



# City of Richmond

## Report to Committee

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

**Date:** May 25, 2021  
**File:** RZ 19-867880

**Re:** Application by Doxa Development for Rezoning at 6700 Francis Road from the "Single Detached (RS1/E)" Zone to the Site Specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10273, for the rezoning of 6700 Francis Road from the "Single Detached (RS1/E)" zone to a new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, be introduced and given first reading.

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

WC:na  
Att. 7

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

## Staff Report

### Origin

Doxa Development has applied to the City of Richmond, on behalf of 1138934 B.C. Ltd – Yongbin Ma and Ai Qiong He, for permission to rezone 6700 Francis Road (Attachment 1) from the “Single Detached (RS1/E)” zone to a new site specific “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone in order to permit the property to be subdivided to create two duplex lots (Attachment 2) with a shared access from Francis Road. A Development Permit application is required to further address the form and character of the proposed duplexes. A preliminary site plan, streetscape elevation, and renderings are provided for reference in Attachment 3.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

#### Subject Site Existing Housing Profile

The site currently contains one single-family dwelling which will be demolished. The applicant has indicated that the dwelling is currently vacant and does not contain a secondary suite.

### Surrounding Development

- To the North: Across Francis Road, a single-family lot zoned “Single Detached (RS1/E)” and low density townhouses zoned “Land Use Contract 047, 075”.
- To the South: Two single-family lots zoned “Single Detached (RS1/B)”.
- To the East: A single-family lot zoned “Single Detached (RS1/E)” with an active rezoning application for duplex redevelopment separate from the subject site (RZ 17-775025).
- To the West: A single-family lot zone “Single Detached (RS1/K)”.

### Related Policies & Studies

#### Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The development proposal for two duplex lots is consistent with these designations.

#### 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 and the proposal is consistent with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

### Single Family Lot Size Policy 5428

The subject site is located within Single Family Lot Size Policy Area 5428 (Attachment 5), and was adopted by Council on December 18, 1989 and amended on December 15, 2008. The Single Family Lot Size Policy provides direction on the size of single-family lots that may be created through rezoning and subdivision. The Policy permits those properties along Francis Road without lane or internal road access to be rezoned and subdivided as per “Single Detached (RS1/C)” zone; where the minimum lot size is 360 m<sup>2</sup> and minimum lot width is 13.5 m.

Lot size policies are used to govern rezoning and subdivision of single-family lots and the proposal is for duplexes. The proposed rezoning application for duplexes is not subject to this Lot Size Policy 5428 as subject site is located along an arterial road which designates the site for “Single-Detached/Duplex/Triplex” uses.

### 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**

Staff originally encouraged the applicant to work with the adjacent site to the east (6740 and 6780 Francis Road RZ 17-775025) so a rezoning application that meets the required minimum lot widths for the established “Arterial Road Two-Unit Dwellings (RDA)” zone could be achieved. Despite these efforts, two separate rezoning applications are proposed.

A new site specific zoning “Two-Unit Dwellings (ZD7) - Francis Road (Blundell)” is proposed to be used for both the rezoning of the subject site and 6740/6780 Francis Road. The proposed specific zoning district (ZD7) allows duplexes on a slightly narrower lot width of 10.0 m as compared to the 10.35 m lot width required by the RDA zone.

When the “Arterial Road Two-Unit Dwellings (RDA)” zone was introduced, a minimum lot width of 10.35 m was identified for interior lots that share a vehicle access with an adjacent lot on an arterial road. This minimum lot width was identified primarily in response to on-site vehicle parking and on-site circulation requirements. Through the review of this application the

applicant was able to demonstrate that all on-site vehicle parking and circulation could be achieved on a 10.0 m wide lot, provided that resident vehicle parking is provided in a carport instead of within an enclosed garage. Without garage doors, the 6.7 m wide auto court can be used to the full extent for vehicle circulation and maneuvering. Likewise the minimum sized parking stalls required can be measured from the minimum 1.2 side yard setback instead of additional setback due to garage wall thickness and space to accommodate a standard vehicle in an enclosed garage.

The proposed “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone is drafted based on the existing RDA zone with the exception of a slightly narrower lot width. Provisions related to density, minimum lot size, lot coverage and setbacks are unchanged from the RDA zone.

#### Built Form and Architectural Character

The applicant proposes one duplex on each of the two lots to be created through rezoning and subdivision, for a total of four dwelling units. The duplexes will be in a “front-back” configuration; with one dwelling unit at the front of the property and the second dwelling unit at the back. The front and back units will be connected by individual attached carports. In keeping with the architectural character of the neighbourhood, the duplexes will be two storeys and each will feature a peaked roof.

#### Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the south 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, at least one convertible unit will be provided in this duplex cluster of four units sharing one driveway (i.e., Unit Type A and/or Type C). Details of the accessible housing features will be required for the accessible unit and reviewed at the future Development Permit stage.

#### Transportation and Site Access

Vehicle access to the proposed two duplex lots will be limited to one shared driveway crossing from Francis Road, secured by legal agreement. The shared driveway will be centred at the common property line between the proposed lots. To ensure adequate access for both proposed units, 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 6 m wide to allow for two vehicles in opposing directions to pass, and then taper 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.

Each unit will have two parking stalls in a private carport and one visitor parking stall will be provided at the end of the common drive aisle for the shared use between the two duplex lots.

Prior to rezoning, the applicant is required to provide a \$22,800.00 contribution towards the construction of a special crosswalk at the Francis Road and Milner Road intersection and register a restrictive covenant on title to ensure that, upon subdivision of the property:

- Vehicle access to the two duplex lots is via a single shared driveway crossing, to be centered on the proposed shared property line.
- The buildings and driveway on the proposed lots to be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on titles of each property.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven (tag# 78, 79, 80, 81, 82, 83 and 84) bylaw-sized trees on the subject property, one tree (tag# OS1) on neighbouring property to the west (6688 Francis Road), and three street trees (tag# 75, 76 and 77) on City property.

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

- 3 trees (tag# 82 (Douglas Fir 53cm caliper), 83 (Laurel combined 37cm caliper), and 84 (Douglas Fir 50cm caliper) located along the back property line are in very good condition and should be retained and protected a minimum 5m out from the base of the tree. Staff have worked with the applicant to ensure the rear units are setback in order to provide the minimum 5m required tree protection zone.
- 2 trees (tag# 78 (Western Red Cedar 48cm caliper) and 79 (Beech 50cm caliper)) are located along the front property line and have been significantly topped due to the BC Hydro line clearance requirements. These trees are not good candidates for retention and should be removed and replaced.
- 2 trees (Tag# 80 (Hazel nut combined 37cm caliper) and 81 (Pear combined 13cm caliper)) located on the development site are in very poor condition (heavily topped and dying). These trees are not good candidates for retention and should be removed and replaced.
- 3 trees (Tag# 75 (Beech 9cm caliper), tag# 76 (Beech 17cm caliper), and tag# 77 (Beech 25cm caliper) located on City property were assessed by Parks Arboriculture staff for retention as they are all in good health and condition.

- 2 trees of the 3 trees City trees (tag# 75 and 77) are in good condition and can be retained in their current location. A \$10,000.00 Tree Survival Security will be required for the retention of 2 City trees).
- 1 City tree (tag# 76) is in good condition but in conflict with the driveway location. The tree will be relocated to a location chosen by Parks staff. All cost associated with hiring a certified tree moving company and relocation of the tree are the responsibility of the developer.
- 1 tree (tag# OS1 (Spruce 51cm caliper) located on neighbouring property to the west at 6688 Francis Road will not be impacted by construction and will be retained and protected with tree protection fencing.
- Tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove four (tag# 78, 79, 80 and 81) on-site trees. The 2:1 replacement ratio would require a total of 8 replacement trees (4 per lot). The applicant has agreed to plant 2 trees on each lot proposed; for a total of 4 new replacement trees. With existing rear yard trees being retained and root systems already established, the 4 other required replacement trees will be provided as cash-in-lieu. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
1	6 cm	2.5 m
1	8 cm	3 m
2	9 cm	3.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of the remaining 4 trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

3 on-site trees (tag# 82, 83 and 84), 2 City trees (tag# 75 and 77), and 1 neighbouring tree (tag#OS1) on neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security in the amount of \$50,000.00 for the protection of on-site, City, and neighbouring trees.

#### Affordable Housing Strategy

The proposed site specific Two-Unit Dwellings zone is based on the Arterial Road Duplex (RDA) zone. Affordable housing contributions have been applied in keeping with this zone. The applicant will make a cash-in-lieu contribution of \$8.50 per buildable square foot per the Affordable Housing Strategy for a total of \$54,826.28.

