City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	June 7, 2021
From:	Wayne Craig Director, Development	**File:**	RZ 20-907463
Re:	**Application by Zhao XD Architect Ltd. for Rezoning at 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road from "Single Detached (RS1/E)" to "Town Housing (ZT94) – Francis Road (Broadmoor)"**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10254, to create the "Town Housing (ZT94) – Francis Road (Broadmoor)" zone, and to rezone 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road from "Single Detached (RS1/E)" to "Town Housing (ZT94) – Francis Road (Broadmoor)," be introduced and given first reading.

Wayne Craig
Director, Development

WC:jr
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	for Erecg

Staff Report

Origin

Zhao XD Architect Ltd. on behalf of 1125640 BC Ltd. (Directors: Fuhua Yuan and Man Yuan) has applied to the City of Richmond for permission to rezone 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road from the "Single Detached (RS1/E)" zone to a new site-specific "Town Housing (ZT94) – Francis Road (Broadmoor)" zone, to permit the development of 25 townhouse units with vehicle access from Francis Road. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

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

Subject Site Existing Housing Profile

Each of the eight properties currently contains a single detached dwelling, none of which contain a secondary suite. Each existing dwelling would be demolished.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North: single detached dwellings on properties zoned "Single Detached (RS1/C)" and townhouse dwellings on a property zoned "Low Density Townhouses (RTL1)."
- To the South: single detached and duplex dwellings on properties fronting Glenbrook Dr zoned "Single Detached (RS1/E)."
- To the East and West: single detached dwellings on properties zoned "Single Detached (RS1/E)," which are designated "Arterial Road Townhouse" in the Arterial Road Land Use Policy.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and has an Official Community Plan (OCP) designation of "Neighbourhood Residential" (Attachment 3) which supports a range of residential uses including townhouses. The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is located on a minor arterial road and is designated "Arterial Road Townhouses" on the Arterial Road Land Use Map contained in the OCP. The proposed rezoning is consistent with this designation.

The minimum development site size described in the Arterial Road Land Use Policy is 40 m frontage and 35 m lot depth. The proposed development site does not meet the minimum lot depth requirement, however the applicant has demonstrated that the site can be developed consistent with the Arterial Road Land Use Policy designation. A new site-specific zone is proposed to address the reduced lot depth, as neighbouring properties on Francis Road would also have insufficient lot depth to rezone without a variance. Details on the proposed new zone are provided in the Analysis section of this report.

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.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a cash-in-lieu contribution of $8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A $275,961.00 contribution is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received two phone calls for additional information about the development, but 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 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site-specific Zone – "Town Housing (ZT94) – Francis Road (Broadmoor)"

This rezoning application would result in the creation of a site-specific zone. The proposed "Town Housing (ZT94) – Francis Road (Broadmoor)" zone is identical to the "Low Density Townhouses (RTL4)" zone except for a reduction to the minimum lot depth from 35 m to 33 m, and reduction to the minimum front yard setback from 6 m to 4.5 m where a 6.0 m rear yard setback is provided.

The reduced lot depth requirement is a response to the existing lot geometry. Properties on the south side of Francis Road between Garden City Road and No. 4 Road generally have a lot depth of 33.5 m, which would not meet the minimum development site size in the "Low Density Townhouses (RTL4)" zone, despite being designated "Arterial Road Townhouse" in the OCP. A new site-specific zone is proposed to address this unique inconsistency and establish clear expectations for the development of townhouses in this area.

The reduced front yard setback is a response to guidelines contained in the Arterial Road Land Use Policy, specifically that a 4.5 m front yard setback may be considered when a 6.0 m rear yard setback is provided. The proposed "Town Housing (ZT94) – Francis Road (Broadmoor)" zone would permit a variable front yard setback based on the rear yard setback consistent with this guideline. Based on the current lot dimensions and road width, the proposed townhouses would be 8.0 m from the back of the curb. At Development Permit stage the applicant will be required to conduct an acoustical analysis to ensure that living spaces fronting Francis Road meet the minimum CMHC indoor noise standards.

Urban Design and Site Planning

The applicant proposes 25 townhouse units in nine buildings arranged on either side of a central east-west drive aisle. The site plan and massing are consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

Three buildings containing 13 units along Francis Road are three storeys, with living space located on the second and third storeys. The end units step down to two storeys within 7.5 m of the adjacent properties to provide a transition to the existing single detached dwelling. Direct pedestrian access to the sidewalk is provided via landscaped front yards.

Six duplex buildings containing 12 units at the rear of the property are all two storeys, with living space located on both levels. Pedestrian access is provided via the drive aisle. Three of these units are proposed to be designed as convertible units. Accessibility features of all units will be reviewed through the Development Permit.

All of the units have private outdoor space at grade in the form of a landscaped front or rear yard. Units fronting Francis Road have a second storey Juliet balcony off of the living room facing the drive aisle, and a third storey Juliet balcony off of the master bedroom facing the road. Rear units do not have balconies but feature larger outdoor spaces at grade.

The shared outdoor amenity area is proposed near the middle of the site opposite the driveway. The current concept includes a play structure for young children, bench seating, retention of mature trees, and open lawn area. Detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

Shared garbage and recycling rooms are proposed near the middle of the site flanking the driveway. Vehicles servicing the site are able to complete a three-point turn in the drive aisle to enter and exit the site in a forward motion.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

Housing Type and Tenure

The applicant proposes 25 strata-titled townhouse units. This report has been submitted prior to Council's consideration of new policies regarding age and rental restrictions in strata-titled buildings. These policies are scheduled to be considered at the Public Hearing to be held on June 21, 2021. Additional requirements are included in this report in anticipation of Council adopting these policies prior to consideration of this application.

To maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit. This covenant will not be required if Council does not adopt these policies on June 21, 2021.

Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to Francis Road. The driveway is aligned opposite Heather Street, creating a four-way intersection. This location is preferred by staff as it reduces the number of potential conflict points between vehicles and pedestrians.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500, including Level 2 EV charging for all residential vehicle spaces. Each unit includes a two-car garage with space for Class 1 bicycle parking. All of the units have parking spaces in a side-by-side arrangement.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. A total of five visitor parking spaces are provided, including two standard spaces at the west end of the drive aisle, two standard spaced at the east end of the drive aisle, and an accessible space in the middle of the development beside the amenity area. Class 2 bicycle parking is also provided beside the amenity area.

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 32 bylaw-sized trees on the subject property and five trees on neighbouring properties.

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

- 11 trees (tag# 307, 308, 309, 312, 313, 314, 315, 316, 317, 318, and 319) located on site are identified in good condition and noted to he retained and protected in the Arhorist report. These trees are primarily located within the rear yard sethack, except for Trees # 307-309. The outdoor amenity area has been specifically located to accommodate retention of these trees.
- 21 (tag# 301, 302, 303, 304, 305, 306, 310, 311, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, and 332) are in poor condition - either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- The hedges along the west property line are in poor condition – either dead, dying, or pruned back excessively. As a result, the hedges are not a good candidate for retention. Replacement trees are not required for the removal of hedges.
- 5 (tag# A, B, C, D, E) located on neighbouring property to be protected as per Arborist report recommendation.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The applicant proposes to remove existing hedges located in the City boulevard to provide pedestrian access to the townhouse units and comply with the design guidelines for landscaping along arterial road. Continuous hedges are discouraged in the front yard based on Crime Prevention Through Environmental Design (CPTED) and urban design principles, with a goal of enhancing the pedestrian experience and allowing for casual surveillance of the public and semi-private realms.

Parks staff have reviewed the proposal have approved removal of the hedges and shrubs located in the development frontage. Compensation is not required for the removal of hedges, however new trees will be planted in the upgraded boulevard. The size, species, and location of new street trees will be determined through the Servicing Agreement process.

Tree Replacement

The applicant wishes to remove 21 on-site trees (tag# 301-306, 310, 311, and 320-332). The 2:1 replacement ratio would require a total of 42 replacement trees. The applicant proposes to plant 32 trees in the proposed development.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute $7,500.00 to the City's Tree Compensation Fund in lieu of the remaining 10 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

11 trees (tag# 307-309, and 312-319) on the subject site and 5 trees (tag# A-E) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arhorist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a $55,000.00 Tree Survival Security.
- 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.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As sucb, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed 25-unit townhouse development is $54,839.00 based on the current OCP rates, and must be provided prior to rezoning adoption.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m^2 per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Public Art

Based on a maximum buildable floor area of approximately 32,466 SF residential floor area, the recommended public art contribution based on Administrative Guidelines of $0.90/SF (2021 rate) is approximately $29,219.40.

As this project will generate a recommended public art contribution of less than $40,000 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the building design to provide a pedestrian-oriented streetscape.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the three proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6. Frontage improvements include, but may not be limited to:

- Removal of the existing sidewalk and replacement with 2.0 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.
- Removal of the existing driveway crossings and replacement with frontage works as described above.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the subject site from the "Single Detached (RS1/E)" zone to the site-specific "Town Housing (ZT94) – Francis Road (Broadmoor)" zone, to permit the development of 25 townhouse units with vehicle access from Francis Road.

The proposed rezoning and subsequent development of the site are generally consistent with the applicable plans and policies for the area.

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

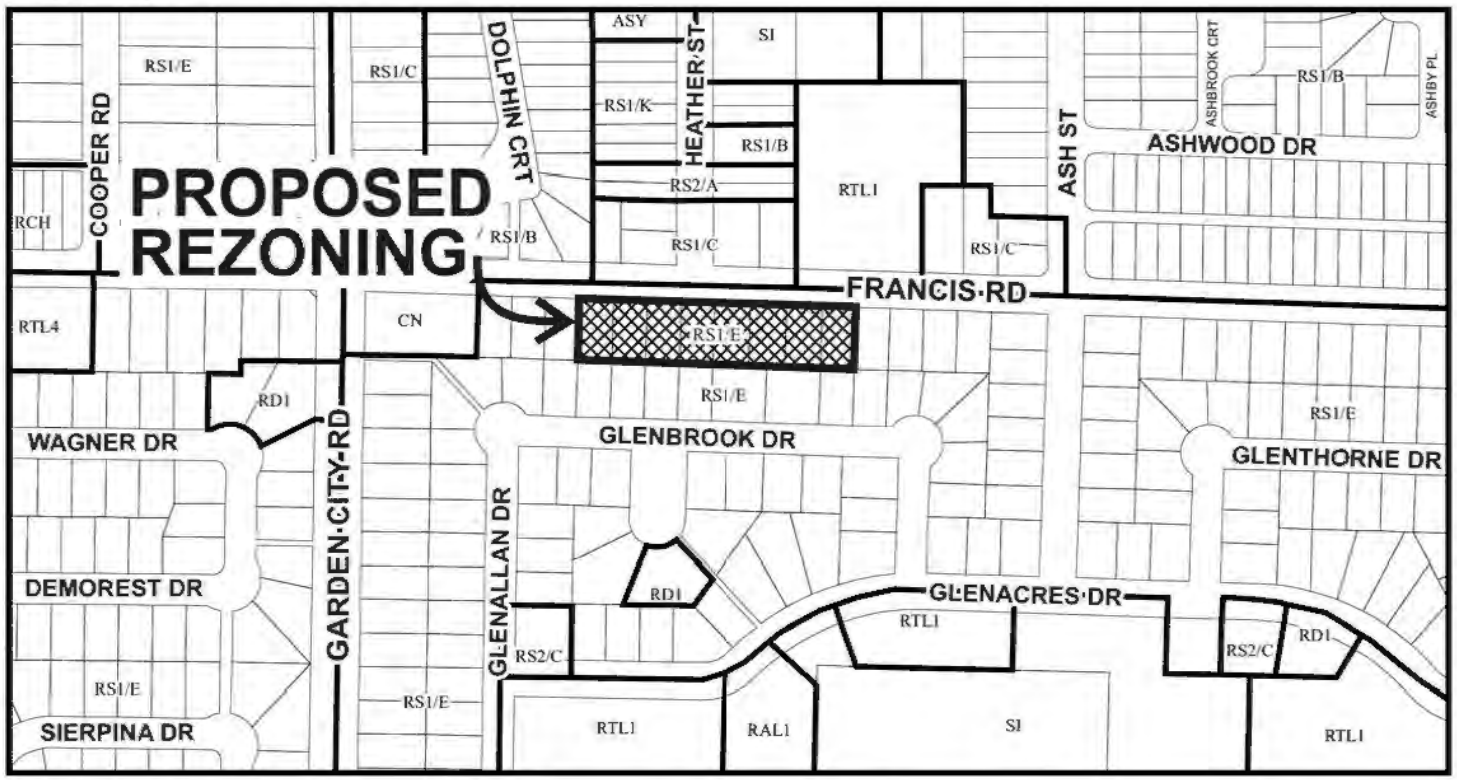
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10254 be introduced and given first reading.

