 30% for lots of 15.0 m or more in width.

### *On-Site Parking*

Currently, no visitor parking is required for triplex developments on arterial roads in the Zoning Bylaw. However, since the Arterial Road Land Use Policy allows for higher density, and the triplex developments are comparable to small townhouse projects; specific visitor parking requirements are proposed in the new zone to address parking concerns with triplex developments along arterial roads. Typically, one visitor parking space will be required per triplex development.

### *Housekeeping Amendments*

In addition to the creation of a new zoning district, a number of housekeeping amendments to the Zoning Bylaw 8500 are required to accommodate the new arterial road triplex developments. The amendments include adding a new Three-Unit Housing definition, as well as adding references to three-unit dwellings in Section 4.18 (Residential Vertical Lot Width Envelope) and Section 5.4 (Secondary Suites), so that the those provisions which only apply to single family and duplex developments will also be applied to triplex developments. These changes would shape the triplex developments to be more compatible with the adjacent existing and future single-family homes and duplexes.

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

The 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 rezoning application is to rezone 5751 Francis Road from the "Single Detached (RS1/E)" zone to the new "Arterial Road Three-Unit Dwellings (RTA)" zone, in order to permit the development of a triplex. The proposed new "Arterial Road Three-Unit Dwellings (RTA)" zoning district has been developed to accommodate triplex developments on minor arterial roads within a predominately single-family residential area.

The list of rezoning considerations is included in Attachment 6; which has been agreed to by the developer (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9976 and Amendment Bylaw 9974 be introduced and given First Reading.



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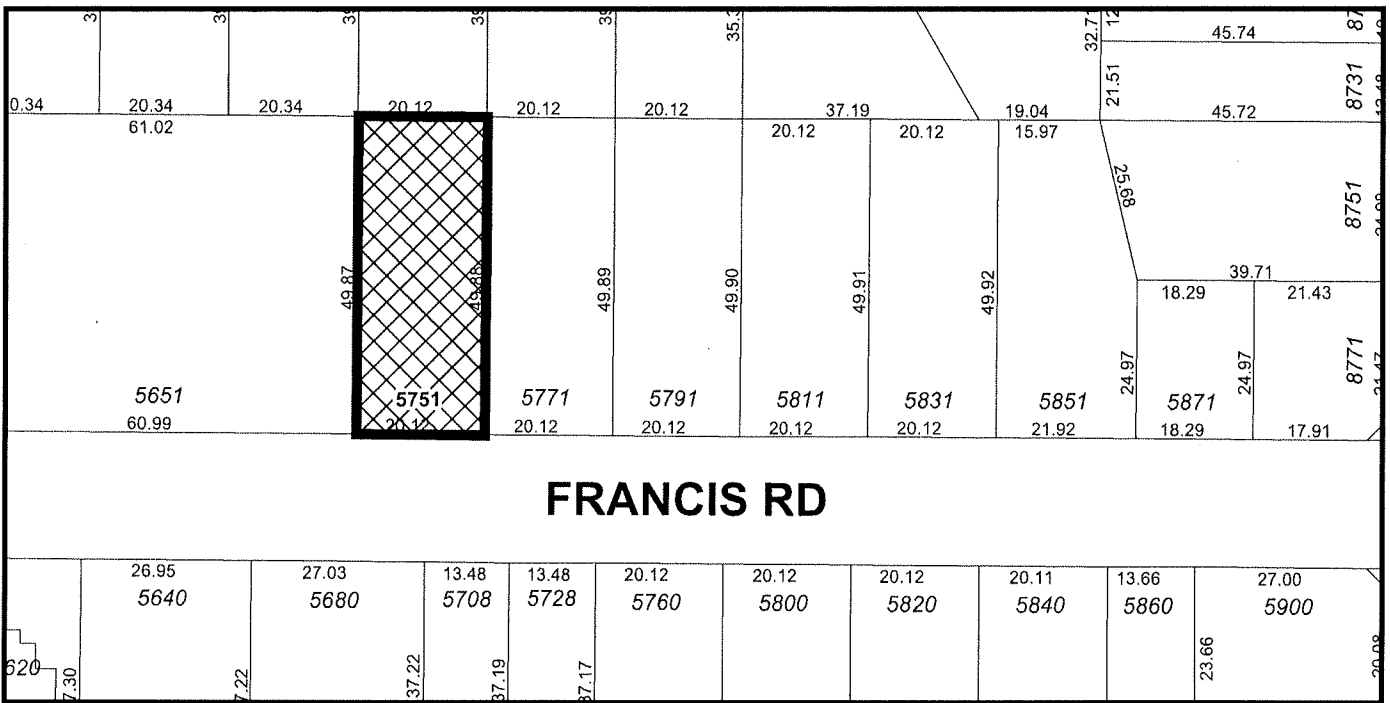
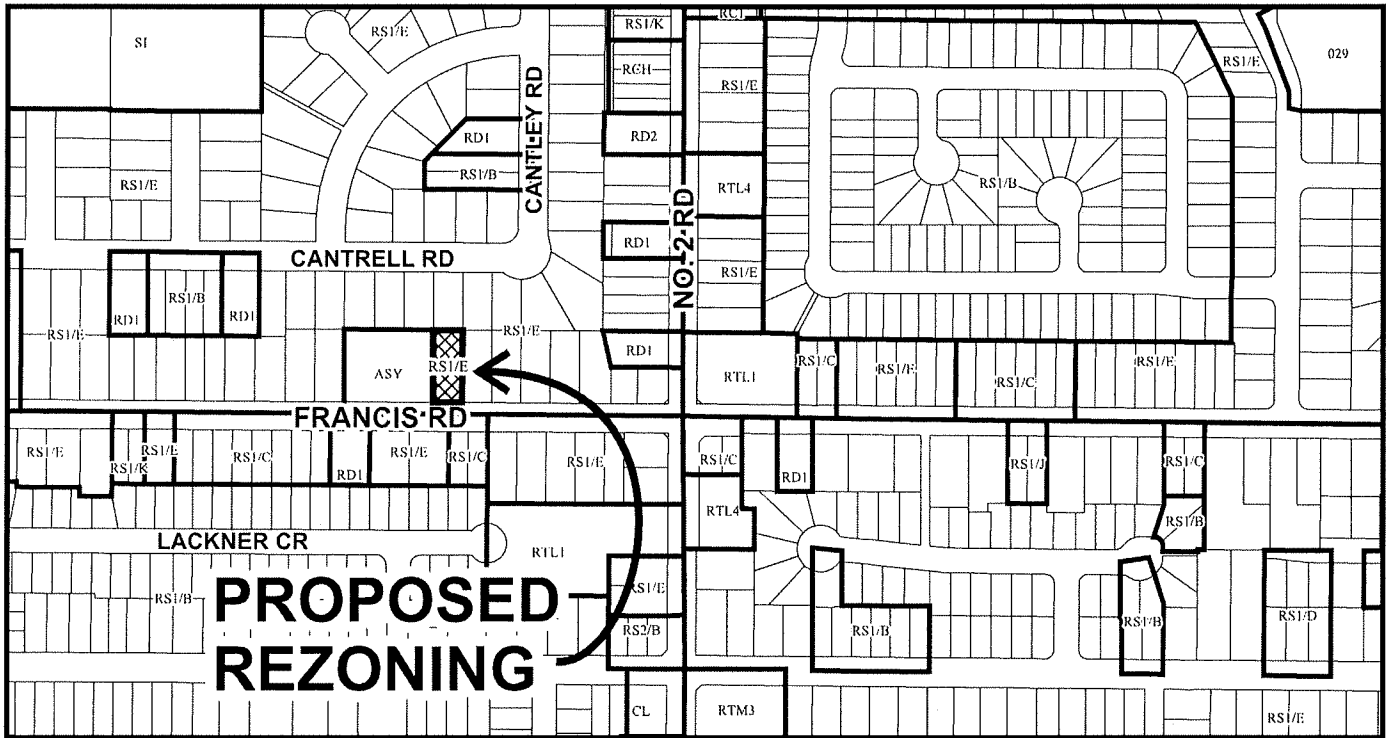
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Letter from Developer
- Attachment 6: Rezoning Considerations