#### Energy Step Code

The applicant has committed to design the subject development to meet the Energy Step Code 3 requirements. Details on how all units are to be built and maintained to this commitment will be reviewed at the Development Permit and Building Permit stages.

#### Site Servicing and Frontage Improvements

Prior to final adoption of the Rezoning Bylaw, the developer is required to provide a 2.1 m wide road dedication across the Francis Road frontage to accommodate the required frontage improvements.

Prior to approval of subdivision, the developer is required to enter into a Servicing Agreement for the design and construction of frontage improvements and service connections. 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. The developer is also required to provide a 1.5 m wide SRW along the north property line for the storm service connections and water service connections (Attachment 8).

Prior to subdivision, the developer will also be required to pay Development Cost Charges (DCC's) (City & GVS&DD), TransLink DCC's, a School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Subdivision stage.

#### Development Permit

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 Arterial Road duplex projects in the 2041 Official Community Plan (OCP).

- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure the survival of the protected trees at the rear, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required Statutory Right of Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.

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

#### **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 6700 Francis Road from the "Single Detached (RS1/E)" zone to the new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, in order to permit the development of four duplex units on two lots with shared access from Francis Road. The proposed new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zoning has been developed to permit duplex development on a narrower lot width while achieving all of the remaining requirements of the zone.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10273 be introduced and given first reading.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg



Attachments:

Attachment 1: Location Map

Attachment 2: Subdivision Layout

Attachment 3: Conceptual Development Plans

Attachment 4: Development Application Data Sheet

Attachment 5: Lot Size Policy 5428

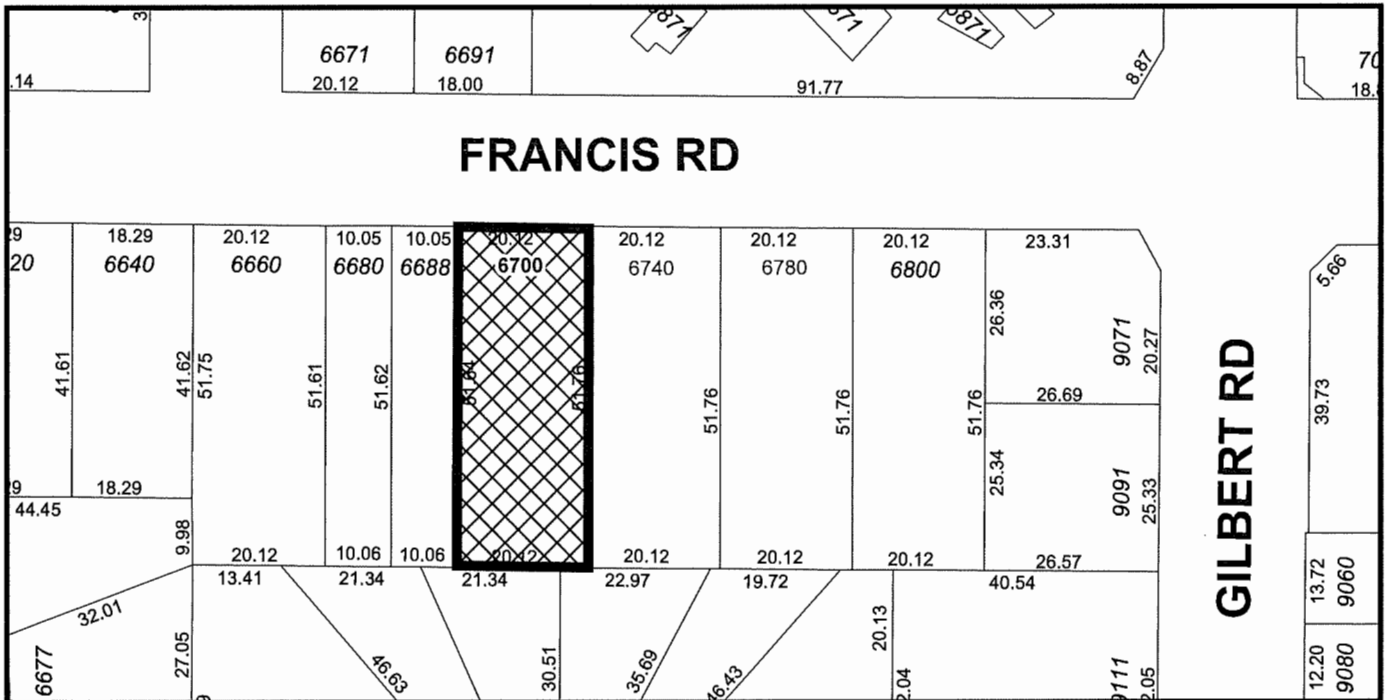
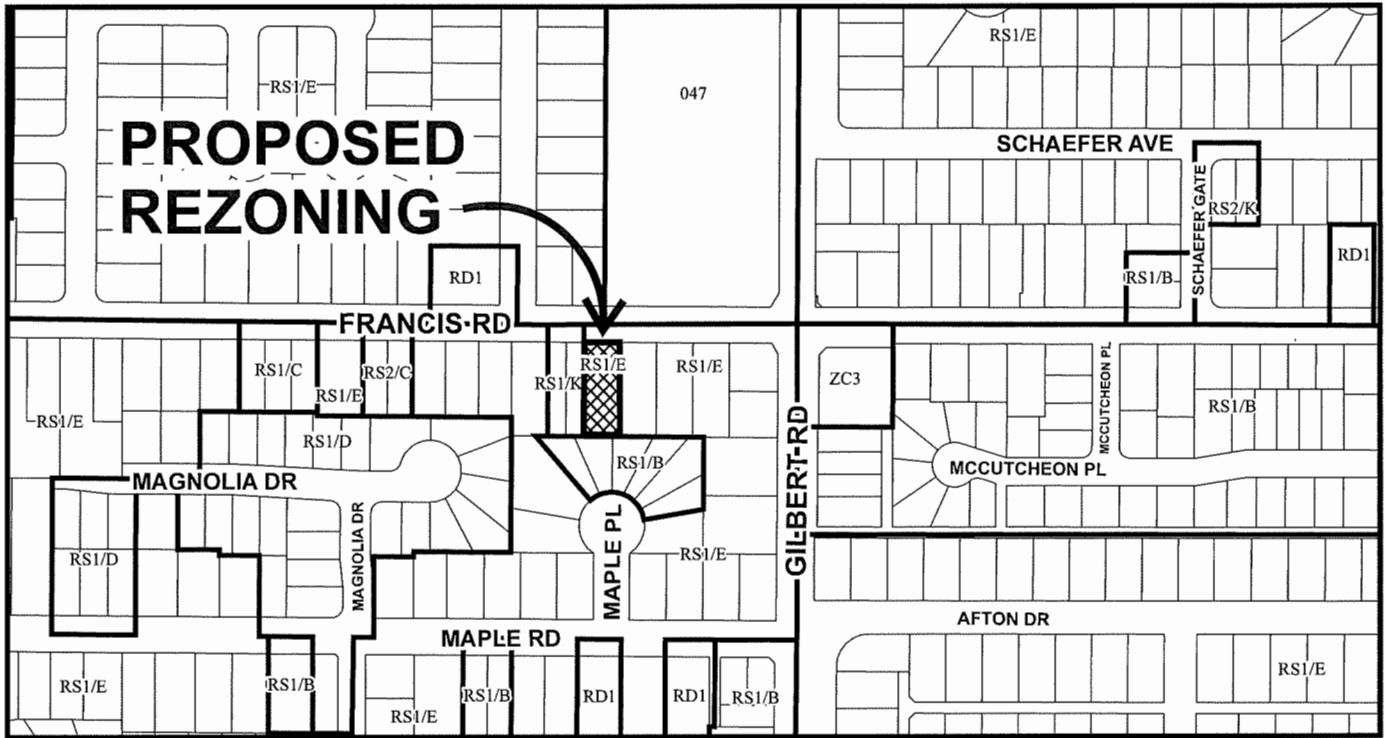
Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations



# City of Richmond

ATTACHMENT 1



RZ 19-867880

Original Date: 06/27/17

Revision Date: 05/11/21

Note: Dimensions are in METRES



# City of Richmond



RZ 19-867880

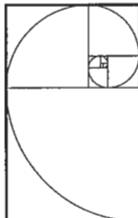
Original Date: 08/06/19

Revision Date: 05/11/21

Note: Dimensions are in METRES







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ARCHITECTURE  
PROJECT NO.  
DATE