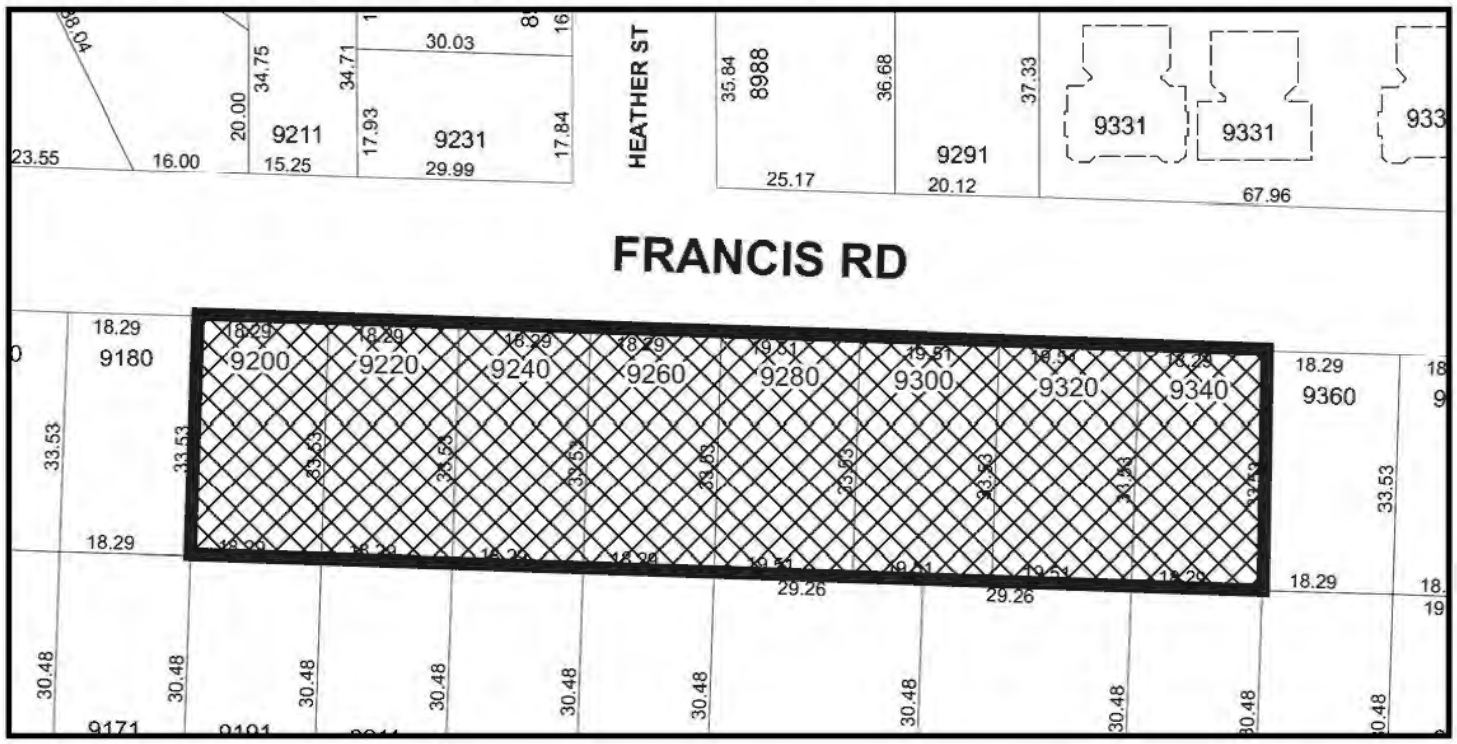
Jordan Rockerbie
Planner 1
(604-276-4092)

JR:js

Attachments:
Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Broadmoor Neighbourhood Land Use Map
Attachment 4: Conceptual Development Plans
Attachment 5: Tree Retention Plan
Attachment 6: Rezoning Considerations

City of Richmond





RZ 20-907463

Original Date: 11/02/20

Revision Date:

Note: Dimensions are in METRES

City of Richmond

RZ 20-907463

Original Date: 11/02/20

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 20-907463 **Attachment 2**

Address: 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	1125640 BC Ltd. (Directors: Fuhua Yuan and Man Yuan)	To be determined
Site Size (m^2):	5,027 m^2	No change
Land Uses:	Single detached homes	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT94) – Francis Road (Broadmoor)
Number of Units:	8 single detached homes	25 townhouses

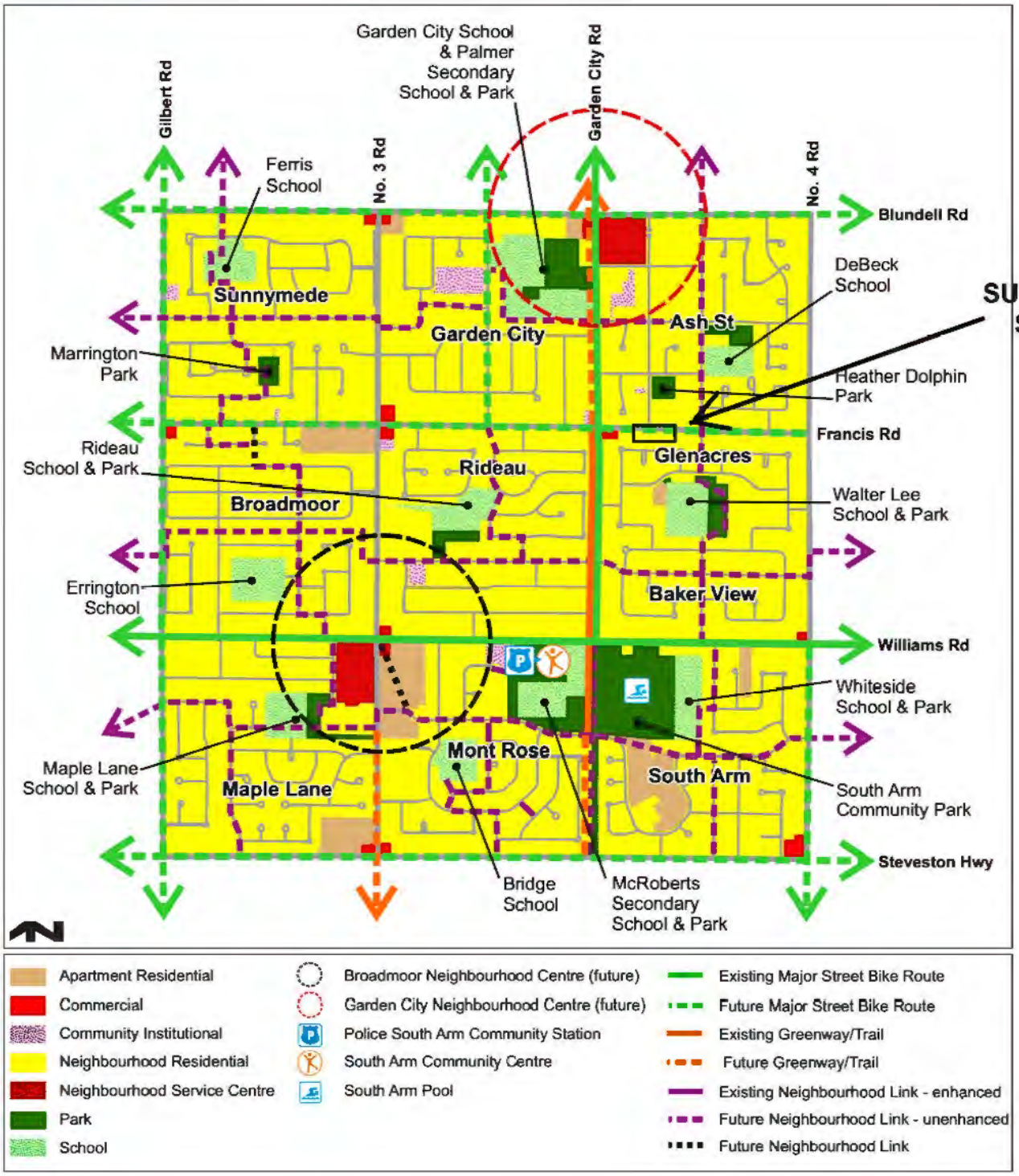
On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Buildable Floor Area (m^2):*	Max. 3,016.2 m^2 (32,466 ft^2)	Max. 3,016.1 m^2 (32,465 ft^2)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 39% Non-porous Surfaces: 64.4% Landscaping: 25%	None
Lot Size:	None	5,027 m^2	None
Lot Dimensions (m):	Width: 40 m Depth: 33 m	Width: 150 m Depth: 33.53 m	None
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Front: 4.5 m Rear: 6 m Side: 3 m	None
Height (m):	12.0 m	12.0 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	50 (R) and 5 (V)	50 (R) and 5 (V)	None
Small Car Parking Spaces:	Permitted – Maximum of 50% of required spaces	14 spaces (i.e. 28%)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	None

On Future Development Site	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 50 m^2 or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m^2 per unit (i.e. 150 m^2)	6.96 m^2 per unit (i.e. 174 m^2)	None

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

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

6. Broadmoor


Garden City School & Palmer Secondary School & Park
Gilbert Rd
Garden City Rd
No. 3 Rd
No. 4 Rd
Ferris School
Blundell Rd
DeBeck School
SUBJECT SITE
Sunnymede
Garden City
Ash St
Marrington Park
Heather Dolphin Park
Francis Rd
Rideau School & Park
Rideau
Glenacres
Broadmoor
Walter Lee School & Park
Errington School
Baker View
Williams Rd
Whiteside School & Park
Mont Rose
Maple Lane School & Park
Maple Lane
South Arm
South Arm Community Park
Steveston Hwy
Bridge School
McRoberts Secondary School & Park
Apartment Residential
Commercial
Community Institutional
Neighbourhood Residential
Neighbourhood Service Centre
Park
School
Broadmoor Neighbourhood Centre (future)
Garden City Neighbourhood Centre (future)
Police South Arm Community Station
South Arm Community Centre
South Arm Pool
Existing Major Street Bike Route
Future Major Street Bike Route
Existing Greenway/Trail
Future Greenway/Trail
Existing Neighbourhood Link - enhanced
Future Neighbourhood Link - unenhanced
Future Neighbourhood Link

ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

ISSUED ON MAY 4, 2021 FOR DP APPLICATION

25-UNIT TOWNHOUSE DEVELOPMENT

9200 - 9340 FRANCIS ROAD
RICHMOND, BC

ATTACHMENT 4

25-UNIT TOWNHOUSE DEVELOPMENT

9200 - 9340 FRANCIS ROAD
RICHMOND, BC

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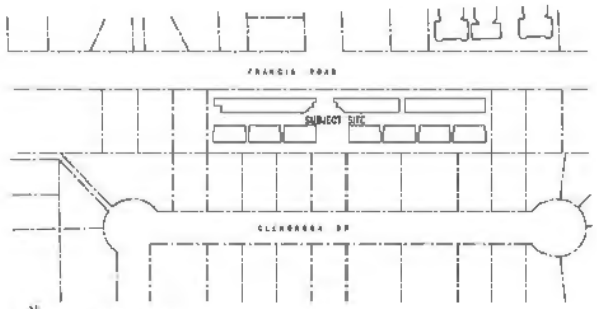


CONTEXT PLAN
N.T.S.