City of  
Richmond



RZ 17-768762

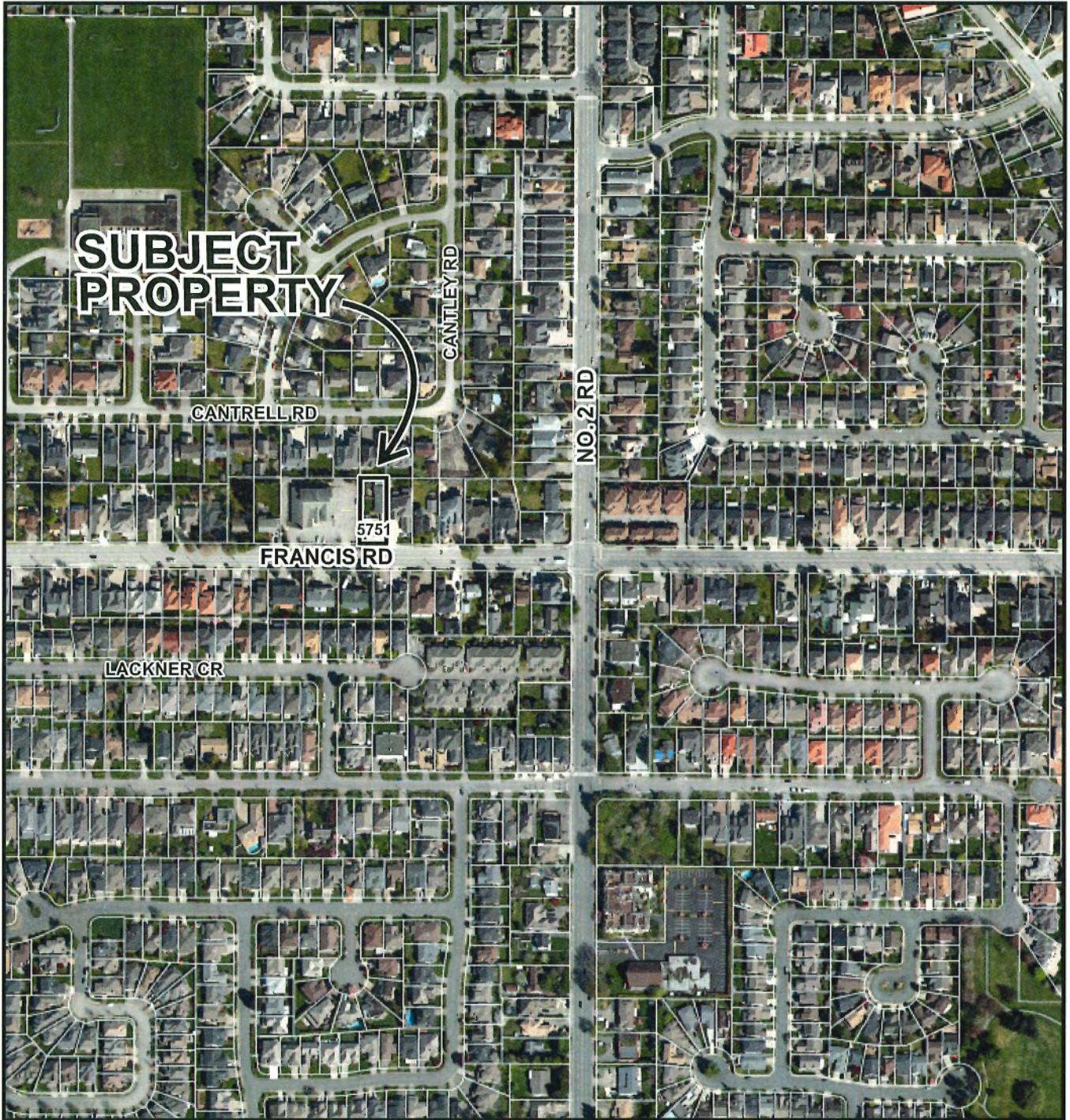
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Note: Dimensions are in METRES