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Dispositions

We, the undersigned, certify that the drawings and the content are true and correct copies of the original drawings and the content as submitted to the relevant authority.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2021-05-10	ISSUED FOR REZONING RESUBMISSION	IM	IM
2	2021-05-10	ISSUED FOR REZONING RESUBMISSION	IM	IM
3	2021-05-10	ISSUED FOR REZONING RESUBMISSION	IM	IM
4	2021-05-10	ISSUED FOR REZONING RESUBMISSION	IM	IM
5	2021-05-10	ISSUED FOR REZONING RESUBMISSION	IM	IM
6	2021-05-10	ISSUED FOR REZONING RESUBMISSION	IM	IM
7	2021-05-10	ISSUED FOR REZONING RESUBMISSION	IM	IM
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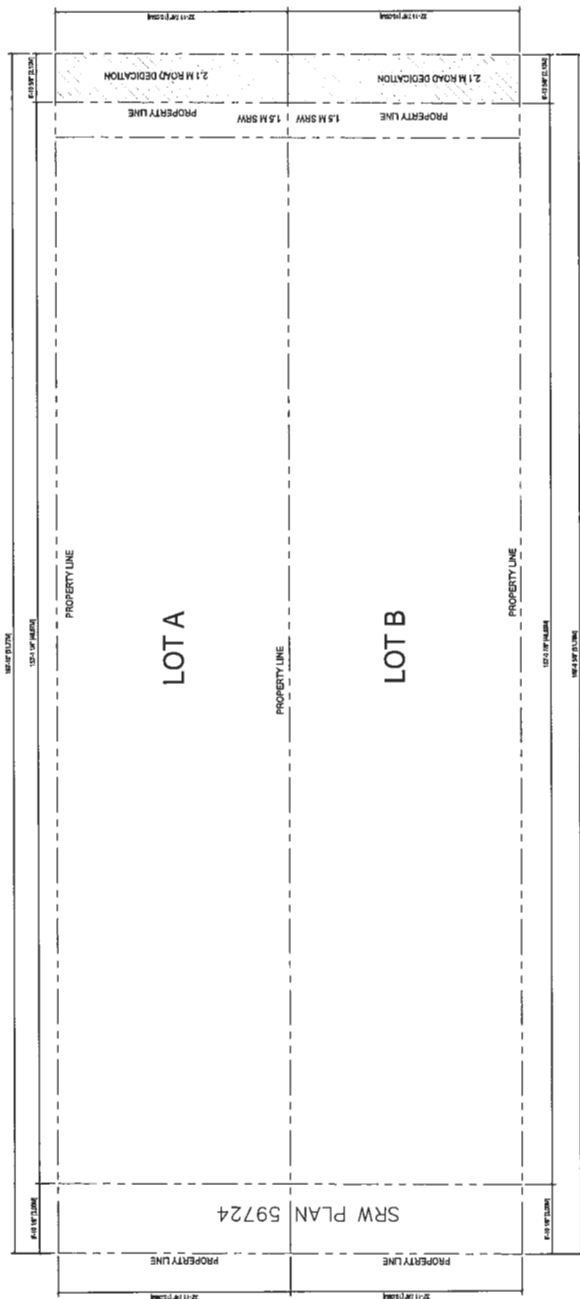
ISSUED FOR REZONING  
RESUBMISSION  
2021-05-10

4-UNIT DENSITY DEVELOPMENT FOR

**DOXA**  
6700 PARKS ROAD, RICHMOND, BC  
V6X 1A6

SUBDIVISION PLAN

Project No. #8246  
Drawing No. 1/8"=1'-0"  
Scale  
A 1.5



1 SUBDIVISION PLAN  
SCALE 1/8"=1'-0"

Project Data - LOT B		Lot B Description		Lot B Data	
Civic Address		Lot B Description		Lot B Data	
Lot B - 6700 Parks Road, Richmond, BC		Lot B - 6700 Parks Road, Richmond, BC		Lot B - 6700 Parks Road, Richmond, BC	
Planning Area		Planning Area		Planning Area	
Green Site Area		Green Site Area		Green Site Area	
2.1M Road Dedication		2.1M Road Dedication		2.1M Road Dedication	
Net Site Area		Net Site Area		Net Site Area	
Area, 100' Allowed (100' Zone)		Area, 100' Allowed (100' Zone)		Area, 100' Allowed (100' Zone)	
Floor Area Allowed		Floor Area Allowed		Floor Area Allowed	
Total Net Floor Area Provided		Total Net Floor Area Provided		Total Net Floor Area Provided	
Total 100' Provided		Total 100' Provided		Total 100' Provided	

Project Data - LOT A		Lot A Description		Lot A Data	
Civic Address		Lot A Description		Lot A Data	
Lot A - 6700 Parks Road, Richmond, BC		Lot A - 6700 Parks Road, Richmond, BC		Lot A - 6700 Parks Road, Richmond, BC	
Planning Area		Planning Area		Planning Area	
Green Site Area		Green Site Area		Green Site Area	
2.1M Road Dedication		2.1M Road Dedication		2.1M Road Dedication	
Net Site Area		Net Site Area		Net Site Area	
Area, 100' Allowed (100' Zone)		Area, 100' Allowed (100' Zone)		Area, 100' Allowed (100' Zone)	
Floor Area Allowed		Floor Area Allowed		Floor Area Allowed	
Total Net Floor Area Provided		Total Net Floor Area Provided		Total Net Floor Area Provided	
Total 100' Provided		Total 100' Provided		Total 100' Provided	





<b>CLIENT</b>	<b>ARCHITECT</b>	<b>CIVIL</b>	<b>ARBORIST</b>	<b>SURVEYOR</b>
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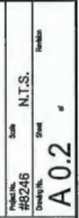
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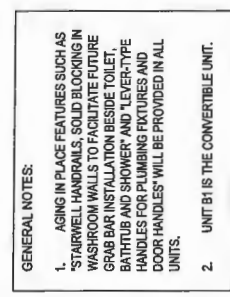
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A0.0	COVER SHEET	A2.1	BUDG A & B LEVEL 1 FLOOR PLANS
A0.1	COLOR RENDERINGS	A2.1A	BUDG A & B LEVEL 1 AREA OVERLAY DIAGRAM
A0.2	COLOR RENDERINGS	A2.2	BUDG A & B LEVEL 2 FLOOR PLANS
A0.3	PROJECT DATA & STATISTICS	A2.2A	BUDG A & B LEVEL 2 AREA OVERLAY DIAGRAM
A0.4	SITE AERIAL PHOTO	A2.3	ROOF PLANS
A0.5	SITE CONTEXT PLAN / STREET ELEVATION	A3.1	BUILDING A ELEVATIONS
A0.6	SITE SURVEY PLAN	A3.2	BUILDING B ELEVATIONS
A1.1	SITE PLAN	A4.1	BUILDING SECTIONS
A1.2	PARKING PLAN	A5.1	CONVERTIBLE UNIT FLOOR PLANS
A1.3	SITE COVERAGE OVERLAY		
A1.4	PRIVATE OUTDOOR SPACE OVERLAY		
A1.5	SUBDIVISION PLAN		

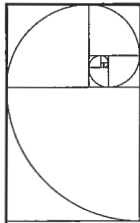
A3.1	BUILDING A ELEVATIONS
A3.2	BUILDING B ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	CONVERTIBLE UNIT FLOOR PLANS











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**PROJECT INFORMATION**

PROJECT NAME	4-UNIT DUPLEX DEVELOPMENT FOR
PROJECT ADDRESS	6100 FRANCES ROAD, RICHMOND, BC
PROJECT CITY	RICHMOND, BC
PROJECT STATE	BC
PROJECT COUNTRY	CANADA
PROJECT OWNER	DOXA
PROJECT DATE	2021-05-10
PROJECT SCALE	1/8"=1'-0"
PROJECT SHEET	PLN-62