DEVELOPMENT DATA

ADDRESS: 9200, 9230, 9240, 9260, 9280, 9300, 9320 & 9340 FRANCIS ROAD

LEGAL DESCRIPTION: LOTS 257 AND 258 PLAN 35222 AND LOTS 88 TO 94 PLAN 34123 ALL OF SECTION 27 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

P.I.D. NUMBERS: P.I.D. 004-344-078 P.I.D. 007-150-848 P.I.D. 003-488-108 P.I.D. 002-267-398 P.I.D. 007-009-411 P.I.D. 003-568-772 P.I.D. 000-127-080 P.I.D. 004-306-531

PLANNING AREA(S): OCP NEIGHBOURHOOD / ARTERIAL ROAD POLICY

	EXISTING	PROPOSED
SITE SIZE (SM)	5027 SM (54128.8 S.F.)	5097 SM (54128.8 S.F.)
LAND USES:	SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE
OCP DESIGNATION:	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN DESIGNATION:	OCP ARTERIAL ROAD POLICY	OCP ARTERIAL ROAD POLICY
ZONING:	SINGLE DETACHED (RS-1/E)	LOW-DENSITY TOWN HOUSING (RTL4)
NUMBER OF UNITS:	1	35

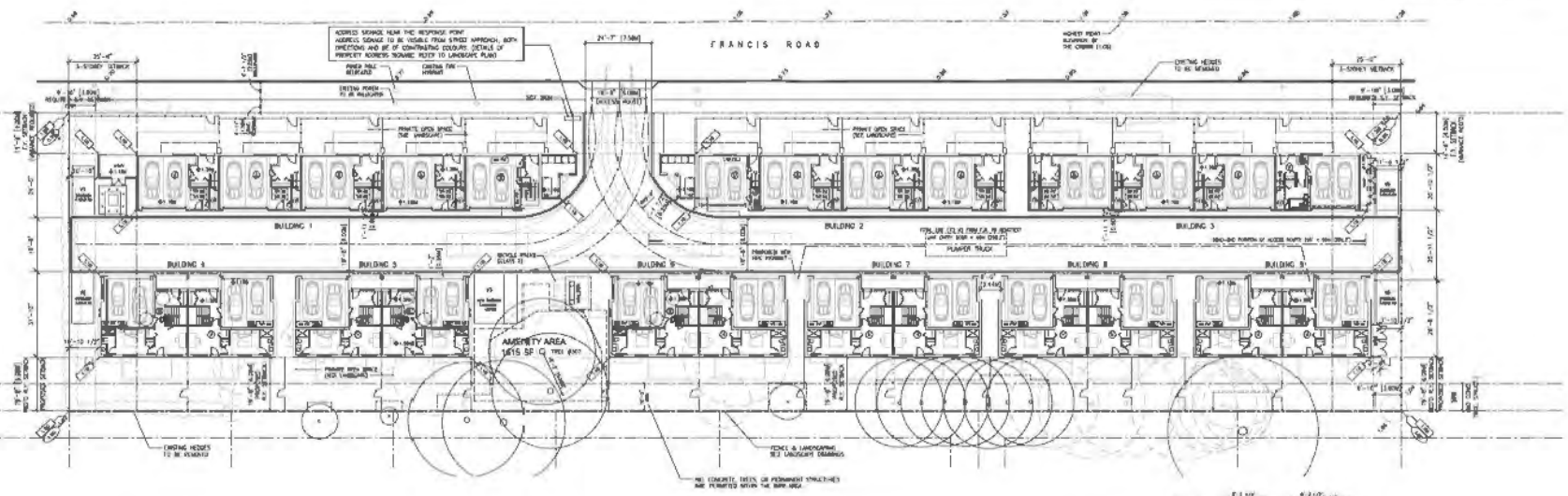
	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO:	0.60 (32465.3 SF)	0.60 (32465.2 SF)	
LOT COVERAGE – BUILDING:	MAX 40% (21653.8 SF)	39.5 % (21376.5 SF)*	NONE
LOT COVERAGE – LIVE LANDSCAPING:	MIN 25% (13527.2 SF)	25% (13527.2 SF)	NONE
LOT COVERAGE – NON-POROUS AREA:	MAX 65% (35170.8 SF)	64.4% (35170.8 SF)	
SETBACK – FRONT SETBACK (NORTH):	MIN 6.0M	4.5M	VARIANCE
SETBACK – EAST SIDE YARD:	MIN 3.0M	3.0M	NONE
SETBACK – WEST SIDE YARD:	MIN 3.0M	3.0M	NONE
SETBACK – REAR YARD (SOUTH):	MIN 6.0M	8.0M	NONE
HEIGHT:	12M (3 STOREYS)	12M (3 STOREYS)	NONE
LOT SIZE (MIN DIMENSIONS):	(MIN. 40M WIDE) (MIN. 35M DEEP)	150M WIDE 33.53M DEEP	NONE VARIANCE
RESIDENTIAL PARKING SPACES:	50 SPACES (2/UNIT)	50 SPACES (2/UNIT)	NONE
VISITOR PARKING SPACES:	0.2 SPACES/ UNIT= 6	6 SPACES	NONE
OFF-STREET PARKING SPACES–TOTAL:	56 SPACES	56 SPACES	NONE
ACCESSIBLE VISITOR PARKING SPACE	2% OF TOTAL REQ'D STALLS	1 SPACE	NONE
STANDARD SIZE PARKING SPACES:	50% SPACES = 28 SPACES	36 SPACES	NONE
TANDEM PARKING SPACES:	MAX 50% OF TOTAL PARKING	0 SPACES	NONE
EV CHARGING EQUIPMENT:	LEVEL 2 EV CHARGING OUTLETS	PROVIDED PER REQUIREMENTS	NONE
BICYCLE PARKING SPACE–CLASS–1:	1.25 SPACES PER UNIT	2 SPACES PER UNIT	NONE
BICYCLE PARKING SPACE–CLASS–2:	0.2 SPACES PER UNIT	6 SPACES	NONE
AMENITY SPACE – INDOOR:	MIN. 50 SM OR CASH-IN-LIEU	CASH-IN-LIEU	NONE
AMENITY SPACE – OUTDOOR:	MIN 6 SM PER UNIT	1615 SF (6 SM PER UNIT)	NONE
PRIVATE OPEN SPACE:	MIN 30 SM PER UNIT	MIN. 30 SM PER UNIT	NONE

* INCLUDING UTILITY CLOSETS

F.A.R. CALCULATION: LOT AREA: 54128.5 SQ.FT.

F.A.R. (0.6):			FAR =	32465.3 SQ.FT.
UNIT 'A'	1285.9 SQ.FT.	X 6		7715.4 SQ.FT.
UNIT 'A' (MIRROR)	1295.9 SQ.FT.	X 4		5183.6 SQ.FT.
UNIT 'H'	1303.5 SQ.FT.	X 5		6517.5 SQ.FT.
UNIT 'H' (MIRROR)	1303.5 SQ.FT.	X 4		5214.0 SQ.FT.
* UNIT 'M'	1303.2 SQ.FT.	X 2		2606.4 SQ.FT.
* UNIT 'M' (MIRROR)	1303.2 SQ.FT.			1303.9 SQ.FT.
UNIT 'U'	1236.1 SQ.FT.			1236.1 SQ.FT.
UNIT 'Y'	1311.0 SQ.FT.			1311.0 SQ.FT.
UNIT 'W'	1317.2 SQ.FT.			1317.2 SQ.FT.
TOTAL PROPOSED = (0.6 FAR)				32464.4 SQ.FT.

* CONVERTIBLE UNITS



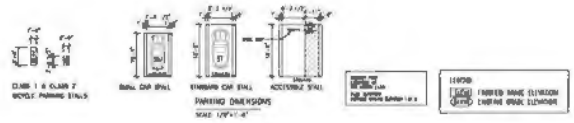
SITE PLAN / PARKING PLAN / FIRE FIGHTING PROVISION PLAN
SCALE: 1"=20'-0"

ALL INDOOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING OUTLETS (240V 16 20A AC AND CURRENT OF 16A TO 40A)

SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING EQUIPMENT

DIRECTIONAL SIGNAGE FOR VISITOR PARKING AT THE 2ND EXIT AT THE SITE SHOULD BE PROVIDED

VISITOR PARKING TO BE MARKED WITH SIGN PER UTM SIGNS (FIGURE 15.14 TO 15.18)



ZHAO XD ARCHITECT LTD.

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Fax (604) 809-1738

Email: info@zhaoarch.com
Web: zhaoarch.com

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Date:	Issued For:
04 MAY/21	DP APPLICATION
22 FEB/21	CITY COMMENTS
10 JUN/20	REZONING APPLICATION
-	REZONING APP

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

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Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title
SITE PLAN & DATA

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:
A1

PLN - 107

TOPOGRAPHIC SURVEY OF LOTS 257 AND 258 PLAN 35222
AND LOTS 89 TO 94 PLAN 34103 ALL OF SECTION 27
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

#9200 FRANCIS ROAD (LOT 258),
RICHMOND, B.C.
P.I.D. 004-344-979

#9220 FRANCIS ROAD (LOT 257),
RICHMOND, B.C.
P.I.D. 007-150-946

#9240 FRANCIS ROAD (LOT 89),
RICHMOND, B.C.
P.I.D. 003-488-109

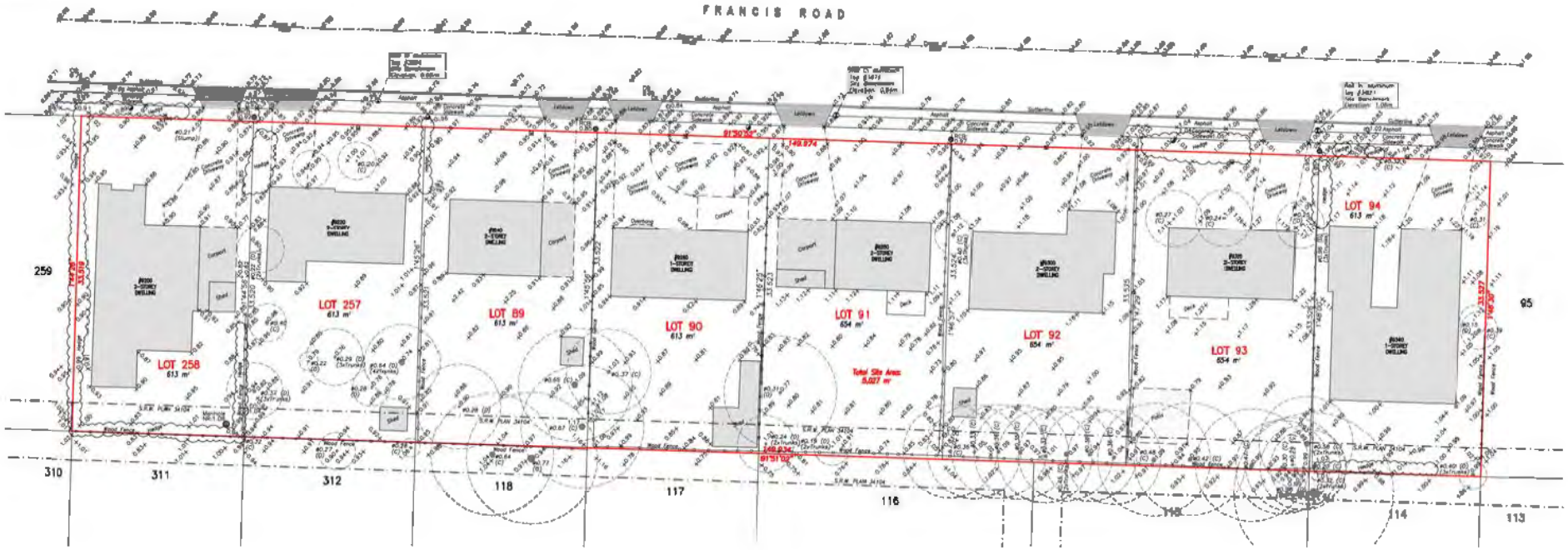
#9260 FRANCIS ROAD (LOT 90),
RICHMOND, B.C.
P.I.D. 002-262-368

#9280 FRANCIS ROAD (LOT 91),
RICHMOND, B.C.
P.I.D. 007-009-411

#9300 FRANCIS ROAD (LOT 92),
RICHMOND, B.C.
P.I.D. 003-595-772

#9320 FRANCIS ROAD (LOT 93),
RICHMOND, B.C.
P.I.D. 026-127-690

#9340 FRANCIS ROAD (LOT 94),
RICHMOND, B.C.
P.I.D. 004-305-531



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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7444
FB-370 P98-99
FB-381 P4-8,11-14,16-23, 25-28, & 47
Drawn By: RK
DWG No. 7444-Topo