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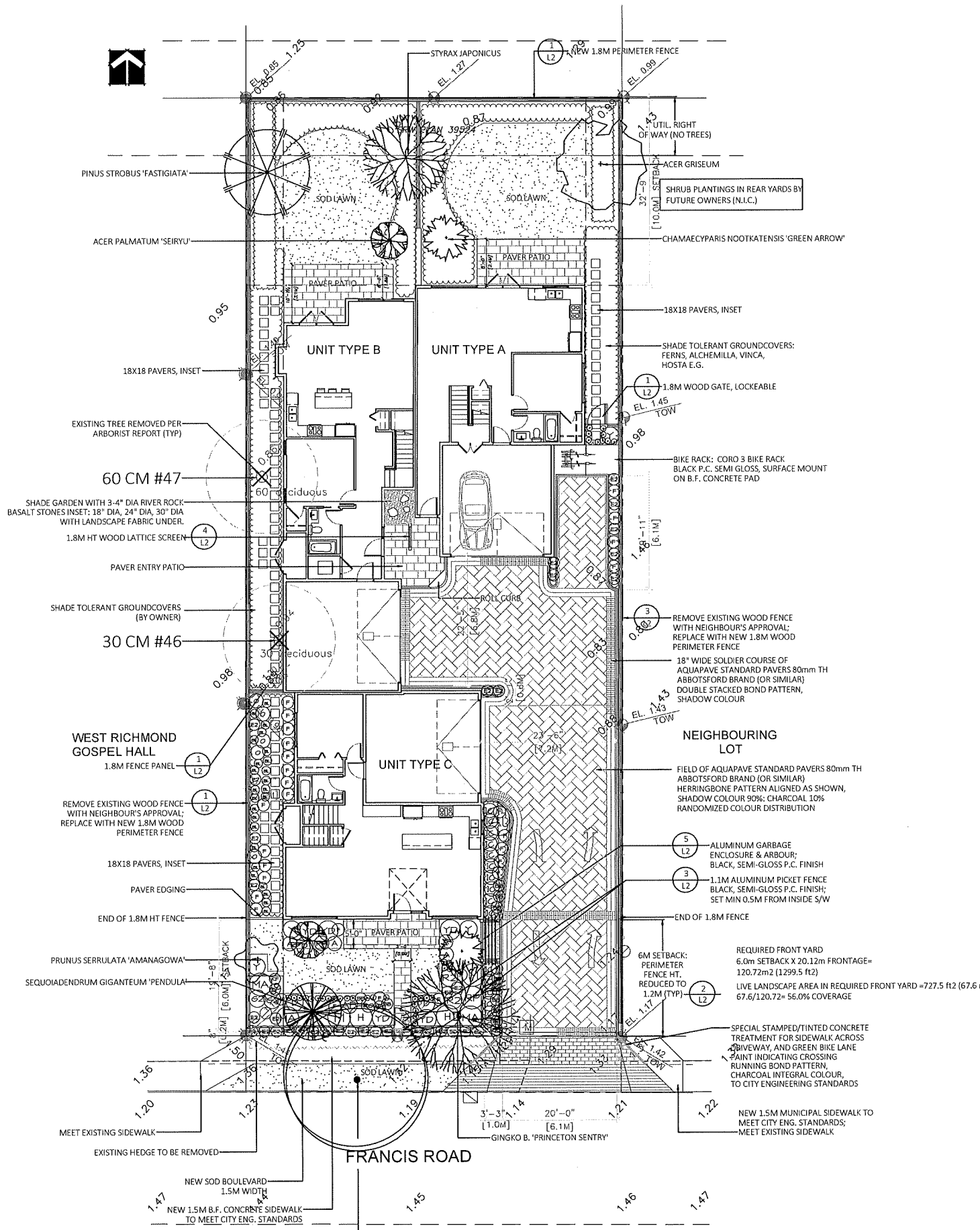


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SITE PLAN (SCALE 1"=10'-0")

CNCL - 209

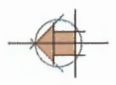
STREET TREE: VARIETY AND LOCATION TO BE CHOSEN BY CITY PARKS

REQUIRED FRONT YARD  
 6.0m SETBACK X 20.12m FRONTAGE=  
 120.72m<sup>2</sup> (1299.5 ft<sup>2</sup>)  
 LIVE LANDSCAPE AREA IN REQUIRED FRONT YARD =727.5 ft<sup>2</sup> (67.6 m<sup>2</sup>)  
 67.6/120.72= 56.0% COVERAGE

SPECIAL STAMPED/TINTED CONCRETE TREATMENT FOR SIDEWALK ACROSS DRIVEWAY, AND GREEN BIKE LANE PAINT INDICATING CROSSING RUNNING BOND PATTERN, CHARCOAL INTEGRAL COLOUR, TO CITY ENGINEERING STANDARDS

NEW 1.5M MUNICIPAL SIDEWALK TO MEET CITY ENG. STANDARDS; MEET EXISTING SIDEWALK

NOTES:



NO.	DESCRIPTION	DATE
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ARCHITECTURE  
10000 BELL ROAD  
RICHMOND BRIDGE COLLEGE  
COURT  
FRANCIS PARK PLAZA  
RICHMOND, VA 23220  
TEL: 804.771.1111  
WWW.DFARCHITECTURE.COM