**REVISIONS**

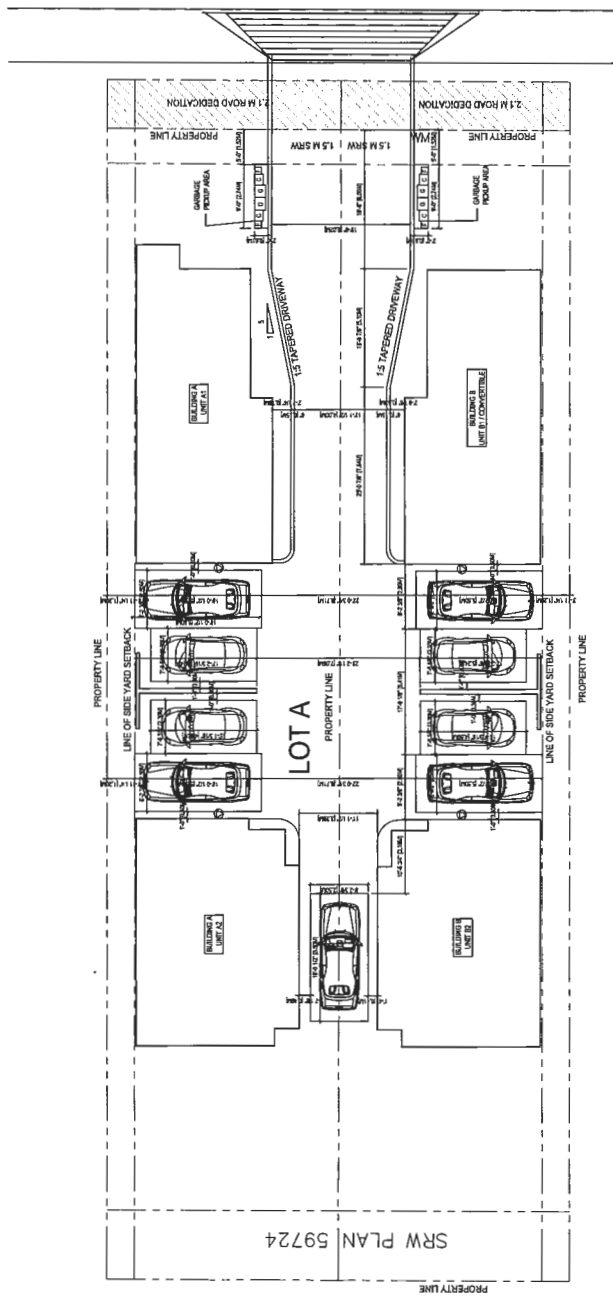
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING RESUBMISSION	2021-05-10

**ISSUED FOR REZONING RESUBMISSION**  
 2021-05-10

**DOXA**  
 6100 FRANCES ROAD, RICHMOND, BC  
 V6X 1A6

**PARKING PLAN**

Project No: #8246  
 Scale: 1/8"=1'-0"  
 Drawing No: A1.2



**1 PARKING PLAN**  
 SCALE: 1/8"=1'-0"  
 ROAD DEDICATION

**Parking Calculation - LOT B**

Residential Parking Required	4	2 per Unit X	2 Units
Residential Parking Provided	4	2 per Unit X	2 Units
Small Car (Residential Parking Allowed)	2	50%	1 Unit
Small Car (Residential Parking Provided)	2	50%	1 Unit
Visitor Parking Provided	2	Combined with Lot B	2 Units
EV Charging Provided (1 per Unit)	2	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 240V AC, AND CURRENT OF 16A TO 60A	2 Units

**Parking Calculation - LOT A**

Residential Parking Required	4	2 per Unit X	2 Units
Residential Parking Provided	4	2 per Unit X	2 Units
Small Car (Residential Parking Allowed)	2	50%	1 Unit
Small Car (Residential Parking Provided)	2	50%	1 Unit
Visitor Parking Provided	2	Combined with Lot B	2 Units
EV Charging Provided (1 per Unit)	2	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 240V AC, AND CURRENT OF 16A TO 60A	2 Units

**LEGEND**

5'-10 3/4" (1.50M)  
 2'-0" (0.61M)  
 BIKE PARKING CLASS 1  
 HORIZONTAL BICYCLE SPACE (1.8M X 0.8M)

STANDARD STALL (2.3M X 5.5M)

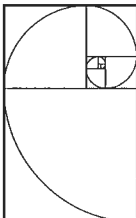
SMALL STALL (2.3M X 4.6M)

LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 240V AC, AND CURRENT OF 16A TO 60A

VISITOR PARKING SIGN ELEVATION

VISITOR PARKING SIGN ELEVATION





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1	05/10/2021	ISSUED FOR REZONING RESUBMISSION	IM	IM
2	05/10/2021	REVISED FOR REZONING RESUBMISSION	IM	IM
3	05/10/2021	REVISED FOR REZONING RESUBMISSION	IM	IM
4	05/10/2021	REVISED FOR REZONING RESUBMISSION	IM	IM
5	05/10/2021	REVISED FOR REZONING RESUBMISSION	IM	IM
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ISSUED FOR REZONING  
RESUBMISSION  
2021-05-10

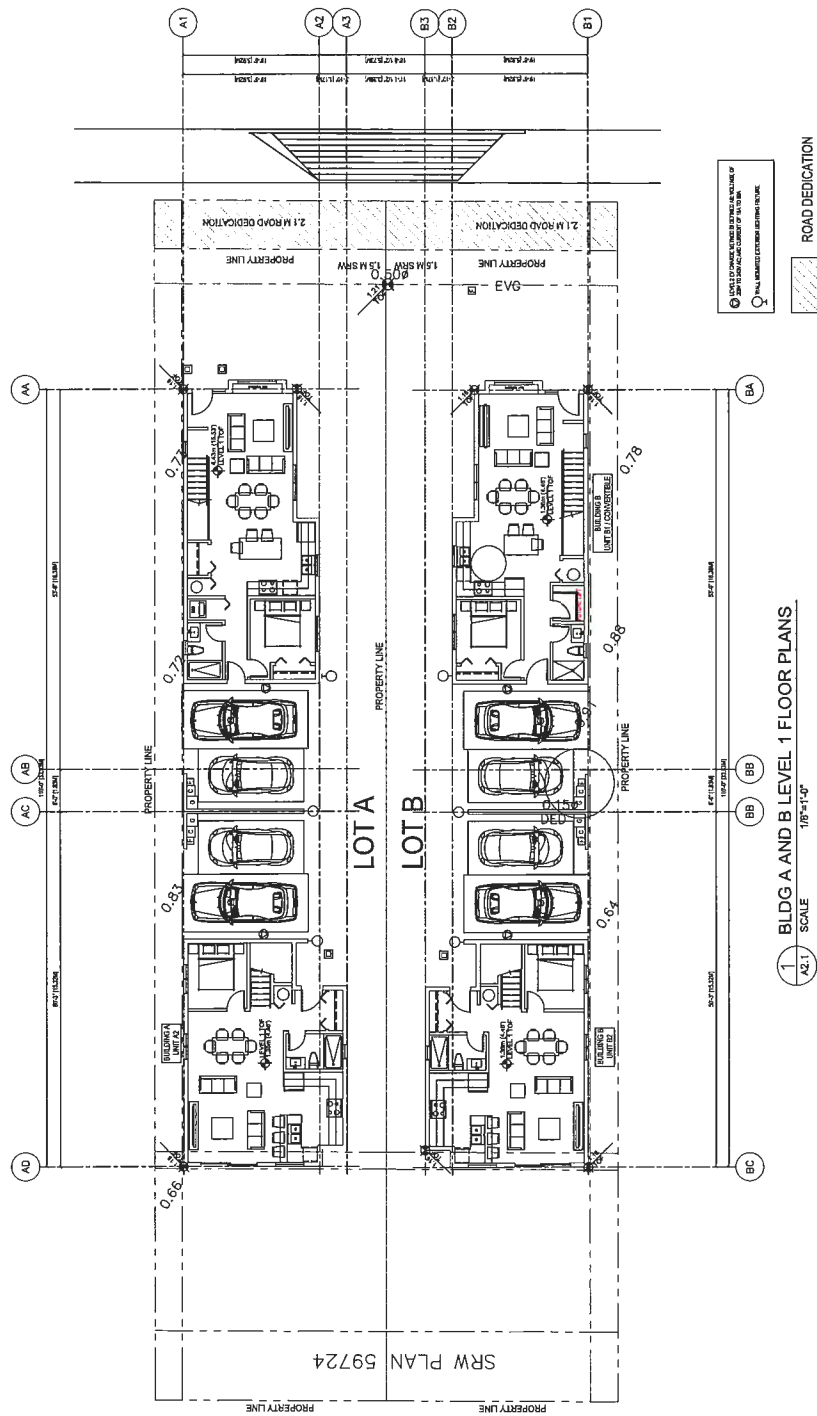
DOXA  
4 UNIT DUPLEX DEVELOPMENT FOR

8700 FRANCES ROAD, RICHMOND, BC  
R2 14-0180

BUILDING A & B  
LEVEL 1 FLOOR PLANS

Project No. #8246  
Scale 1/8"=1'-0"