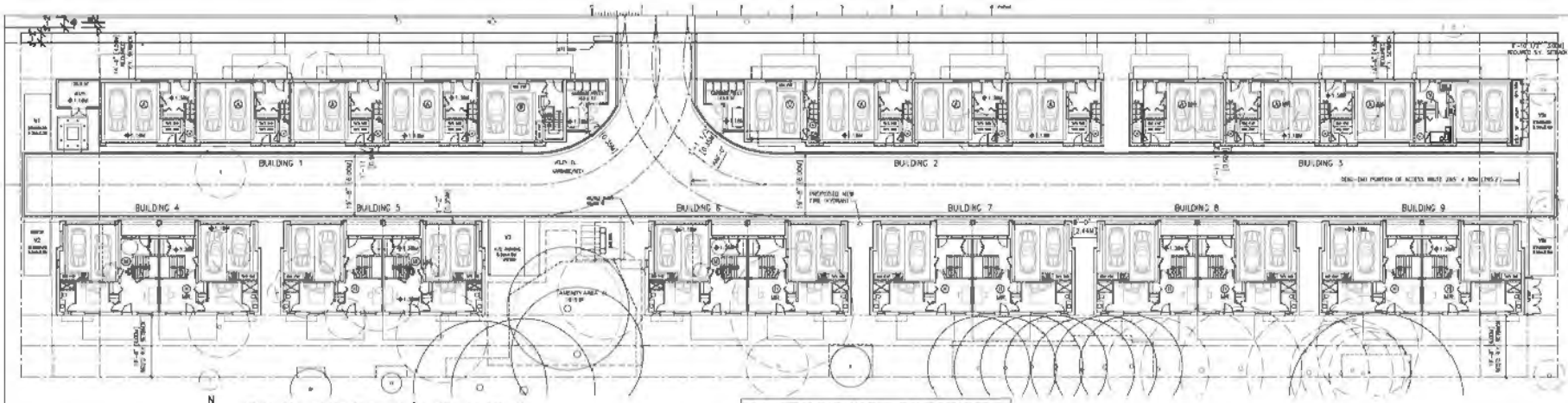
NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark Network
Benchmark: HPN #190
Control Monument 5W1624
Elevation: 2.333m
Benchmark: HPN #191
Control Monument 5W2453
Elevation: 1.694m
NOTE:
Use site Benchmark tags #3694, #3676, and
#3621 for construction elevation control.

LEGENDS:
(S) denotes conifer
(D) denotes deciduous
denotes catch basin
denotes round catch basin
denotes water valve
denotes water meter
denotes manhole
denotes cleanout
denotes lamp standard
denotes fire hydrant
denotes power pole

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
NOT DRAWN ACCORDING TO FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
January 17th, 2020.



GROUND FLOOR PLAN/PARKING PLAN
SCALE: 1/16"=1'-0"

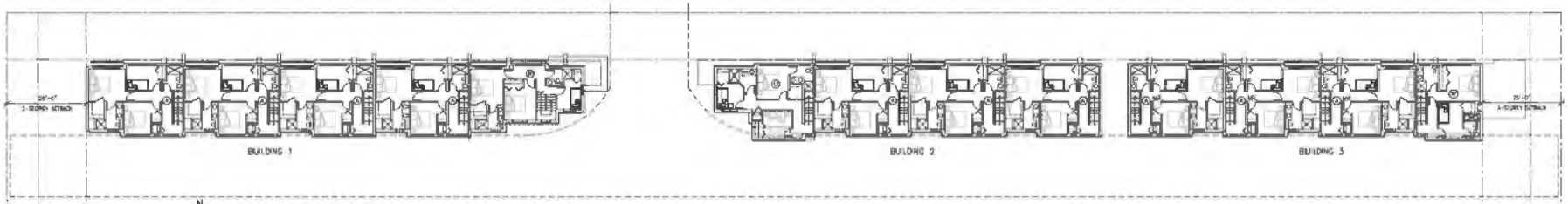
ALL INDOOR PARKING SPACES WILL BE PROVIDED WITH LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT UP 16A TO 80A).

SEE SITE PLAN AND BUILDING LAYOUT FOR THE LOCATION OF ALL EV CHARGING EQUIPMENT.

DIRECTIONAL SIGNAGE FOR VISITOR PARKING AT THE FAR ENDS OF THE SITE SHOULD BE PROVIDED.

VISITOR PARKING TO BE MARKED WITH SIGN PER CITY ZONING BYLAW 7.5.14 TO 7.5.19.

SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/16"=1'-0"

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B LOCATION SHEET
C DETAIL SHEET

Project:

TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title

PARKING PLAN

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A2

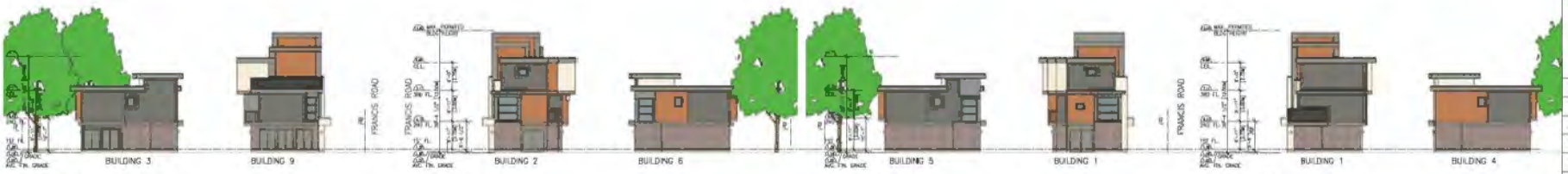
NORTH ELEVATIONS FRANCIS ROAD - STREET ELEVATION
SCALE: 1/16"=1'-0"

SOUTH ELEVATIONS INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"

TO PROVIDE TOWN HOUSE (TH) UNIT NUMBERS OF CONTRASTING COLOURS TO THE MOUNTING BACK GROUND AND BE NEAR THE ENTRANCE TO THE PROPERTY. ADDRESS NOT TO BE OBSCURED BY LANDSCAPING OR LOCATED ON A DRIVING GATE. TH UNITS TO HAVE A REAR UNIT NUMBER. (NOTE: DETAILS OF UNIT ADDRESS SIGNAGE REFER TO ELEVATIONS.)

NORTH ELEVATIONS INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"

SOUTH ELEVATIONS REAR YARD
SCALE: 1/16"=1'-0"



EAST ELEVATIONS
SCALE: 1/16"=1'-0"

WEST ELEVATIONS
SCALE: 1/16"=1'-0"

EAST ELEVATIONS
SCALE: 1/16"=1'-0"

WEST ELEVATIONS
SCALE: 1/16"=1'-0"

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The contractor shall check and verify all dimensions, specifications, and conditions on site, and report to the CONSULTANT before proceeding with the work.

Project:
TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:
ELEVATIONS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:
A3

This drawing is NOT to be scaled. Use figured dimensions only.

PLN - 110

NORTH ELEVATIONS (PARTIAL)
SCALE: 1/8"=1'-0"

SOUTH ELEVATIONS (PARTIAL)
SCALE: 1/8"=1'-0"

NORTH ELEVATIONS (PARTIAL)
SCALE: 1/8"=1'-0"

PRECEDENT SAMPLE OF PANELS & TRIMS

TRIMS TO ALIGN WITH WINDOW/DOOR CORNERS
MAXIMUM SIZED PANELING AS POSSIBLE

EXTERIOR FINISH & COLOR

1. JAMES HARDIE PANEL* / ARCTIC WHITE
2. JAMES HARDIE PANEL* / AGED PEWTER
3. FISHER (CEMENT BOARD SIDING) – CEDARTONE 2.0
4. GLASS/ALUMN. GUARD SYSTEM
5. HARDIE SIDING (7") – AGED PEWTER
6. DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
7. CULTURED STONE BY BORAL – GREY PROFIT
8. POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)
9. HOLLOW CORE DOOR – "RED-BROWN"
10. GARAGE DOOR – GREY
11. LIGHT FIXTURE (MOTION SENSOR LED)
12. 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER – AGED PEWTER
13. CULTURED STONE BY BORAL – GREY PROFIT

* EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES. AND BOARD & BATTEN ELSEWHERE

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Sep 30, 2021

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Project:

TOWNHOUSE DEVELOPMENT

9200-9340 Francis Road
RICHMOND, BC

Drawing Title:

UNIT PLANS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A4

PLN - 111

PLN - 112

BAY WINDOW NOTES

BAY WINDOW SEAT MIN. 2' ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL.
NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

AGING IN PLACE FEATURES FOR ALL UNITS:
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

LEGEND FOR EXCLUDED AREAS:

- GARAGE & ENTRY/STAIR
- TOP FLOOR VOID SPACE OVER STAIR
- COVERED AREA
- BALCONY

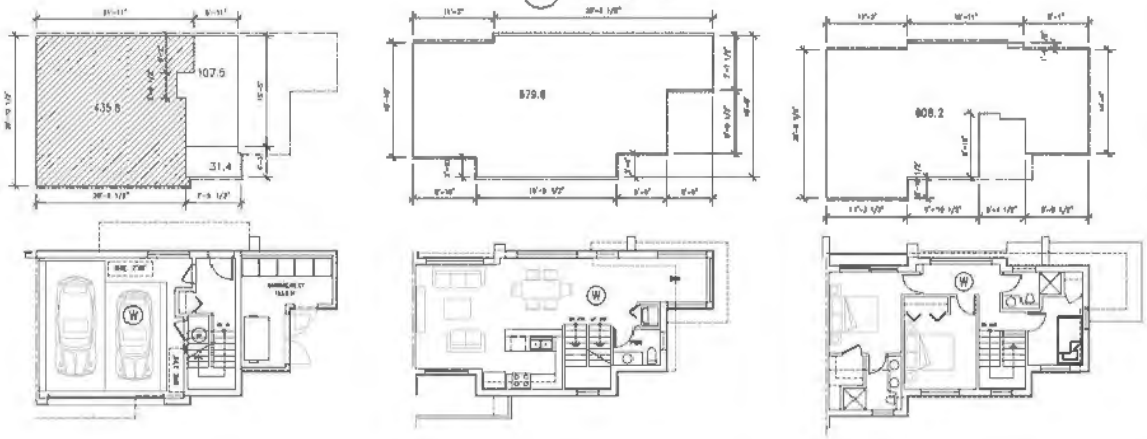
FAR EXEMPTION NOTE: EXTERIOR WALL THICKNESS IN EXCESS OF 0.16 M, UP TO A MAXIMUM EXCLUSION OF 0.31 M, PROVIDED THAT THE WALL THICKNESS IS UTILIZED FOR THE PROVISION OF INSULATING MATERIALS.

NOTES FOR FAR PLANS & CALCULATIONS:

EXTERIOR WALL THICKNESS MORE THAN 8.3" IS EXEMPTED FROM FSR CALCULATION (PER BYLAW 4.2.1).
FSR OVERLAYS ARE DRAWN TO EXTERIOR WALL SHEATHING (6.5" WALL THICKNESS).

GROUND FLOOR | SECOND FLOOR | THIRD FLOOR

(W) 1317.2 SF



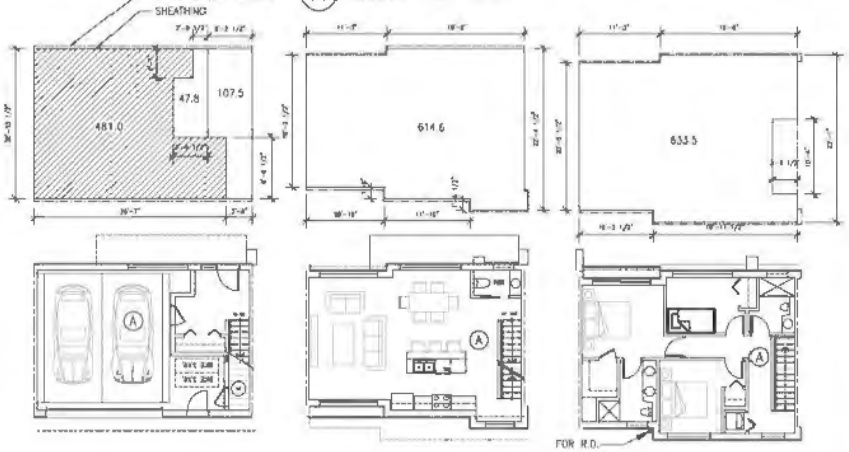
UNIT W

GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	
SCALE: 1/8"=1'-0" 31.4 SF	SCALE: 1/8"=1'-0" 679.6 SF	SCALE: 1/8"=1'-0" 808.2 SF	TOTAL FLOOR AREA: 1317.2 SF
GARAGE 435.8 SF		STAIRCASE: (EXCLUDED)	LOT COVERAGE: 770.6 SF
STAIR ENTRY: 107.5 SF (EXCLUDED)			GROSS FLOOR AREA: 1860.5 SF
			EXEMPTED FLOOR AREA: 543.3 SF

- HIGHLIGHTED AREAS ARE EXEMPTED.
- EXTERIOR WALL THICKNESS IN EXCESS OF 0.16 M IS EXEMPTED FROM FSR.