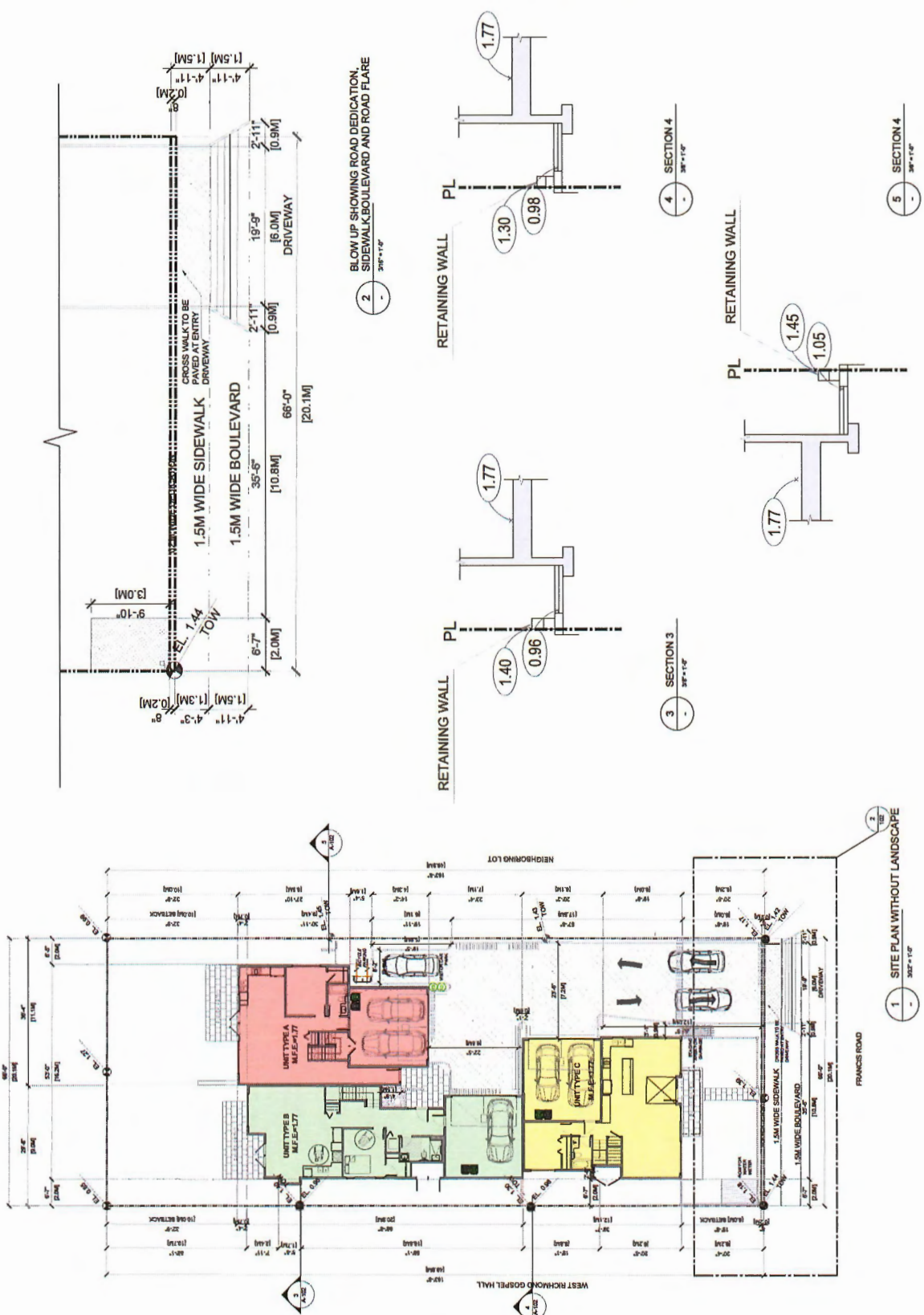
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FRANCIS GOSPEL HALL  
1701 FRANCIS ROAD  
RICHMOND, S.C.

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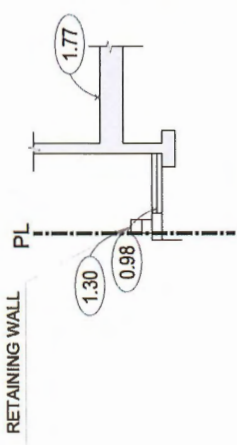
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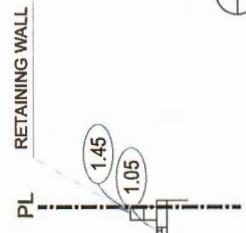
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**A-102**  
**G**



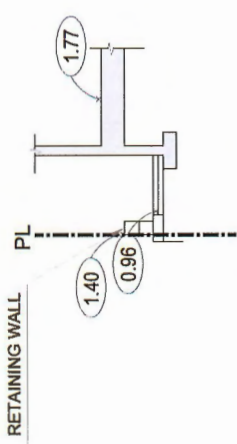
2 BLOW UP SHOWING ROAD DEDICATION, SIDEWALK, BOULEVARD AND ROAD FLARE  
SCALE: 3/8" = 1'-0"



4 SECTION 4  
SCALE: 3/8" = 1'-0"



5 SECTION 5  
SCALE: 3/8" = 1'-0"



3 SECTION 3  
SCALE: 3/8" = 1'-0"



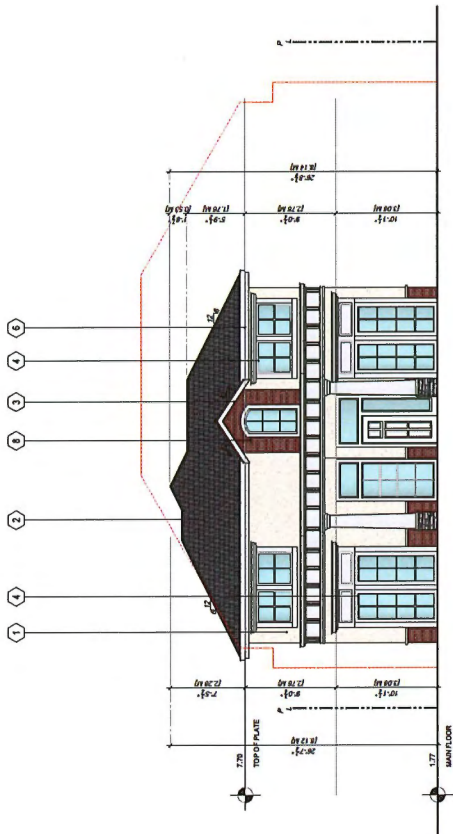




NOTES:

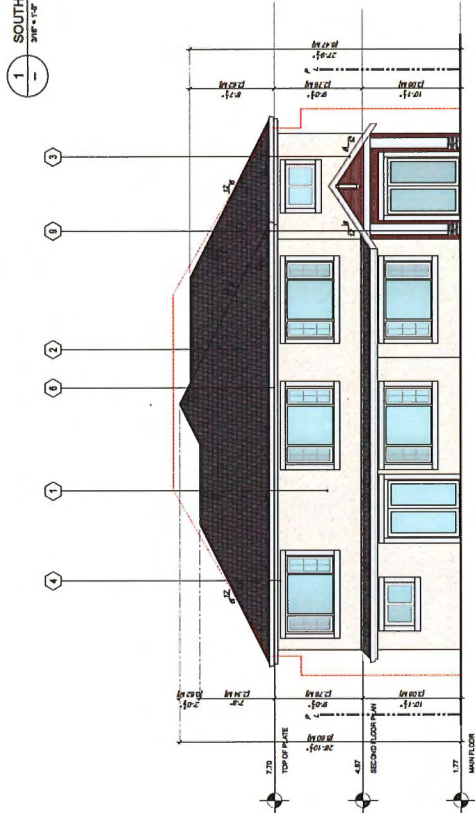
**SCHEDULE OF FINISHES - SCHEME - 1**  
(STUCCO FINISH)