Sheet A2.1

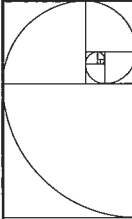


Floor Area Calculation - LOT A

Unit #	Building A	Building B	Total
Feature (SQ / DEN)	Unit A1	Unit B1	Units
Garage Area	4.00	4.00	8.00
Convertible Unit	1093.44 SF	1040.16 SF	2133.60 SF
Level 1 Gross Area	987.26 SF	987.26 SF	1974.52 SF
Level 2 Gross Area	987.26 SF	987.26 SF	1974.52 SF
Total Gross Area	1974.52 SF	1974.52 SF	3949.04 SF
Garage Area	321.00 SF	321.00 SF	642.00 SF
Garage Area	58.03 SF	58.03 SF	116.06 SF
Garage Area	21.07 SF	21.07 SF	42.14 SF
Garage Area	75.00 SF	75.00 SF	150.00 SF
Garage Area	437.23 SF	437.23 SF	874.46 SF
Net Floor Area	1806.68 SF	1806.68 SF	3613.36 SF
Min. Floor Area Allowed at 183.5 m	1979.48 SF	1979.48 SF	3958.96 SF
Complied with Min Floor Area per Unit Allowed	Yes	Yes	Yes

Floor Area Calculation - LOT B

Unit #	Building A	Building B	Total
Feature (SQ / DEN)	Unit A2	Unit B2	Units
Garage Area	4.00	4.00	8.00
Convertible Unit	1093.44 SF	1040.16 SF	2133.60 SF
Level 1 Gross Area	987.26 SF	987.26 SF	1974.52 SF
Level 2 Gross Area	987.26 SF	987.26 SF	1974.52 SF
Total Gross Area	1974.52 SF	1974.52 SF	3949.04 SF
Garage Area	321.00 SF	321.00 SF	642.00 SF
Garage Area	58.03 SF	58.03 SF	116.06 SF
Garage Area	21.07 SF	21.07 SF	42.14 SF
Garage Area	75.00 SF	75.00 SF	150.00 SF
Garage Area	437.23 SF	437.23 SF	874.46 SF
Net Floor Area	1806.68 SF	1806.68 SF	3613.36 SF
Min. Floor Area Allowed at 183.5 m	1979.48 SF	1979.48 SF	3958.96 SF
Complied with Min Floor Area per Unit Allowed	Yes	Yes	Yes



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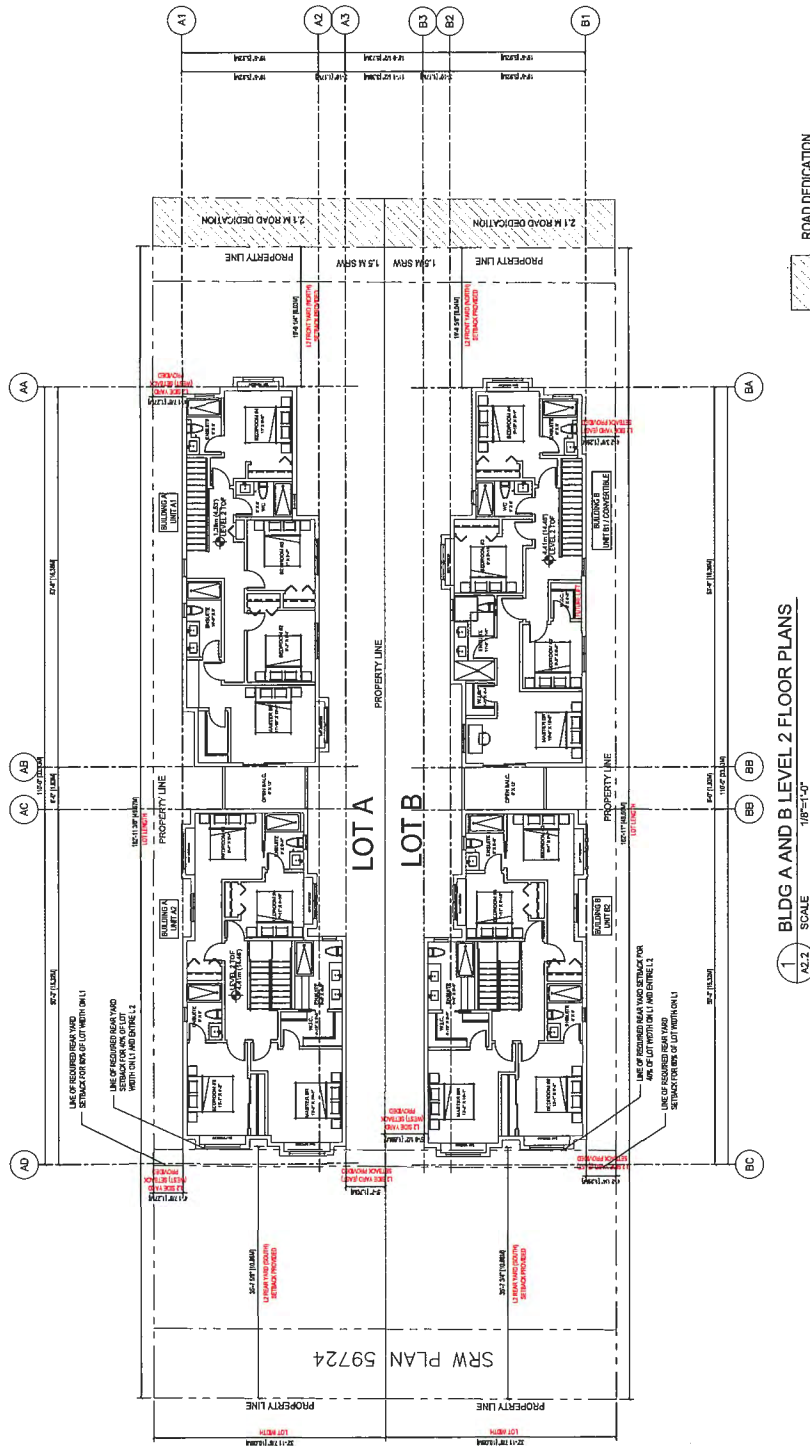
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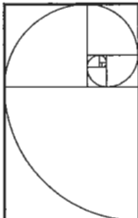
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4-UNIT DUPLEX DEVELOPMENT FOR  
 DOXA  
 6706 FRANCIS ROAD, RICHMOND, BC  
 R2 18-00980

BUILDING A & B  
 LEVEL 2 FLOOR PLANS

Project No.  
 #8246  
 Scale  
 1/8"=1'-0"  
 Drawing No.  
 A2.2





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Discussions

The Contractor shall verify all dimensions and locations of existing structures, utilities, and other features shown on these drawings. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

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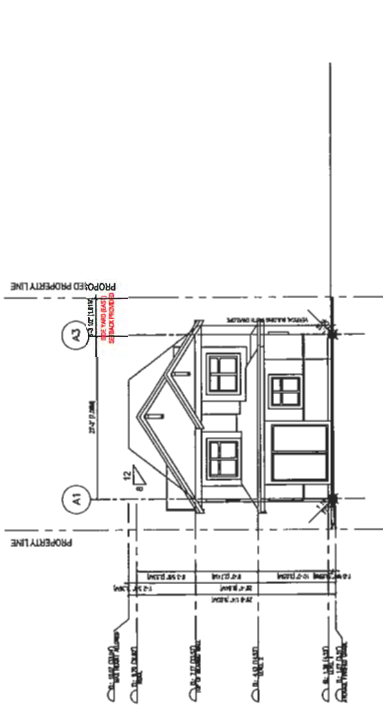
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2021-05-10

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DOXA  
6700 FRANCIS ROAD, RICHMOND, BC  
R2 1A-05780