GROUND FLOOR | SECOND FLOOR | THIRD FLOOR

(A) 1295.9 SF X 6

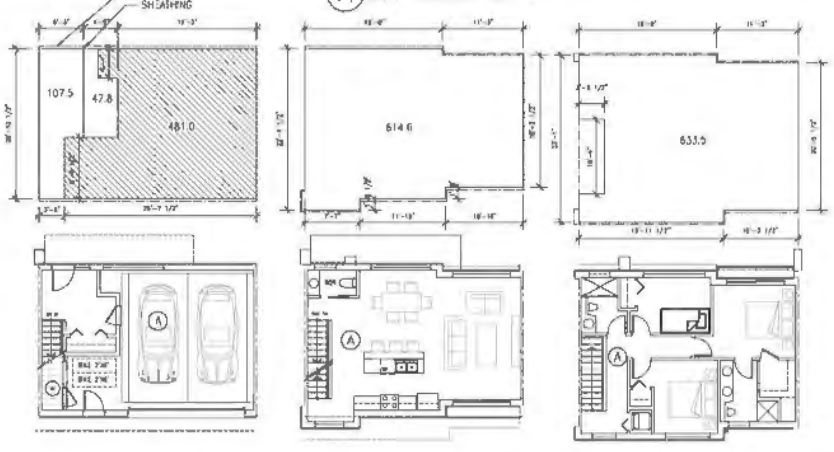


UNIT A

GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	
SCALE: 1/8"=1'-0" 47.8 SF	SCALE: 1/8"=1'-0" 614.6 SF	SCALE: 1/8"=1'-0" 633.5 SF	TOTAL FLOOR AREA: 1295.9 SF
GARAGE 481.0 SF		STAIRCASE: (EXCLUDED)	LOT COVERAGE: 712.1 SF
STAIR ENTRY: 107.5 SF (EXCLUDED)			GROSS FLOOR AREA: 1884.4 SF
			EXEMPTED FLOOR AREA: 588.5 SF

GROUND FLOOR | SECOND FLOOR | THIRD FLOOR

(A) MR. 1295.9 SF X



UNIT A (MR.)

GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	
SCALE: 1/8"=1'-0" 47.8 SF	SCALE: 1/8"=1'-0" 614.6 SF	SCALE: 1/8"=1'-0" 633.5 SF	TOTAL FLOOR AREA: 1295.9 SF
GARAGE 481.0 SF		STAIRCASE: (EXCLUDED)	LOT COVERAGE: 712.1 SF
STAIR ENTRY: 107.5 SF (EXCLUDED)			GROSS FLOOR AREA: 1884.4 SF
			EXEMPTED FLOOR AREA: 588.5 SF

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Project:

TOWNHOUSE DEVELOPMENT

9200-9240 Francis Road
RICHMOND, BC

Drawing Title:

UNIT PLANS

Date:
Scale:
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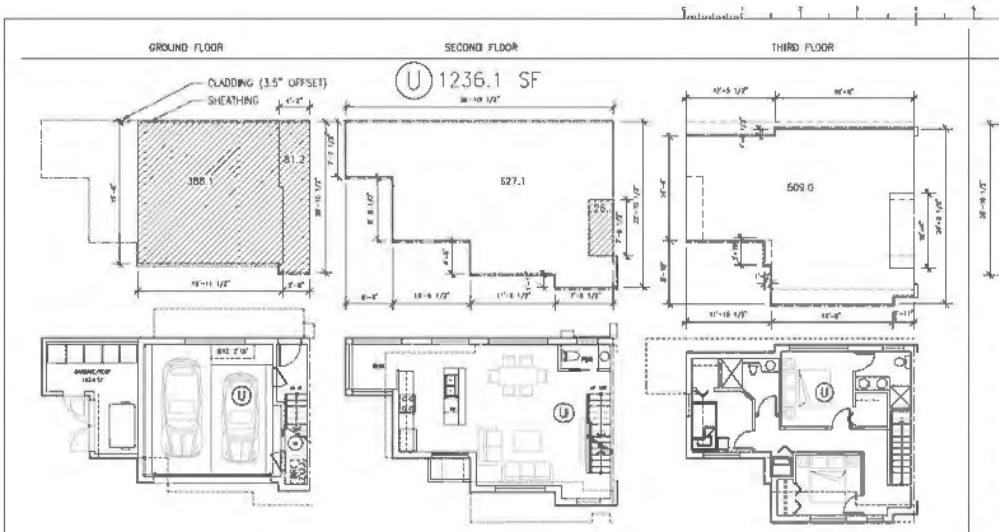
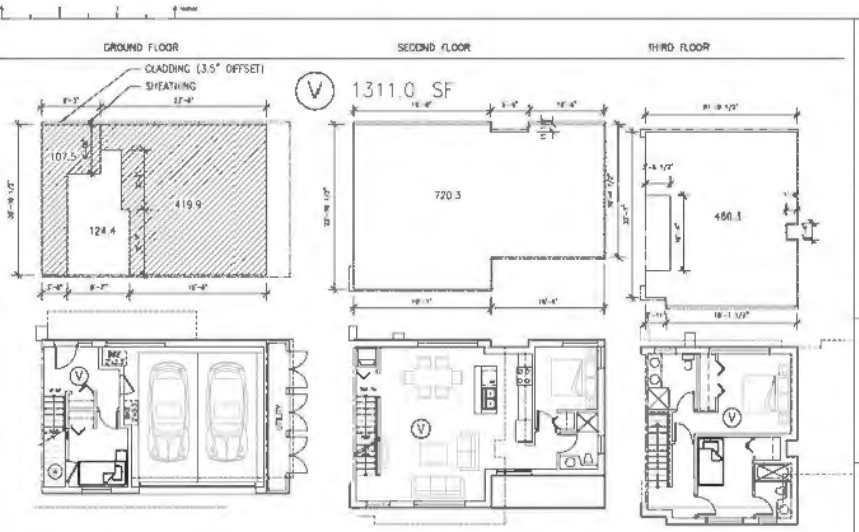
Drawing No.:

A5





UNIT U

GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	
SCALE: 1/8"=1'-0" — SF	SCALE: 1/8"=1'-0" 627.1 SF	SCALE: 1/8"=1'-0" 609.0 SF	TOTAL FLOOR AREA: 1236.1 SF
GARAGE: 388.1 SF	STAIR ENTRY: 26.3 (EXCLUDED)	STAIRCASE: (EXCLUDED)	LOT COVERAGE: 805.1 SF
STAIR ENTRY: 81.2 SF (EXCLUDED)			GROSS FLOOR AREA: 1731.7 SF
			EXEMPTED FLOOR AREA: 495.6 SF

UNIT V

GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	
SCALE: 1/8"=1'-0" 124.4 SF	SCALE: 1/8"=1'-0" 720.3 SF	SCALE: 1/8"=1'-0" 460.3 SF	TOTAL FLOOR AREA: 1311.0 SF
GARAGE: 419.9 SF		STAIRCASE: (EXCLUDED)	LOT COVERAGE: 805.1 SF
STAIR ENTRY: 107.5 SF (EXCLUDED)			GROSS FLOOR AREA: 1838.4 SF
			EXEMPTED FLOOR AREA: 527.4 SF

BAY WINDOW NOTES:

BAY WINDOW SEAT MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

AGING IN PLACE FEATURES FOR ALL UNITS:

- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

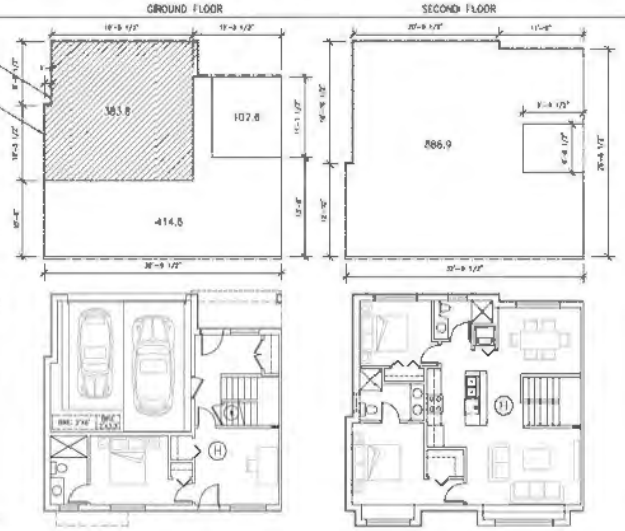
NOTES FOR FAR PLANS & CALCULATIONS:

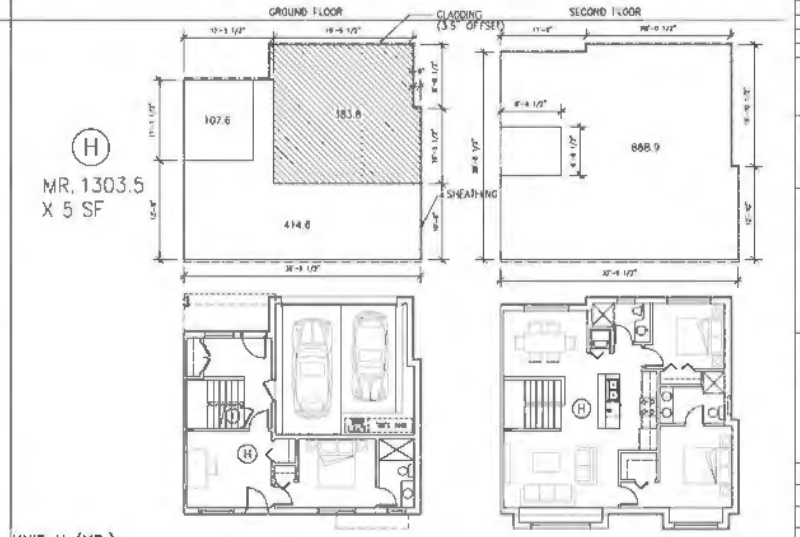
EXTERIOR WALL THICKNESS MORE THAN 6.5" IS EXEMPTED FROM FSR CALCULATION (PER BYLAW 4.2.1).
FSR OVERLAYS ARE DRAWN TO EXTERIOR WALL SHEATHING (6.5" WALL THICKNESS).

LEGEND FOR EXCLUDED AREAS:

- GARAGE & ENTRY/STAIR
- TOP FLOOR VOID SPACE OVER STAIR
- COVERED AREA
- BALCONY

FAR EXEMPTION NOTE: EXTERIOR WALL THICKNESS IN EXCESS OF 0.16 M, UP TO A MAXIMUM EXCLUSION OF 0.31 M, PROVIDED THAT THE WALL THICKNESS IS UTILIZED FOR THE PROVISION OF INSULATING MATERIALS.





UNIT H

GROUND FLOOR	SECOND FLOOR	
SCALE: 1/8"=1'-0" 414.8 SF	SCALE: 1/8"=1'-0" 888.9 SF	TOTAL FLOOR AREA: 1303.5 SF
GARAGE: 383.8 SF		LOT COVERAGE: 953.4 SF
STAIR ENTRY: 107.6 SF (EXCLUDED)		COVERED AREA: 55.7 SF
COVERED AREA: 55.7 SF		GROSS FLOOR AREA: 1794.9 SF
		EXEMPTED FLOOR AREA: 491.4 SF

UNIT H (MR.)

GROUND FLOOR	SECOND FLOOR	
SCALE: 1/8"=1'-0" 414.8 SF	SCALE: 1/8"=1'-0" 888.9 SF	TOTAL FLOOR AREA: 1303.5 SF
GARAGE: 383.8 SF		LOT COVERAGE: 953.4 SF
STAIR ENTRY: 107.6 SF (EXCLUDED)		COVERED AREA: 55.7 SF
COVERED AREA: 55.7 SF		GROSS FLOOR AREA: 1794.9 SF
		EXEMPTED FLOOR AREA: 491.4 SF

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8200-8340 Francis Road
RICHMOND, BC

Drawing Title:
UNIT PLANS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:
A6

PLN - 113

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
- DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYP.);
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES;
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPETS & COMPOSITE WOOD

(SH) WINDOW THAT CAN BE OPENED WITH A SINGLE HAND

AGING IN PLACE FEATURES FOR ALL UNITS:
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

NOTES FOR FAR PLANS & CALCULATIONS:
EXTERIOR WALL THICKNESS MORE THAN 6.3" IS EXEMPTED FROM FSR CALCULATION (PER BYLAW 4.2.1)
FSR OVERLAYS ARE DRAWN TO EXTERIOR WALL SHEATHING (6.5" WALL THICKNESS).