1. STUCCO FINISH PAINTED TO MATCH BENJAMIN MOORE HC-80
2. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL BLACK
3. WOOD TRIM/CASING AND FASCIA TO MATCH BENJAMIN MOORE 2122-20
4. VINYL WINDOWS TO MATCH BENJAMIN MOORE 21220-20
5. PAINTED BENJAMIN MOORE HC-80
6. GUTTERS TO MATCH BENJAMIN MOORE 2122-20
7. GARAGE DOOR, BENJAMIN MOORE 21220-20
8. BRICK VENEER - MOUNTAIN RED
9. STONE CLADDING IXL DUTCH STONE PRESTIGE DRYSTACK



1 SOUTH ELEVATION  
3/16" = 1' = 0"

CNCL - 214



2 NORTH ELEVATION  
3/16" = 1' = 0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/17
2	ISSUED FOR PERMIT	11/15/17
3	ISSUED FOR PERMIT	11/15/17
4	ISSUED FOR PERMIT	11/15/17
5	ISSUED FOR PERMIT	11/15/17
6	ISSUED FOR PERMIT	11/15/17
7	ISSUED FOR PERMIT	11/15/17
8	ISSUED FOR PERMIT	11/15/17
9	ISSUED FOR PERMIT	11/15/17
10	ISSUED FOR PERMIT	11/15/17



COMPLEY PEARL ARCHITECTURE  
1115 BIRCH STREET, SUITE 101  
RICHMOND, BRITISH COLUMBIA  
V6V 2G6  
TEL: 604.273.8888  
WWW.COMPLEYARCHITECTURE.COM

PROJECT NO. 17-001  
PROJECT NAME: 1115 BIRCH STREET, SUITE 101  
RICHMOND, B.C.

CLIENT  
LANDSCAPE DESIGN LTD.  
12500 152ND STREET, SUITE 101  
RICHMOND, B.C. V7A 4Z1

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/17
2	ISSUED FOR PERMIT	11/15/17
3	ISSUED FOR PERMIT	11/15/17
4	ISSUED FOR PERMIT	11/15/17
5	ISSUED FOR PERMIT	11/15/17
6	ISSUED FOR PERMIT	11/15/17
7	ISSUED FOR PERMIT	11/15/17
8	ISSUED FOR PERMIT	11/15/17
9	ISSUED FOR PERMIT	11/15/17
10	ISSUED FOR PERMIT	11/15/17

ELEVATIONS

DRAWING NO. **A-301** **G**



NOTES:

1	PROJECT	TRIPLE EX DEVELOPMENT,
2	DATE	11/11/2019
3	DESIGNER	ARCHITECTURE
4	CLIENT	TRIPLE EX DEVELOPMENT,
5	LOCATION	1100 W. WASHINGTON AVE,
6	CITY	RICHMOND, VA
7	STATE	VA
8	COUNTRY	USA
9	SCALE	AS SHOWN
10	PROJECT NO.	19-001
11	DATE PLOTTED	11/11/2019 10:00 AM
12	PLotted BY	ARCHITECTURE
13	PLotted BY	ARCHITECTURE
14	PLotted BY	ARCHITECTURE
15	PLotted BY	ARCHITECTURE
16	PLotted BY	ARCHITECTURE
17	PLotted BY	ARCHITECTURE
18	PLotted BY	ARCHITECTURE
19	PLotted BY	ARCHITECTURE
20	PLotted BY	ARCHITECTURE



1100 W. WASHINGTON AVE  
RICHMOND, VIRGINIA 23220  
TRIPLE EX DEVELOPMENT  
1100 W. WASHINGTON AVE

PROJECT: TRIPLE EX DEVELOPMENT,  
1100 W. WASHINGTON AVE,  
RICHMOND, VA

DATE:

DESIGNED BY: ARCHITECTURE  
DRAWN BY: ARCHITECTURE  
CHECKED BY: ARCHITECTURE  
DATE: 11/11/2019

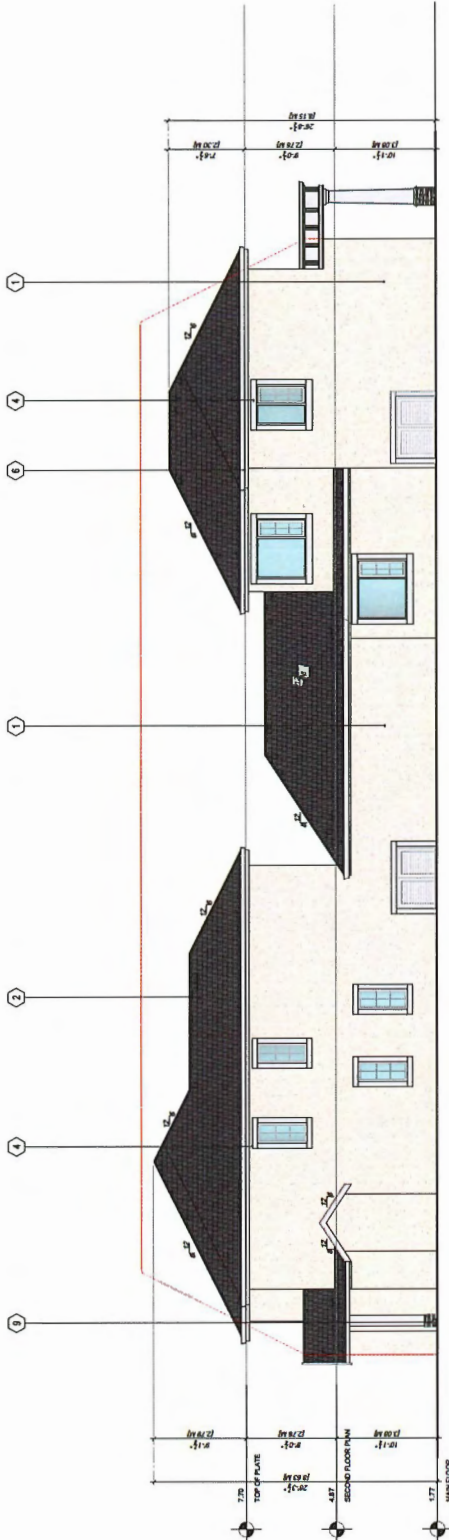
1	PROJECT	TRIPLE EX DEVELOPMENT,
2	DATE	11/11/2019
3	DESIGNER	ARCHITECTURE
4	CLIENT	TRIPLE EX DEVELOPMENT,
5	LOCATION	1100 W. WASHINGTON AVE,
6	CITY	RICHMOND, VA
7	STATE	VA
8	COUNTRY	USA
9	SCALE	AS SHOWN
10	PROJECT NO.	19-001
11	DATE PLOTTED	11/11/2019 10:00 AM
12	PLotted BY	ARCHITECTURE
13	PLotted BY	ARCHITECTURE
14	PLotted BY	ARCHITECTURE
15	PLotted BY	ARCHITECTURE
16	PLotted BY	ARCHITECTURE
17	PLotted BY	ARCHITECTURE
18	PLotted BY	ARCHITECTURE
19	PLotted BY	ARCHITECTURE
20	PLotted BY	ARCHITECTURE