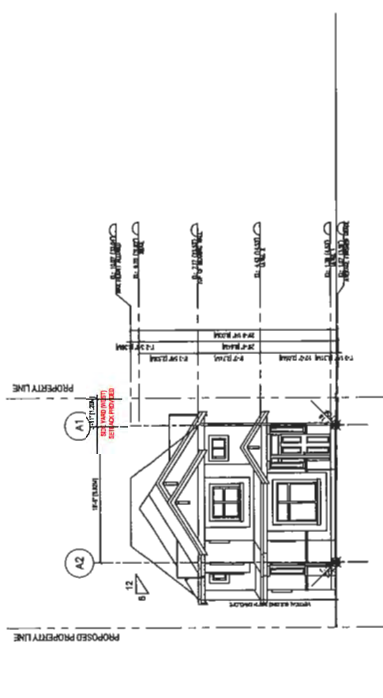
BUILDING A ELEVATIONS

Project No: #8246  
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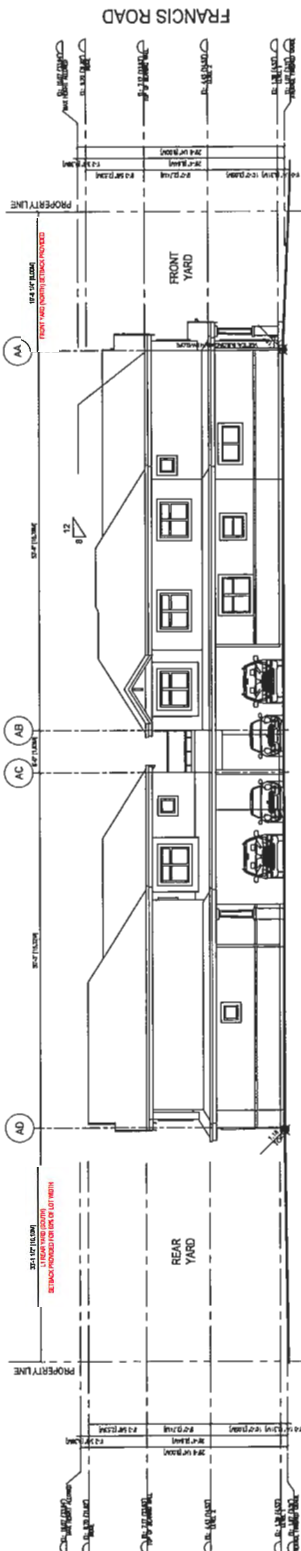
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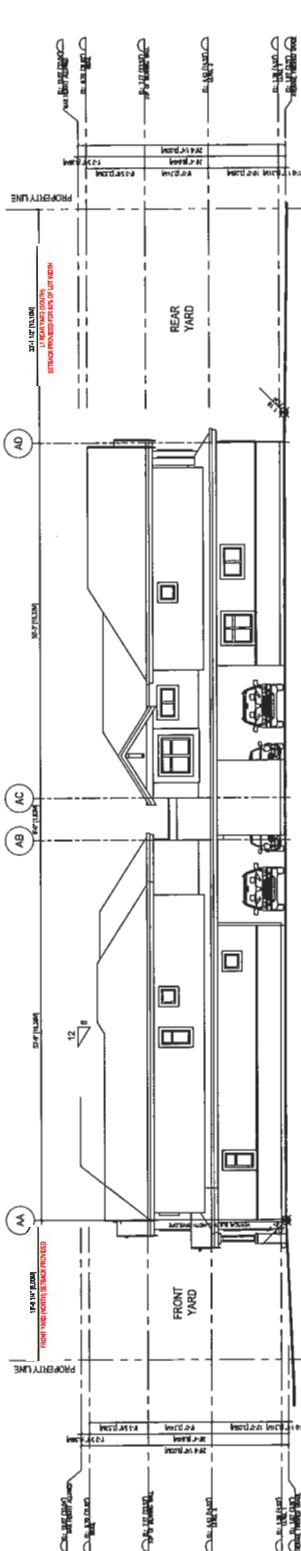
2 BUILDING A REAR (SOUTH) ELEVATION  
SCALE 1/8"=1'-0"



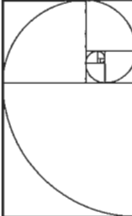
1 BUILDING A FRONT (NORTH) ELEVATION  
SCALE 1/8"=1'-0"



3 BUILDING A SIDE (EAST) ELEVATION  
SCALE 1/8"=1'-0"



4 BUILDING A SIDE (WEST) ELEVATION  
SCALE 1/8"=1'-0"



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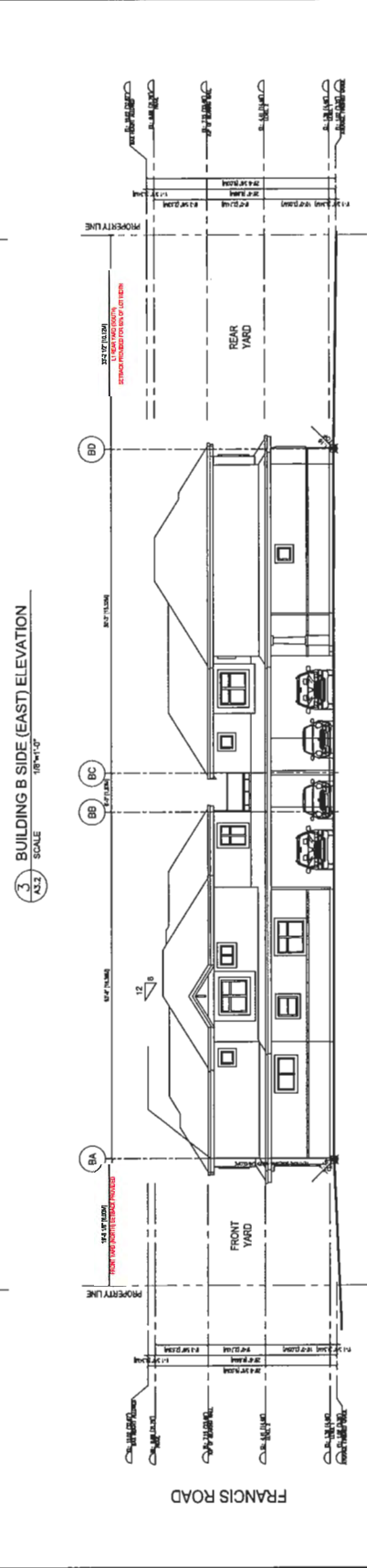
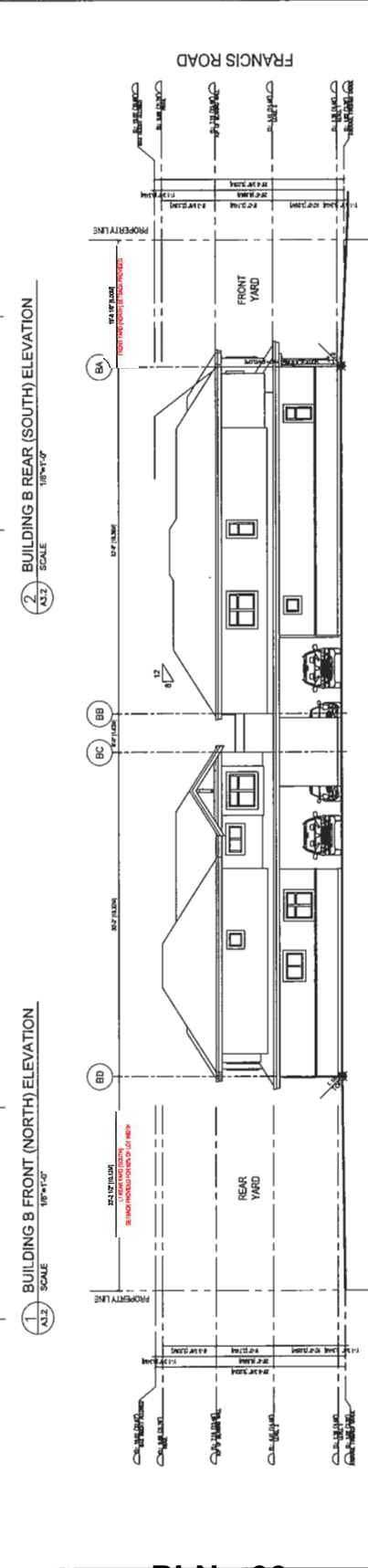
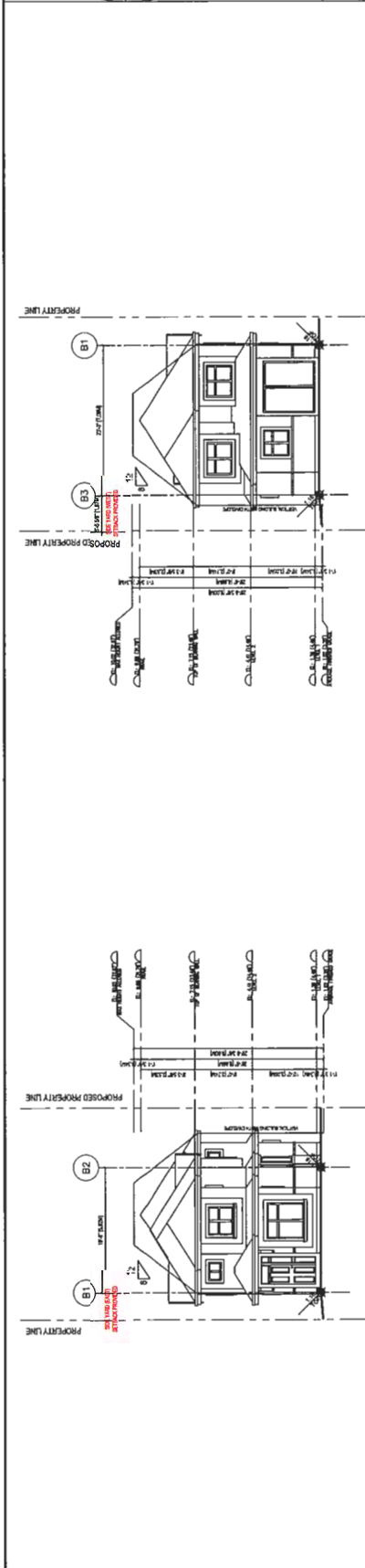
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**RZ 19-867880**