LEGEND FOR EXCLUDED AREAS:

- GARAGE & ENTRY/STAIR
- TOP FLOOR VOID SPACE OVER STAIR
- COVERED AREA
- BALCONY

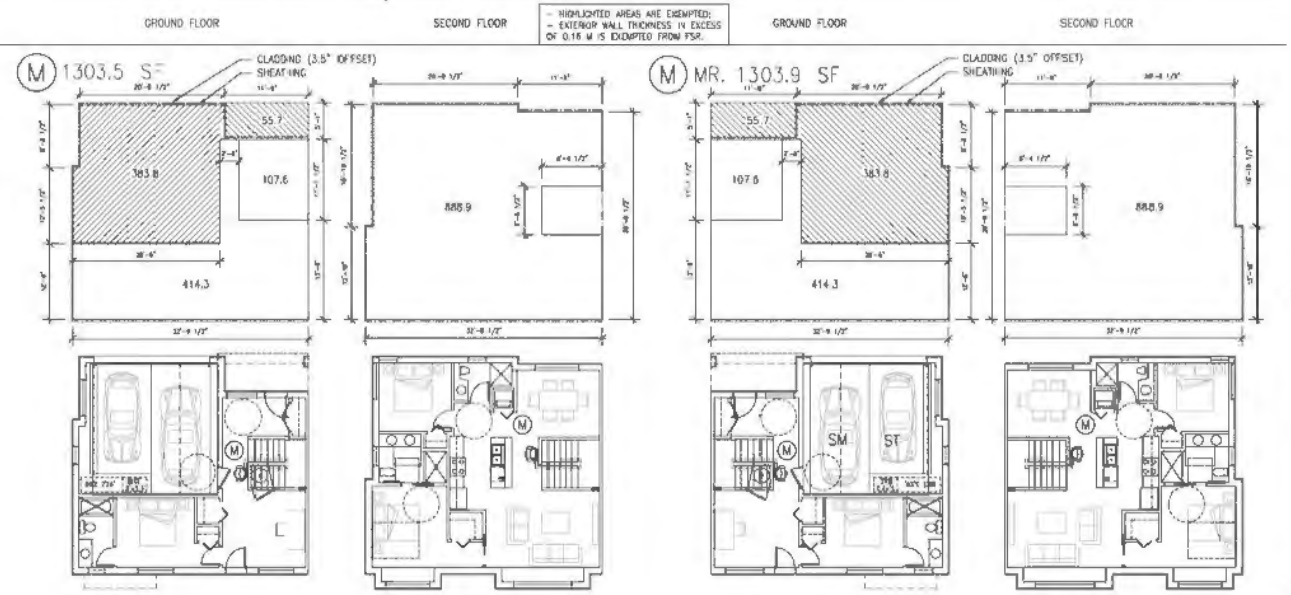
FAR EXEMPTION NOTE: EXTERIOR WALL THICKNESS IN EXCESS OF 0.16 M, UP TO A MAXIMUM EXCLUSION OF 0.51 M, PROVIDED THAT THE WALL THICKNESS IS UTILIZED FOR THE PROVISION OF INSULATING MATERIALS.

BAY WINDOW NOTES:
BAY WINDOW SEAT MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL.
NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

AGING IN PLACE FEATURES FOR ALL UNITS:
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

BAY WINDOW NOTES:
BAY WINDOW SEAT MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL.
NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

- HIGHLIGHTED AREAS ARE EXEMPTED;
- EXTERIOR WALL THICKNESS IN EXCESS OF 0.16 M IS EXEMPTED FROM FSR.



UNIT M

GROUND FLOOR	SECOND FLOOR	
SCALE: 1/8"=1'-0" 414.3 SF	SCALE: 1/8"=1'-0" 888.9	TOTAL FLOOR AREA: 1303.2 SF
GARAGE 383.8 SF		LOT COVERAGE: 968.4 SF
STAIR ENTRY: 107.6 SF (EXCLUDED)		(COVERED AREA: 55.7 SF
COVERED AREA: 55.7 SF		GROSS FLOOR AREA: 1850.3 SF
		EXEMPTED FLOOR AREA: 547.1 SF

UNIT M (MR.)

GROUND FLOOR	SECOND FLOOR	
SCALE: 1/8"=1'-0" 414.3 SF	SCALE: 1/8"=1'-0" 888.9	TOTAL FLOOR AREA: 1303.2 SF
GARAGE 383.8 SF		LOT COVERAGE: 968.4 SF
STAIR ENTRY: 107.6 SF (EXCLUDED)		(COVERED AREA: 55.7 SF
COVERED AREA: 55.7 SF		GROSS FLOOR AREA: 1850.3 SF
		EXEMPTED FLOOR AREA: 547.1 SF

AREA CALCULATIONS (PER UNIT)

		OUTDOOR SPACE (SF):	GROSS FLOOR AREA (SF): *	EXEMPTED FLOOR AREA (SF):	NET FLOOR AREA (SF):	LOT COVERAGE (SF):	COVERED AREA (SF):	GARAGE AREA (SF):
BUILING 1	UNIT 'A'	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'A'	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'A'	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'A'	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'W'	-	1860.5	543.3	1317.2	770.8	-	435.8
	UTILITY CL.		126.0			-		
	GARBAGE/RECY		163.0			163.0	-	
BUILING 2	UNIT 'U'	-	1731.7	495.8	1236.1	805.1	-	386.4
	UNIT 'A'	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'A'	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'A'	-	1884.4	588.5	1295.9	712.1	-	481.0
	GARBAGE/RECY		163.0			163.0		
BUILING 3	UNIT 'A' MIR.	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'A' MIR.	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'A' MIR.	-	1884.4	588.5	1295.9	712.1	-	481.0
	UNIT 'V'	-	1838.4	527.4	1311.0	805.1	-	419.9
	UTILITY CL.		85.9			86.7		
BUILING 4	UNIT 'M'	-	1850.3	547.1	1303.2	968.4	55.7	383.8
	UNIT 'H' MIN.	-	1794.9	491.4	1303.5	953.4	55.7	383.8
BUILING 5	UNIT 'H'	-	1794.9	491.4	1303.5	953.4	55.7	383.8
	UNIT 'M' MIN.	-	1850.3	547.1	1303.2	968.4	55.7	383.8
BUILING 6	UNIT 'M'	-	1850.3	547.1	1303.2	968.4	55.7	383.8
	UNIT 'H' MIR.	-	1794.9	491.4	1303.5	953.4	55.7	383.8
BUILING 7	UNIT 'H'	-	1794.9	491.4	1303.5	953.4	55.7	383.8
	UNIT 'H' MIR.	-	1794.9	491.4	1303.5	953.4	55.7	383.8
BUILING 8	UNIT 'H'	-	1794.9	491.4	1303.5	953.4	55.7	383.8
	UNIT 'H' MIR.	-	1794.9	491.4	1303.5	953.4	55.7	383.8
BUILING 9	UNIT 'H'	-	1794.9	491.4	1303.5	953.4	55.7	383.8
	UNIT 'H' MIR.	-	1794.9	491.4	1303.5	953.4	55.7	383.8
		-	40497.3	13510.2	27494.4	21379.5	668.4	10859.4

* INCLUDING GARAGE AREA.

CHECKLIST - CONVERTIBLE UNIT FEATURES

DOORS & DOORWAYS

ENTRY DOOR MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS.
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE M.N. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)

INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.

PATIO/BALCONY MIN. 860MM CLEAR OPENING. NOTE HOW ACCESSED.
ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY BC BUILDING CODE.

LEVER-TYPE HANDLES FOR ALL DOORS.

VERTICAL CIRCULATION

VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SOURRDUNDING STRUCTURE.
AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2X12 SOLID LUMBER AT 914MM TO CENTRE.

HALLWAYS

MIN. 900 MM WIDTH

GARAGE

MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH
ACCESS FROM GARAGE TO LIVING AREA WITH M.N. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.) AND FLUSH THRESHOLDS MAX. 13 MM HEIGHT

BATHROOMS (MIN. 1)

TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATIONAT TOILET, TUB AND SHOWER. REINFORCED WITH 2X12 SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES
PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.)
WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT

KITCHEN

CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304MM TO 355MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM
MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.)
WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

WINDOWS

MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

OUTLETS & SWITCHES

PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITH PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS
UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

ZHAO XD ARCHITECT LTD.
#255-11181 Voyageur Way,
Richmond, BC V6X 3H9
Tel. (604) 273-8882
Fax (604) 809-1738
Email: info@zhaoarch.com
Web: zhaoarch.com

Date	Issued For
04 MAY/21	DP APPLICATION
22 FEB/21	CITY COMMENTS
10 JUN/20	REZONING APPLICATION
-	REZONING APP

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

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The contractor shall check and verify all dimensions, notes and specifications, and report any discrepancies and ambiguities before proceeding with the work.

Project:
TOWNHOUSE DEVELOPMENT

8200-8340 Francis Road
RICHMOND, BC

Drawing Title:
UNIT PLANS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:
A7

PLN - 114

9200 - 9340 FRANCIS ROAD

Issued for Development Permit

Location Map (NTS)

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	SITE & TREE PLAN
L-03A	PLANTING PLAN
L-03B	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS

Contact Information

VDZ+A
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Zhao XD Architect Ltd.
Project Building Architecture

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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

No.	By	Description	Date
2	PC	Issued for DP	2021-09-01
1	PC	Issued for Review	2021-04-30

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project
9200-9340 Francis Road

Location
9200-9340 Francis Road
Richmond, B.C.

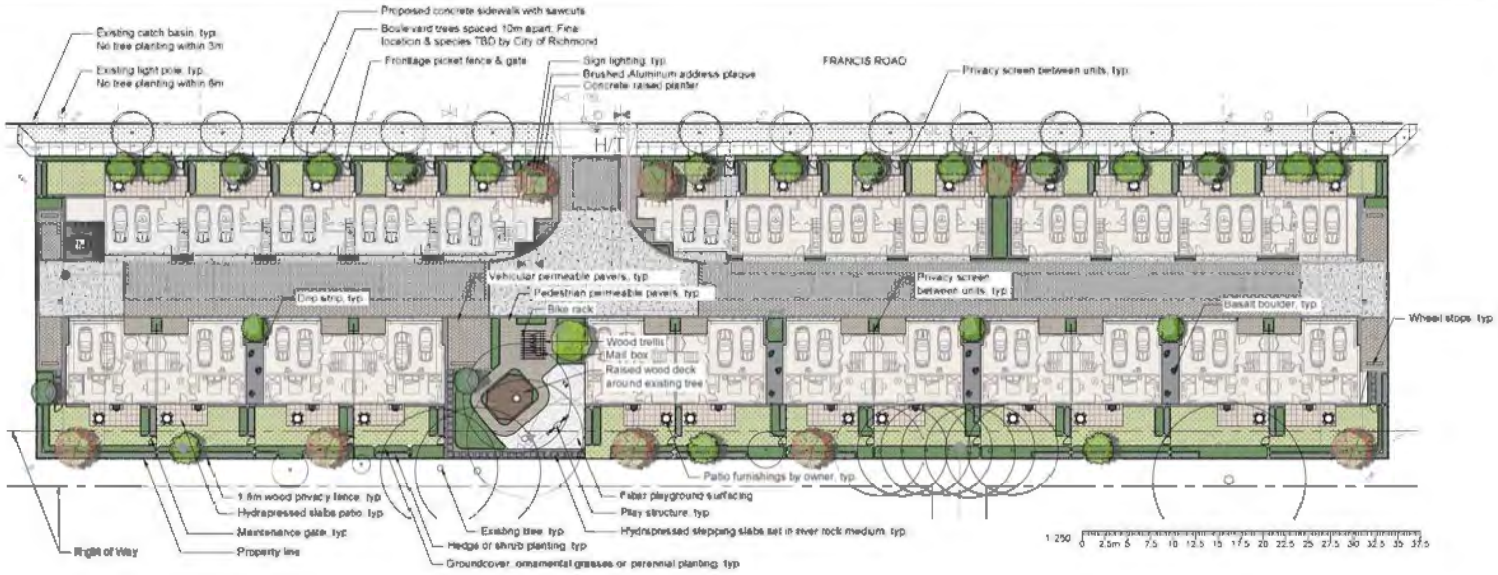
Drawn: AL
Checked: PC
Approved: DJ
Scale: As Shown
Stamp
Original Sheet Size: 24"x36"