ELEVATIONS

NOTES:

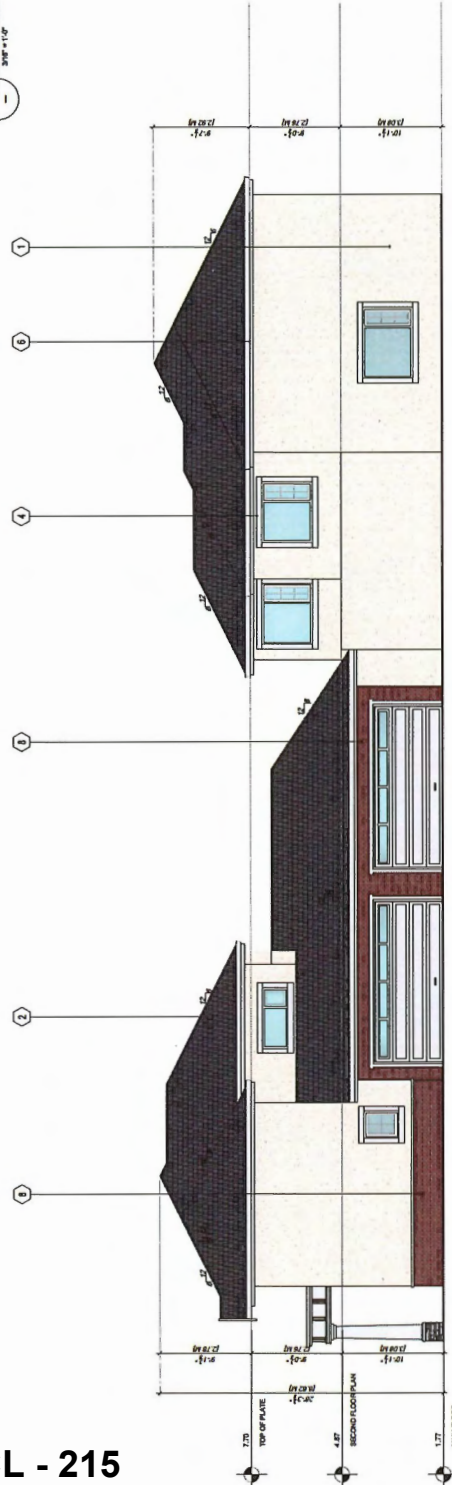
A-302

G



CNCL - 215

1 WEST ELEVATION  
3/8" = 1" @



2 EAST ELEVATION  
3/8" = 1" @



**RZ 17-768762**

**Attachment 3**

Address: 5751 Francis Road

Applicant: Landcraft Homes Ltd.

Planning Area(s): Steveston

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Iqbal Singh Sandhu & Terjinder Singh Chung	No change
<b>Site Size (m<sup>2</sup>):</b>	1,003.7 m <sup>2</sup>	999.6 m <sup>2</sup>
<b>Land Uses:</b>	Single-family dwelling	Three-unit dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single-Detached (RS1/E)	Arterial Road Three-Unit Dwellings (RTA)
<b>Number of Units:</b>	1	3

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement (new RTA zone)</b>	<b>Proposed</b>	<b>Variance</b>
Density (Net Floor Area):	The lesser of 0.6 FAR or 501.7 m <sup>2</sup> per lot	501.7 m <sup>2</sup> Max.	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 30% Min.	none
Lot Size:	Min. 743.2 m <sup>2</sup>	999.6 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 13.4 m Depth: Min. 30 m	Width: 20.12 m Depth: 49.87 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 9.97 m Rear - 2 <sup>nd</sup> floor: Min. 10.70 m Side: Min. 2.0 m	Front: 6 m Min. Rear - Ground: 9.97 m Min. Rear - 2 <sup>nd</sup> floor: 10.70 m Min. Side: 2.0 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none
Off-street Parking– Visitor (V):	0.2 per unit (0.2 x 3) = 1	1	none
Off-street Parking – Total:	7	7	none
Tandem Parking Spaces:	Permitted	0	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

NOTES:

**ARBORIST LEGEND  
# - TREE ID**

**NOTE: ONLY TWO SITE TREES  
NO BOULEVARD OR ADJACENT  
TREES OF CONCERN**

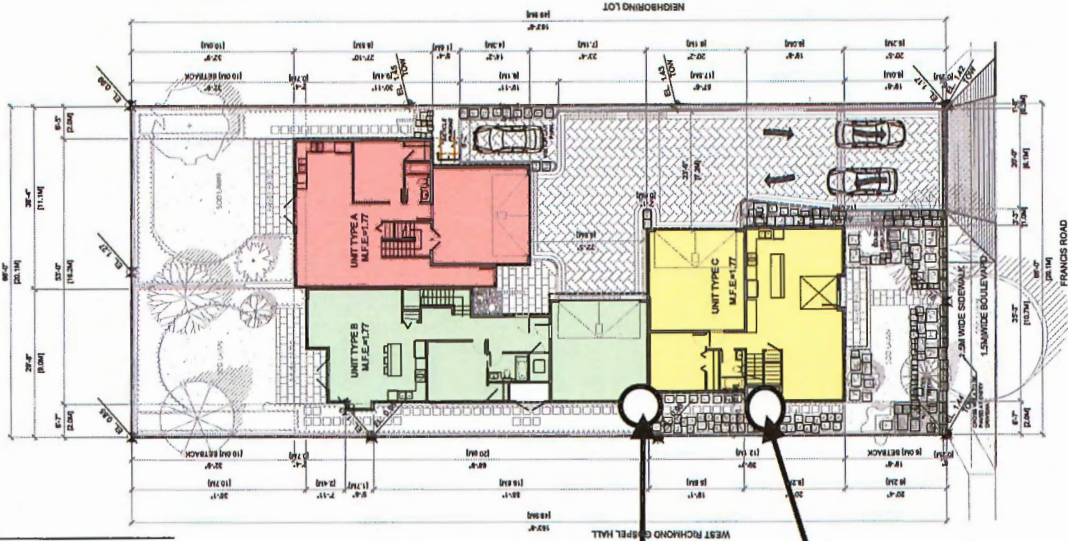


Table of Trees

Tree No.	Common Name	Species	DBH (cm)	Crown Spread (radius)
1 (#46 Arborist Report)	Cherry	Prunus	30	3.7
2 (#47 Arborist Report)	Magnolia	Magnolia	60	3.7

Suitable Replacement Trees

COMMON NAME	BOTANICAL NAME
Paperbark Maple	Acer griseum
Green Arrow Falsecypress	Chamaecyparis foetida tenuis
Princeton Sentry Alderhail Tree	Ginkgo biloba 'Princeton Sentry'
Columbar White Pine	Pinus strobus 'Fastigiata'
Akanagawa Cherry	Prunus serrulata 'Akanagawa'
Weeping Redwood	Sequoiadendron giganteum 'Pendula'
Pink Chines Japanese Snowbell	Styrax japonicus 'Pink Chines'

ENCL - 217

NO. 1	PROPOSED TREE REMOVALS	1
NO. 2	PROPOSED TREE REPLACEMENTS	1
NO. 3	EXISTING TREES TO BE MAINTAINED	1
NO. 4	EXISTING TREES TO BE REMOVED	1
NO. 5	PROPOSED TREE REMOVALS	1
NO. 6	PROPOSED TREE REPLACEMENTS	1
NO. 7	EXISTING TREES TO BE MAINTAINED	1
NO. 8	EXISTING TREES TO BE REMOVED	1



ARCHITECTURE UPLIFE INC.  
10000 WOODBRIDGE BLVD  
RICHMOND, VA 23238  
TEL: (804) 781-1111  
WWW.ARCHITECTUREUPLIFE.COM

TRIPLE X DEVELOPMENT,  
10000 WOODBRIDGE BLVD,  
RICHMOND, VA 23238

LANDSCAPE ARCHITECT  
10000 WOODBRIDGE BLVD,  
RICHMOND, VA 23238

NO. 1	PROPOSED TREE REMOVALS	1
NO. 2	PROPOSED TREE REPLACEMENTS	1
NO. 3	EXISTING TREES TO BE MAINTAINED	1
NO. 4	EXISTING TREES TO BE REMOVED	1

SITE PLAN



A-100  
F



10-12240 Horseshoe Way  
Richmond B.C v7a-4x9  
604-771-0299 [harj@landcraftgroup.ca](mailto:harj@landcraftgroup.ca)

Re: Triplex duplex  
5751 Francis Road, Richmond B.C  
RZ 17-768762

Hi To whom it may concern

The developer Landcraft homes is committed to design the proposed development (5751 Francis road file RZ 17-768762) such that it will meet the energy efficiency requirements (i.e., Step Code) expected to be in place at the time of the proposed project's Building Permit application.

A handwritten signature in black ink, appearing to read 'Harjit Sandhu', is written over a horizontal line.

Harjit Sandhu



**Address:** 5751 Francis Road

**File No.:** RZ 17-768762

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, the developer is required to complete the following:**

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9976.
2. 0.2 m wide road dedication along the entire Francis Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a flood indemnity covenant on title.
4. The granting of a minimum 3.0 m x 2.0 m right-of-way for the water meter and meter box. The exact location is to be confirmed with survey information to be submitted by the applicant.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Francis Road as well as the auto-court and visitor parking space proposed on site, in favour of future residential (duplex/triplex) development to the east. Language should also be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. City acceptance of the developer's offer to voluntarily contribute \$8.5 per buildable square foot (e.g. \$45,900) to the City's Affordable Housing Reserve Fund.
7. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

1. Provide frontage improvements and service connections through a City Works Order at developer's sole cost; works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 1,095 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on the proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- At Developer's cost, the City is to:
  - Install a new water service connection to serve the proposed development. Meter and meter box to be located onsite in a right-of-way.
  - Cut and cap, at main, the existing water service connection and remove meter.

Storm Sewer Works:

- At Developer's cost, the City is to:
  - Cut and cap, at main, the existing storm connection at the southwest corner of the development site and remove inspection chamber STIC54918.
  - Cut and cap, at inspection chamber, the existing storm connection at the southeast corner of the development site.
  - Install a new storm service connection complete with inspection chamber.

Sanitary Sewer Works:

- At Developer's cost, the City is to:

**CNCL - 219**

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

- Cut and cap, at inspection chamber, the existing sanitary service connection at the northwest corner of the development site.
- Install a new sanitary service connection complete with inspection chamber. Inspection chamber to be located within the existing right-of-way along the north property line.
- Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
- Ensure no encroachments of onsite works (proposed trees, buildings, retaining walls, etc.) into existing sanitary right-of-way along north property line of subject site.

Frontage Improvements:

- At Developer's cost, the City is to:
  - construct a new 1.5 m concrete sidewalk at new property line, and new 1.5 m landscaped boulevard behind existing curb.
  - provide special stamped/tinted concrete treatment for the sidewalk across the driveway at the crossing.
- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.

General Items:

- The Developer 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.
2. 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.
  3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
  4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
  5. 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,

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

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

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

---

Signed

---

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9974 (RZ 17-768762)
5751 Francis 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 "ARTERIAL ROAD THREE-UNIT DWELLINGS (RTA)".