**Attachment 4**

Address: 6700 Francis Road

Applicant: Doxa Development

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	1138934 BC Ltd.	1138934 BC Ltd.
<b>Site Size (m<sup>2</sup>):</b>	1039 m <sup>2</sup>	Lot A: 501.81 m <sup>2</sup> Lot B: 497.28 m <sup>2</sup>
<b>Land Uses:</b>	Single-family dwelling	Two-unit dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>702 Policy Designation:</b>	Policy 5428 – Single Detached (RS2/C)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Two-Unit Dwelling (ZD7) – Francis Road (Blundell)
<b>Number of Units:</b>	1	4
<b>Other Designations:</b>	Arterial Road Land Use Policy: Arterial Road Duplex/Triplex	No change

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR or 334.5 m <sup>2</sup> per lot	0.6	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 299.64 m <sup>2</sup> (3225.30ft <sup>2</sup> ) Lot B: Max. 299.60 m <sup>2</sup> (3224.86 ft <sup>2</sup> )	Lot A: Max. 299.50 m <sup>2</sup> (3223.79 ft <sup>2</sup> ) Lot B: Max. 298.70 m <sup>2</sup> (3215.78ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 39.5% Non-porous Surfaces: Max. 66.8% Landscaping: Min. 34%	none
Lot Size:	Min. 464.5 m <sup>2</sup>	Lot A: 501.81 m <sup>2</sup> Lot B: 497.28 m <sup>2</sup>	none
Lot Dimensions (m):	Width: min. 10.0 m Depth: min. 30.0 m	Width: min. 10.05 m Depth: min. 49.66 m	none

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear - Ground: Min. 10.12 m Rear - 2 <sup>nd</sup> floor: Min. 10.70 m Side: Min. 1.2 m	Front: Min. 6 m Rear Lot A - Ground: Min. 10.10 m Rear Lot A - 2 <sup>nd</sup> floor: Min. 10.86 m Rear Lot B - Ground: Min. 10.12 m Rear Lot B - 2 <sup>nd</sup> floor: Min. 10.82 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking Spaces – Regular (R):	2 per unit	2 per unit	none
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	
Off-street Parking Spaces – Total:	9	9	none
Tandem Parking Spaces:	Permitted	0	none

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

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

Amended by Council: December 15, 2008

POLICY 5428

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 30-4-6

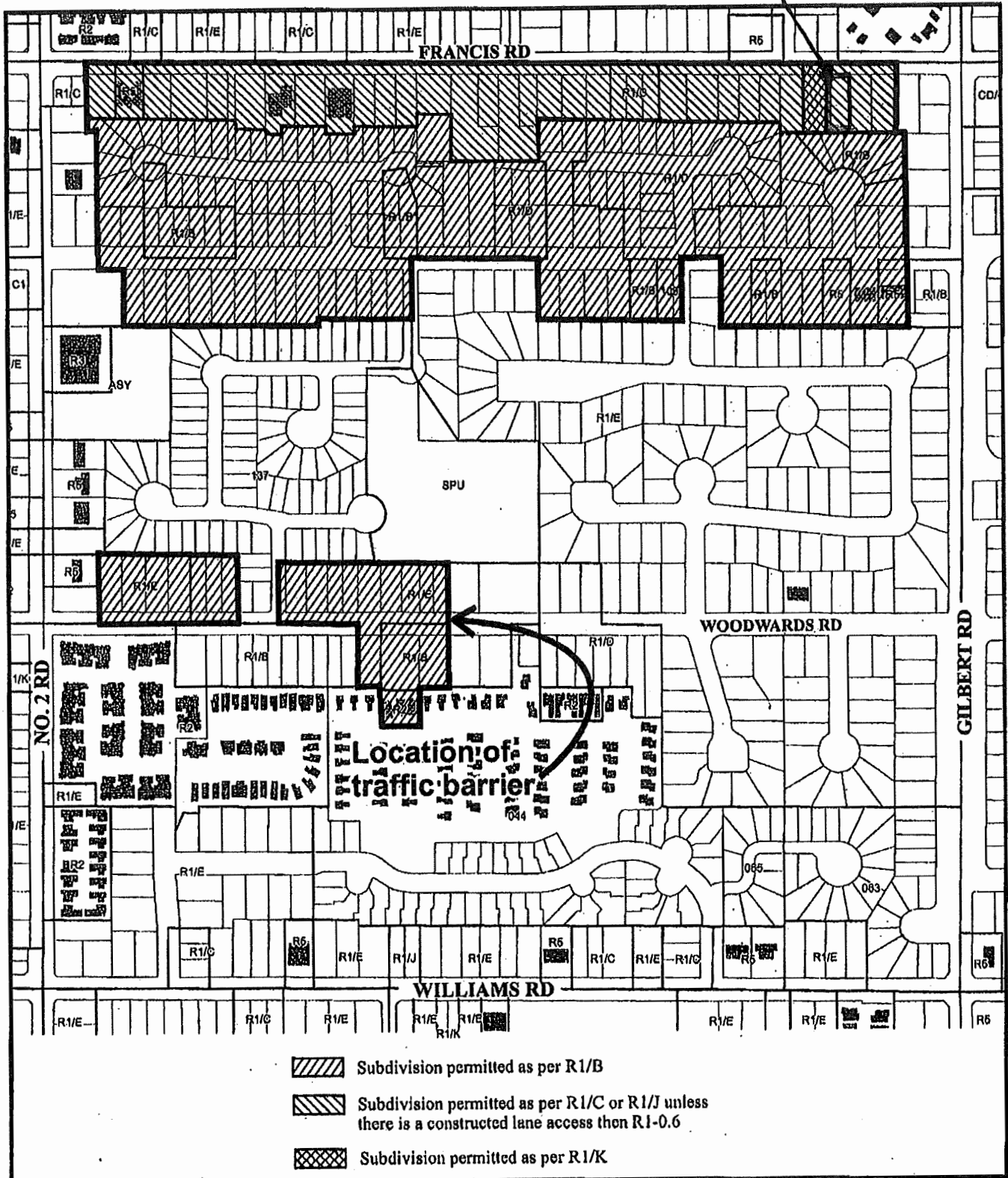
## POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBJECT SITE