Drawing Title: COVER SHEET

NORTH

VDZ Project #: DP2021-06

Drawing #: L-01



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	2.5m ht	8
	Cercis canadensis 'Hearts of Gold' / Forest Pansy Redbud	B&B	6cm cal	1
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm cal	12
	Fagus sylvatica 'Dawyck Purple' / European Beech	B&B	6cm cal	3
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal	6
	Picea pungens 'Hoopsii' / Hoopsii Spruce	B&B	2.5m ht	3
	Existing Tree		Street Tree	

HARDSCAPE MATERIALS

KEY	REF	DESCRIPTION
		CONCRETE SIDEWALK (OFFSITE)
	5,6 LD-01	CONCRETE PAVING (ONSITE)
	7 LD-01	PERMEABLE PAVERS (PEDESTRIAN)
	7 LD-01	PERMEABLE PAVERS (VEHICULAR)
		HYDRAPRESSED BLADE LINTION
	8 LD-01	HYDRAPRESSED BLADE (STEPPING)
		RIVER ROCK MEDIUM
	7 LD-02	DECKING
	8 LD-02	OTHER SURFACING

SOFTSCAPE MATERIALS

KEY	REF	DESCRIPTION
	Onsite / Offsite	SOD (PROPOSED) See Landscape Notes for Specifications
	3 LD-01	PLANTING
	3 LD-01	MEDIA

FENCING & SITE FURNISHINGS

KEY	REF	DESCRIPTION
	1 LD-02	1.8m PRIVACY FENCE
	2 LD-02	FRONTAGE FENCE
	3 LD-02	PRIVACY SCREEN
	5 LD-02	BIKE RACK

PERMEABILITY CALCULATIONS

	AREA (m^2)	PERCENTAGE
TOTAL LOT	5027	100%
NON-PERMEABLE SURFACES	3216	64%
PERMEABLE SURFACES	1811	36%

PLANTING	194	3.9%
SOD	451	9.0%
RMAA	60	1.2%
GRANULAR	176	3.5%
PERMEABLE PAVERS	930	18.5%
PERMEABLE SURFACES	1811	36%

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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

1	PC	Issued for DP	2021-09-01
0	PC	Issued for Review	2021-06-21
No.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project
9200-9340 Francis Road

Location
9200-9340 Francis Road
Richmond, B.C.

Drawn: AL
Checked: PC
Approved: DJ
Scale: 1:250
Stamp
Original Sheet Size: 24"x36"

Drawing Title: SITE & TREE PLAN

NORTH

VDZ Project #: DP2021-06

Drawing #: L-01

Planting Notes:

1. Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
2. All plant material shall meet or exceed standards required by BCLNA or BCSLA guidelines. Plant material to be appeoved by landscape architect prior to delivery to site.
3. Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
4. Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractors expense.
5. Topsoil depths for planting as follows:
a. shrubs: 450mm
b. sod: 150mm
c. tree pits: 1000mm with 300mm (below root ball)
6. 2" minus compost mulch to be installed in all shrub planting areas.
7. Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.
8. All planting within Tree Protection Zone to be supervised by a certified arborist.

Irrigation Note

1. All planted areas to be irrigated. Irrigation system to meet or exceed IIABC standards. Landscape architect to review irrigation plans.

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer grosseri / Paperbark Maple	B&B	3.5m ht.	8
	Cercis canadensis 'Hearts of Gold' / Forest Pansy Redbud	B&B	6cm cal.	1
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm cal.	13
	Fagus sylvatica 'Dawyck Purple' / European Beech	B&B	6cm cal.	5
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	6cm cal.	8
	Pinus pungens 'Hoopsii' / Hoopsii Spruce	B&B	3.5m ht.	3
	Existing Tree		Street Tree	

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AJ	Azalea japonica / Hino Crimson / Hino Crimson japanese Azalea	#5	0.6m	133
Cv	Caryopteris x clandonensis 'Valperis' / Victorian Caryopteris	#2	0.6m	12
Cc	Calluna vulgaris 'Young Lady' / Dwarf Scotch Tree	#2	1.0m	3
Ff	Fatsia japonica 'Ed' / Dwarf Mountain Laurel	#3	0m	11
Np	Nandina domestica 'Fire Power' / Firepower Nandina	#3	0.45m	61
Rr	Rhododendron x 'Nova Zembla' / Rhododendron	#5	0.8m	17
Rp	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#5	0.75m	27
Rs	Rosmarinus officinalis 'Rubella' / Rosemary	#2	0.75m	20
Sj	Spiraea japonica 'Goldmound' / Spirea	#2	0.45m	39

FERNS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Bs	Blechnum spicant / Deer Fern	#1	0.45m	133
Pm	Polystichum munitum / Western Sword Fern	#2	0.5m	151

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.5m	481
Hm	Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1	0.45m	204
Mk	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0.45m	66
Mp	Miscanthus sinensis 'Purpurascens' / Flame Grass	#1	0.75m	16
O	Ophiopogon japonicus / Mondo Grass	#1	0.3m	267

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cv	Calluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.45m	260
E	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.3m	126
Ek	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.45m	383
Hk	Hebe x 'Karaka Regal' / Karaka Regal Veronica	#1	0.45m	187
Lm	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0.45m	313
L	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.3m	643
Rg	Rudbeckia fulgida var. sullivantii 'Goldsturm' / Black Eyed Susan	#1	0.45m	98

DWARF CONIFERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cc	Chamaecyparis obtusa 'Crippsii' / Slender Hinoki Cypress	1.2m ht.	1.2m	3
Cn	Chamaecyparis obtusa 'Nana Gracilis' / Dwarf Hinoki Cypress	#5	1.2m	7
Tc	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.0m ht.	0.7m	311

1:125

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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

Key Map (NTS)

No.	By	Description	Date
1	PC	Issued for DP	2021-09-01
2	PC	Issued for Review	2021-10-21

REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

Project
9200-9340 Francis Road

Location
9200-9340 Francis Road
Richmond, B.C.

Drawn: AL
Checked: PC
Approved: DJ
Scale: 1:125
Original Sheet Size: 24"x36"

Drawing Title: SITE & TREE PLAN

NORTH

VDZ Project #: DP2021-06

Drawing #: L-01

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	2.5m ht	8
	Cercis canadensis 'Hearts of Gold' / Forest Pansy Redbud	B&B	6cm cal	1
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm cal	12
	Fagus sylvatica 'Dawyck Purple' / European Beech	B&B	6cm cal	3
	Magnolia soulange 'Royal Star' / Royal Star Magnolia	B&B	6cm cal	4
	Picea pungens 'Hoopsii' / Hoopsii Spruce	B&B	2.5m ht	3
	Existing Tree			
	Street Tree			

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ad	Aquilegia japonica 'Nana Compact' / Nana Compact Japanese Apples	#3	0.6m	133
Ct	Ceanothus thyrsiflorus 'Victoria' / Victoria Ceanothus	#2	0.9m	12
Cs	Cotinus coggygria 'Young Lady' / Dwarf Smoke Tree	#2	1.0m	3
Kl	Kalmia latifolia 'Elf' / Dwarf Mountain Laurel	#3	1m	11
Nd	Nandina domestica 'Firepower' / Firepower Nandina	#3	0.45m	81
Rc	Rhododendron x 'Nova Zembla' / Rhododendron	#5	0.8m	17
Rp	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#3	0.75m	22
Sj	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	20
Sp	Spiraea japonica 'Goldmound' / Spirea	#2	0.45m	36
PERENNIALS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Bs	Blechnum spicant / Deer Fern	#1	0.45m	122
Pm	Polystichum munitum / Western Sword Fern	#2	0.6m	101
GRASSES	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
C	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.3m	482
Ha	Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass	#1	0.45m	204
Mk	Molinia caerulea 'Little Kilten' / Little Kilten Moulder Grass	#1	0.45m	96
Pv	Pennisetum alopecuroides 'Purpureum' / Fountain Grass	#1	0.75m	15
O	Ophiopogon japonicus / Mondo Grass	#1	0.3m	297
PERENNIALS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Cv	Calluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.45m	200
E	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.3m	126
Eb	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.45m	262
Hk	Hebe x 'Karaka Regal' / Karaka Regal Dwarf	#1	0.45m	197
Lm	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0.45m	213
L	Liriope spicata 'Big Blue' / Creeping Lily Turf	#1	0.3m	143
Rg	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-Eyed Susan	#1	0.45m	98
DWARF CONIFERS	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
Cc	Chamaecyparis obtusa 'Gracilis' / Dwarfed Hinoki Cypress	1.2m ht.	1.2m	3
Cn	Chamaecyparis obtusa 'Nana Gracilis' / Dwarf Hinoki Cypress	#3	1.2m	7
Tc	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.8m ht	0.75m	311

Planting Notes

1. Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition
2. All plant material shall meet or exceed standards required by BCLNA or BCSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site
3. Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval
4. Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractors expense
5. Topsoil depths for planting as follows:
a. shrubs: 450mm
b. sod: 150mm
c. tree pits: 1000mm with 300mm (below root ball)
6. 2" minus compost mulch to be installed in all shrub planting areas
7. Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage
8. All planting within Tree Protection Zone to be supervised by a certified arborist

Irrigation Note:
1. All planted areas to be irrigated. Irrigation system to meet or exceed IIABC standards. Landscape architect to review irrigation plans.

1:125

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FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

Key Map (NTS)

REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

Project
9200-9340 Francis Road

Location
9200-9340 Francis Road
Richmond, B.C.

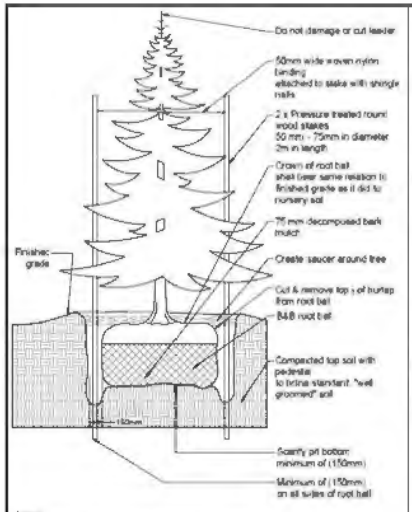
Drawn: AL
Checked: RC
Approved: DJ
Scale: 1:125
Original Sheet Size: 24"x36"

NORTH

Drawing Title: SITE & TREE PLAN

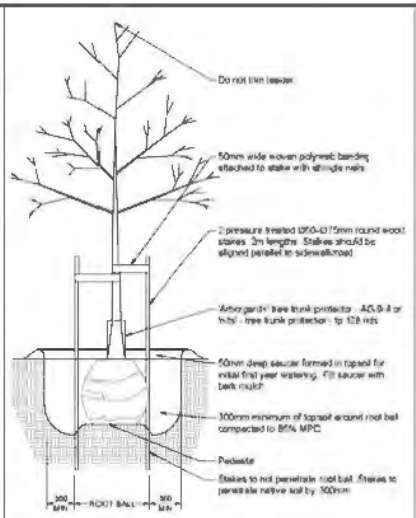
VDZ Project #: DP2021-06

Drawing #: L-01



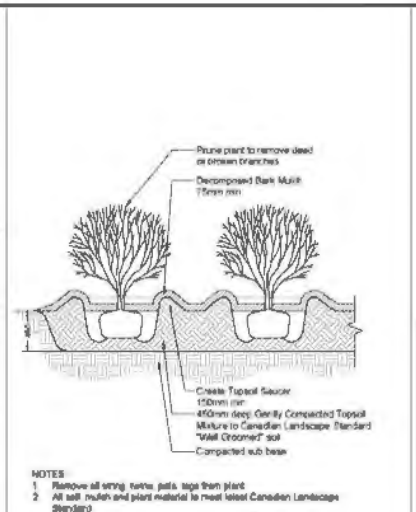
Notes
1. Do not damage main roots or destroy root ball when installing tree stake
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE PLANTING
Scale 1:25