P.I.D. 004-030-427

Lot "d" Section 24 Block 4 North Range 7 West New Westminster District Plan 17358

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9974".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for signature or date entry.

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

MAYOR

CORPORATE OFFICER





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9976  
(Arterial Road Land Use Policy/Arterial Road Triplex)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:
  - a) inserting the following definitions in alphabetical order:

**“Housing, Three-Unit** means a **building** commonly referred to as a triplex designed exclusively to accommodate three separate **dwelling units** living independently above, below or beside each other, designed and constructed as three **dwelling units** at initial construction, and where each **dwelling unit** in the **three-unit** housing may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**), provided that no more than two **kitchens** are located in one **dwelling unit** in the **three-unit housing**.”;
  - b) amending the definition of **“Residential vertical lot depth envelope”** by replacing **“single detached housing and two-unit housing only”** with **“single detached housing, two-unit housing and three-unit housing only”**; and
  - c) amending the definition of **“Residential vertical lot width envelope”** by replacing **“single detached housing or two-unit housing”** with **“single detached housing, two-unit housing, or three-unit housing”**.
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.14 [Accessory Buildings and Accessory Structures] by inserting **“, three-unit housing”** following **“single detached housing”** in Section 4.14.4”.
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.18 [Residential Vertical Lot Width Envelope] by:
  - a) replacing **“single detached housing or two-unit housing”** in Section 4.18.1 with **“single detached housing, two-unit housing, or three-unit housing”**; and

- b) replacing “**single detached housing and two-unit housing**” in Sections 4.18.2, 4.18.3 and 4.18.4 with “**single detached housing, two-unit housing and three-unit housing**”.
- 4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by:
  - a) replacing “**two-unit housing or town housing**” in Sections 5.4.1.a, 5.4.1.b and 5.4.1.p with “**two-unit housing, three-unit housing or town housing**”; and
  - b) replacing “**single detached housing and two-unit housing**” in Section 5.4.1.n with “**single detached housing, two-unit housing and three-unit housing**”;
- 5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions before the line for RAL2:

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
“RTA”	\$8.50”

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

**8.17 Arterial Road Three-Unit Dwellings (RTA)**

**8.17.1 Purpose**

The **zone** provides for three **dwelling units** on a single lot fronting an **arterial road**, plus other compatible **uses**.

**8.17.2 Permitted Uses**

- **housing, three-unit**

**8.17.3 Secondary Uses**

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

**8.17.4 Permitted Density**

- 1. The maximum **density** is one **three-unit housing** unit per lot.
- 2. The maximum **floor area** is the lesser of:
  - a) the **floor area** calculated using the **floor area ratio** of 0.4; and
  - b) 501.7 m<sup>2</sup>.
- 3. Notwithstanding Section 8.17.4.2(a), the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **RTA zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Each **three-unit housing dwelling unit** must have a minimum **floor area** of 133.7 m<sup>2</sup> and must not exceed a maximum **floor area** of 183.9 m<sup>2</sup>.
5. Notwithstanding Section 4.2.2, the following items are not included in the calculation of maximum **floor area**:
  - a) up to 37.5 m<sup>2</sup> of the attached **accessory buildings** per **three-unit housing dwelling unit** used for on-site parking purposes, which cannot be used for **habitable space**;
  - b) up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building**, provided that the covered areas are:
    - i) always open on two or more sides;
    - ii) never enclosed; and
    - iii) not located more than 0.6 m above the lowest horizontal floor;
  - c) one **accessory building** which is less than 10.0 m<sup>2</sup>; and
  - d) up to a maximum of 2.35 m<sup>2</sup> per **three-unit housing dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
6. Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**, except that a maximum of 10 m<sup>2</sup> of **floor area**, per **three-unit housing dwelling unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

#### 8.17.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
  - a) 20% for **lots** less than 12.0 m wide;
  - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
  - c) 30% for **lots** of 15.0 m or more in width.
  - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

#### 8.17.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is:
  - a) 2.0 m for **lots** of 20.0 m or more in width;
  - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
  - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.17.6.4 above:
  - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the City; and
  - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings, carports and garages** are:
  - a) 12.0 m for the **front yard**;
  - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
  - c) 1.2 m for the **interior side yard**; and
  - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m<sup>2</sup> may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. The following projections shall be permitted, subject to the *Building Code*:
  - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard, rear yard** and **exterior side yard** no more than 0.6 m;
  - b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
    - i) 1.0 m into the **front yard**;
    - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principle building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
    - iii) 0.6 m into the **rear yard**;

- c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a **public road** may project for a distance of:
    - i) 1.5 m into the **front yard**;
    - ii) 0.6 m into the **exterior side yard**; and
    - iii) 1.5 m into the **exterior side yard** where the **exterior side yard** is 6.0 m;
  - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
  - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
    - i) 3.0 m of a **public road**.
    - ii) 6.0 m of an **arterial road**; and
    - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
  - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**. (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

#### 8.17.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

#### 8.17.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 743.2 m<sup>2</sup>.
2. The minimum **lot width** is 13.4 m, except that:
  - a) the minimum **lot width** for **interior lots** that share a **vehicle access** with an **adjacent lot** on an **arterial road** is 10.35 m;

- b) the minimum **lot width** for **corner lots** flanking an **arterial road** is 15.0 m;
  - c) the minimum **lot width** for **corner lots** flanking a local **road** with **vehicle access** from the local **road** is 10.35 m; and
  - d) the minimum **lot width** for **corner lots** flanking a local **road** and share a **vehicle access** with an **adjacent lot** on **arterial road** is 12.35 m.
3. The minimum **lot depth** is 30.0 m.

#### 8.17.9 Landscaping & Screening

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

#### 8.17.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) at least 50% of the required residential **use parking spaces** shall be standard spaces;
  - b) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
  - c) where residents of a single **three-unit housing dwelling unit** intend to use two **parking spaces**, the two **parking spaces** may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space** and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle.
  - d) visitor parking requirement shall be 0.2 **parking spaces** per **dwelling unit**;
  - e) for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m; and
  - f) for the purpose of this **zone** only, visitor **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**, as specified in a Development Permit approved by the City.
2. Visitor **parking spaces** shall be:
  - a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the **parking spaces**; and
  - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

#### 8.17.11 Other Regulations

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

7. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9976”**.

FIRST READING

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PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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