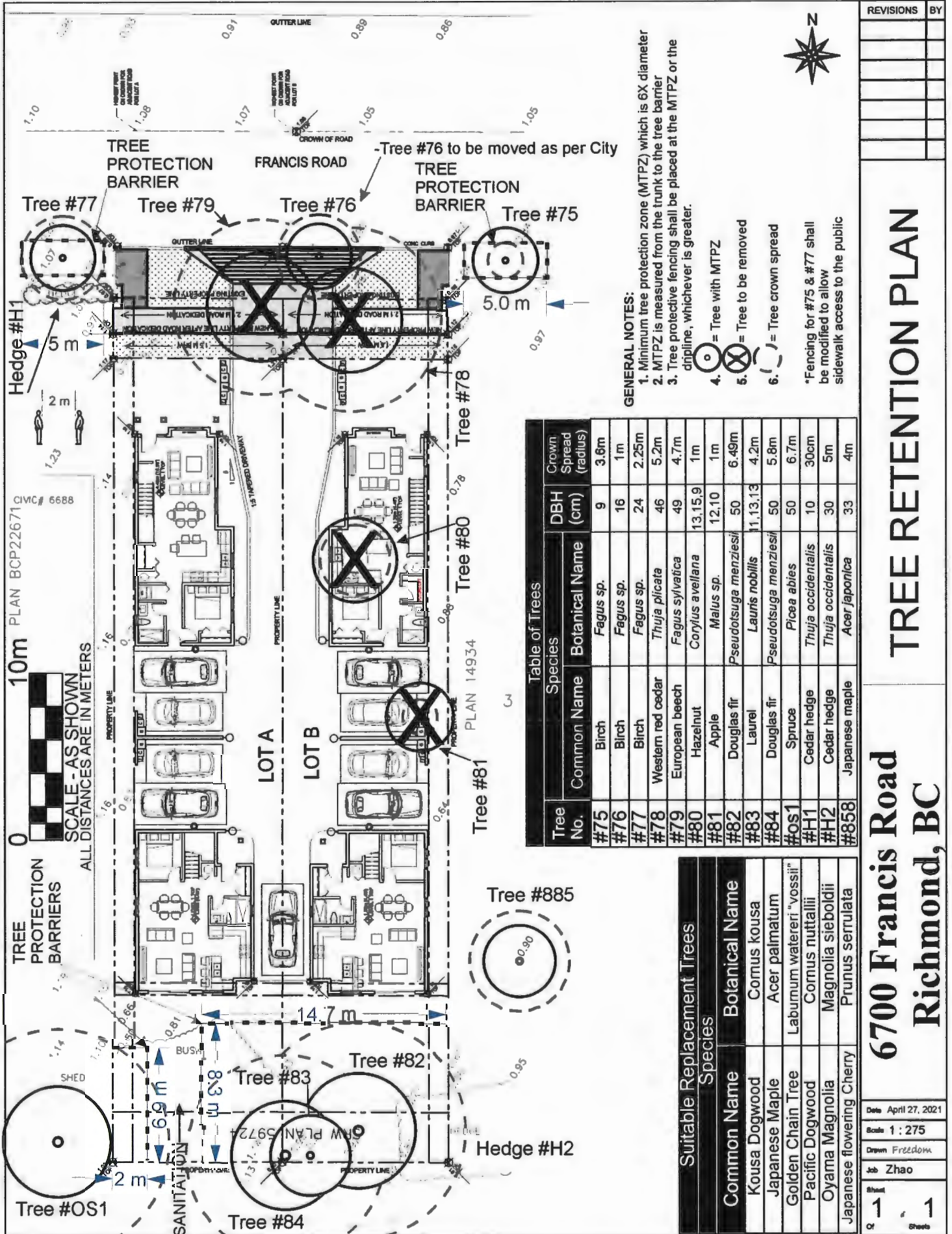


# Policy 5428 Section 30-4-6

Adopted Date: 12/18/89

Amended Date: 12/15/08

Note: Dimensions are in METRES





**Address:** 6700 Francis Road

**File No.:** RZ 19-867880

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10273, the developer is required to complete the following:**

1. 2.1 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.
2. Registration of an on-site 1.5 m wide Statutory Right-of-Way behind the new north property line after road dedication of 6700 Francis Road to accommodate the new water meters and inspection chambers.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
  - a) Vehicle access to the two duplex lots is via a single shared driveway crossing centered on the proposed shared property line.
  - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Francis Road.
4. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, a cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall will be registered on titles of the new lots.
5. Registration of a flood indemnity covenant on title.
6. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$54,826.28) to the City's Affordable Housing Reserve Fund.
8. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
9. 1 City tree (tag# 76) is in good condition but in conflict with the proposed driveway location. The tree will be relocated to a location chosen by Parks staff. All cost associated with hiring a certified tree moving company and relocation of the tree are the responsibility of the developer. Coordination with Parks staff will be required.
10. Submission of a Tree Survival Security to the City in the amount of \$50,000.00 for the six trees to be retained.
11. City acceptance of the developer's offer to voluntarily contribute \$22,800.00 towards the construction of a special crosswalk at the Francis Road/Milner Road intersection. The special crosswalk will feature: traffic poles, overhead illuminated signs, amber flashers, strobe lights, Audible Pedestrian Signal, a special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. (Account No. 3132-10-550-55001-0000).
12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a convertible unit plan for the accessible housing unit.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:

- comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
- include a mix of coniferous and deciduous trees;
- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 4 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		2.5 m
1	8 cm		3 m
2	9 cm		3.5 m

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

1. At subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), TransLink DCC's, School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Subdivision stage.
2. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

**Water Works:**

- a) Using the OCP Model, there is 779.0 L/s of water available at a 20 psi residual at the hydrant located at the North East corner of 6780 Francis Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer 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.
- c) At Developer's cost, the City will:
  - i) Cut, cap and remove the existing water service connection and water meter at the North property line of 6700 Francis Road.
  - ii) Install 4 new water service connections (2 for each duplex) off of the 300 mm AC watermain on Francis Road, complete with water meters.
  - iii) Provide a 1.5 m right-of-way along the new north property line of 6700 Francis Road to accommodate the new water meters.

**Storm Sewer Works:**

- d) At Developer's cost, the Developer is required to:
  - i) Inspect and confirm the condition of the existing south west storm service, the storm connection lead and inspection chamber at the adjoining property line of 6700 & 6740 Francis Road (STIC61048) by video inspection. Use the existing connection if video inspection shows that the existing lead is in good condition.
  - ii) Inspect and confirm the condition of the existing south east storm service, the storm connection lead and inspection chamber at the adjoining property line of 6700 & 6688 Francis Road (STIC50516) by video inspection. Use the existing connection if video inspection shows that the existing lead is in good condition.
- e) At Developer's cost, the City will:
  - i) If the existing storm service leads (STIC61048 & STIC50516) are found to be inadequate, install new service connections.
  - ii) A 1.5m wide SRW is required along the new north property line of the proposed site to accommodate the existing storm inspection chambers.



- iii) Site drainage must be directed towards the service connection IC's fronting Francis Road to prevent storm water from ponding on the boulevard, roads, and driveways.

**Sanitary Sewer Works:**

- f) At Developer's cost, the Developer is required to:
  - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- g) At Developer's cost, the City will:
  - i) Cut, cap and remove the existing sanitary service connection and inspection chamber at the South East corner of 6700 Francis Road (SIC3966) in the situation where 6740/6780 Francis Road has been developed first. Otherwise, cut and cap the existing North West sanitary service connection only and retain the North East connection to serve 6740 Francis Road.
  - ii) Install 1 new sanitary service connection, complete with an inspection chamber, off of the existing sanitary main along the South property line of 6700 Francis Road. A single service connection and inspection chamber with dual service leads shall be installed at the adjoining property line of the proposed duplexes.

**Frontage Improvements:**

- h) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - ii) Review street lighting levels along all road and lane frontages, and upgrade as required.
  - iii) Complete other frontage improvements as per Transportation requirements as follows:
    - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
    - Construct a new grass/tree boulevard over the remaining width between the new sidewalk and the existing south curb of Francis Road.
    - The cross-section of the frontage improvements, measuring from north to south, are to include:
      - Existing south curb of Francis Road.
        - 2.0 m wide grass boulevard with no tree planting (this area is slated for future road widening).
        - 1.5 m wide landscaped boulevard with street trees.
        - 1.5 m wide concrete sidewalk.
        - New north property line of the subject site.
        - 1.5 m wide utility SRW. (Note that a 2.0 m wide road dedication is required for future road widening and an additional 0.1 m wide dedication is required to meet minimum frontage improvement standards).

**Other frontage improvement considerations:**

- Tree planting is to be restricted to the 1.5 m wide strip of the boulevard immediately next to the new sidewalk. The 2.0 m wide boulevard behind the fronting Francis Road south curb is to be kept free of any tree planting.
- The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site's Francis Road frontage. The transition sections are to be placed beyond the subject site's east and west frontages and are not to be constructed with angular turns.
- All existing driveways along the Francis Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described in this frontage improvements section.
- The new vehicle driveway access to the site must be constructed to City design standards.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

**General Items:**

- i) At Developer's cost, the Developer is required to:
  - i) Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - ii) Provide a video inspection report of the existing storm sewers along the Francis Road frontage and the existing sanitary lines along the south property line prior to start of site preparation works. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
  - iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
  - iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
  - iv) 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 Building Permit Issuance, the developer must complete the following requirements:**

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10273 (RZ 19-867880)  
6700 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 a “TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)” site specific zone.

P.I.D. 001-337-955

Lot 4 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10273**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


\_\_\_\_\_  
MAYOR

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