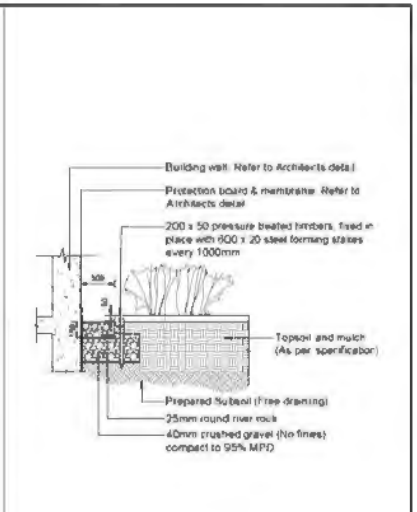
Notes
1. Burlap/burlap to be loosened and dropped to the bottom of the planting hole. all string twine, etc to be removed
2. All strip basketing shall have the top 1/3 of the wire removed prior to planting
3. All trees shall be single stem

2 DECIDUOUS TREE PLANTING
Scale 1:25

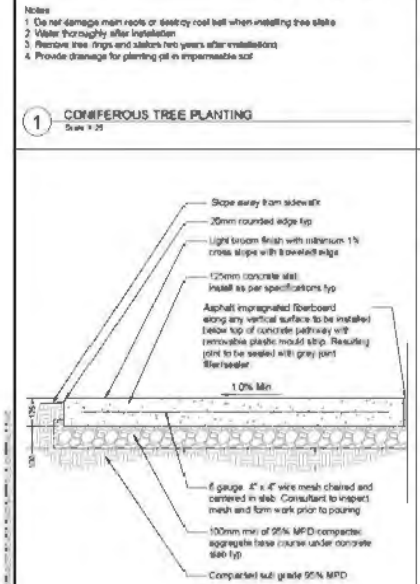


NOTES
1. Remove all string, twine, jutes, tags then plant
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard
3. Topsoil saucers diameter to be 1.5X diameter of plant container
4. O.C. spacing per planting plan

3 SHRUB PLANTING
Scale 1:25

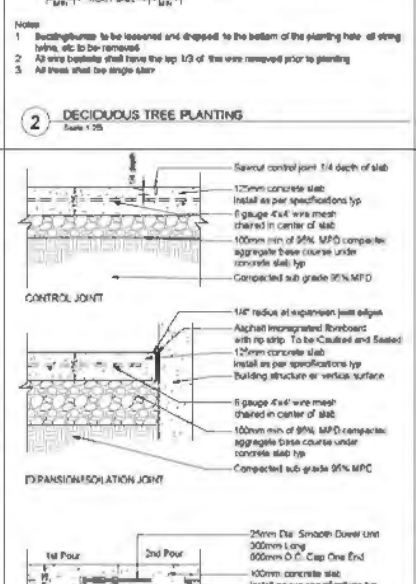


4 DRIP STRIP
Scale 1:20

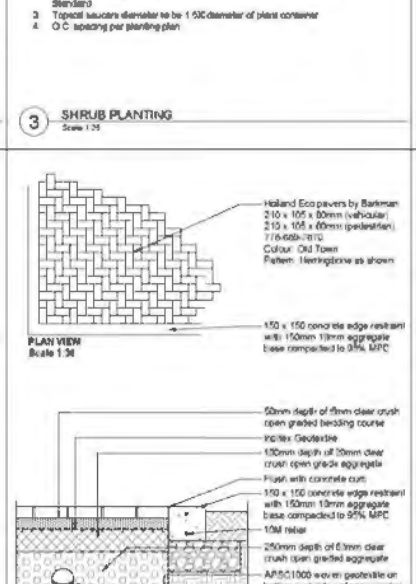


Notes
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway
4. All components as specified or approved alternate
5. Concrete to slope to drain
6. Expansion joint every 6000mm o.c. both ways
7. Contractor to contact Landscape Architect for scoreline approval prior to cutting

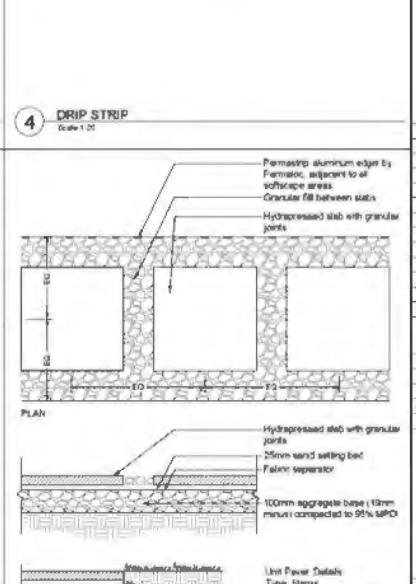
5 CONCRETE PAVING
Scale 1:10



6 CONCRETE JOINTS
Scale 1:15



7 PERMEABLE PAVERS
Scale 1:10



Notes
1. Install all components as per manufacturer's specifications
2. Slabs to be spaced equally between adjacent surfaces
3. Limit slab cuts to ½ slab

8 SLABS IN GRANULAR
Scale 1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CITY PLANNING | URBAN DESIGN
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

No.	By	Description	Date
3	RC	Issued for DP	2021-10-01
2	RC	Issued for Review	2021-09-21

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project
9200-9340 Francis Road

Location
9200-9340 Francis Road
Richmond, B.C.

Drawn: AL	Name:
Checked: RC	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: As Shown	

Drawing Title: DETAILS

VDZ Project #: DP2021-06

Drawing #: LD-01

Note
1. Horizontal aluminum panel with wood slats insert
2. Detail to be provided in Building Permit package

1 FRONTYARD PICKET FENCE WITH GATE
Scale N.T.S

Note
1. 1.8m wood privacy fence
2. Detail to be provided in Building Permit package

2 BACKYARD PRIVACY FENCE
Scale N.T.S

3 PRIVACY SCREEN
Scale N.T.S

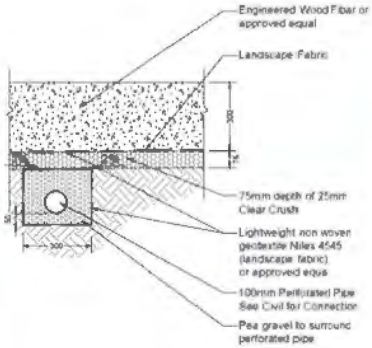
4 TRELLIS FOR MAILBOX
Scale N.T.S

BIKE RACK

Model # 2300 Series Hoop Bike Rack
Colour: Silver M
Manufacturer: Maglin
www.maglin.com

Or approved equal

5 BIKE RACK
Scale N.T.S



6 FIBAR
Scale 1:10

7 TREE DECK
Scale N.T.S

HOPPER SEESAWS

Model: 01.6400832
Mount: as per Manufacturer's Specifications
Manufacturer: Kompan
Supplier: Rec Tex

RACER SPRINGER

Model: 01.6400803
Mount: as per Manufacturer's Specifications
Manufacturer: Kompan
Supplier: Rec Tex

8 PLAY STRUCTURE
Scale N.T.S

VDZ+A

LANDSCAPE ARCHITECTURE | CITY PLANNING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

No.	By	Description	Date
2	PC	Issued for DP	2021-09-24
1	PC	Issued for Review	2021-04-21

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project
9200-9340 Francis Road

Location
9200-9340 Francis Road
Richmond, B.C.

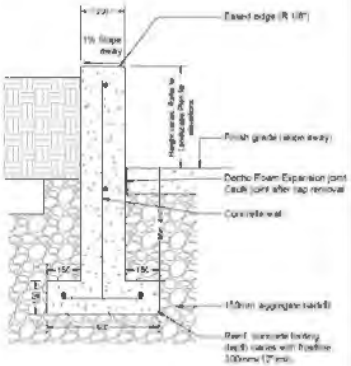
Drawn: AL
Checked: PC
Approved: DJ
Scale: As Shown
Stamp
Original Sheet Size: 24"x36"

Drawing Title: DETAILS
VDZ Project #: DP2021-06
Drawing #: LD-02

SITE ADDRESS SIGN

Painted aluminum plaque affixed to concrete planter

1 SITE ADDRESS SIGN



Note
1. Drainage to be coordinated with Civil Engineer
2. Grassing medium to be 25mm below top of edger wall

2 CONCRETE PLANTER WALL

VDZ+A

FORTYANDFIVE STUDIO, MOUNT PLEASANT STUDIO

REVISIONS TABLE FOR DRAWINGS

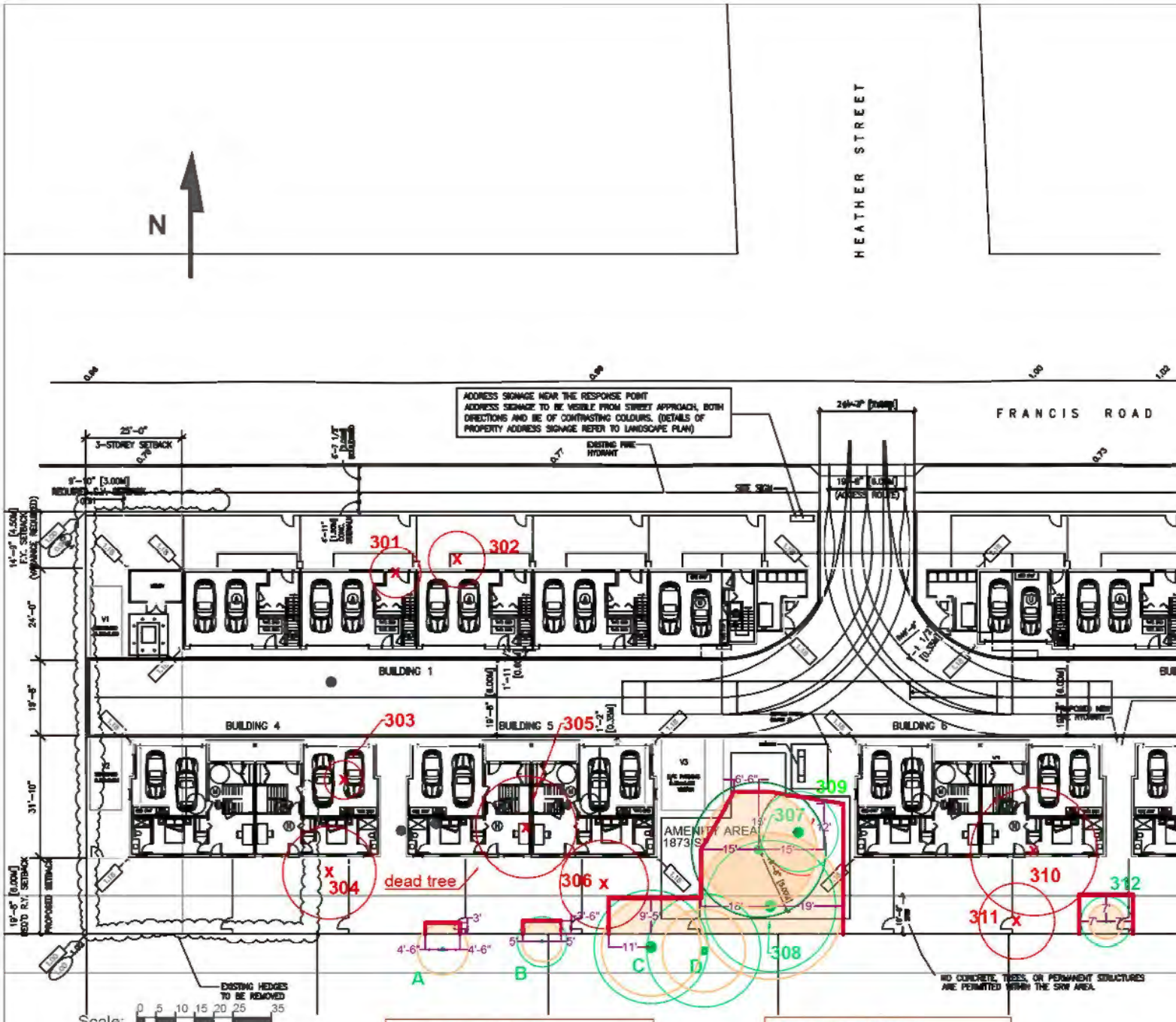
REVISIONS TABLE FOR SHEET

Project
9200-9340 Francis Road

Location
9200-9340 Francis Road
Richmond, B.C.

Drawn: AL
Checked: KT
Approved: DJ
Scale: As Shown
Stamp
Original Sheet Size: 24"x36"

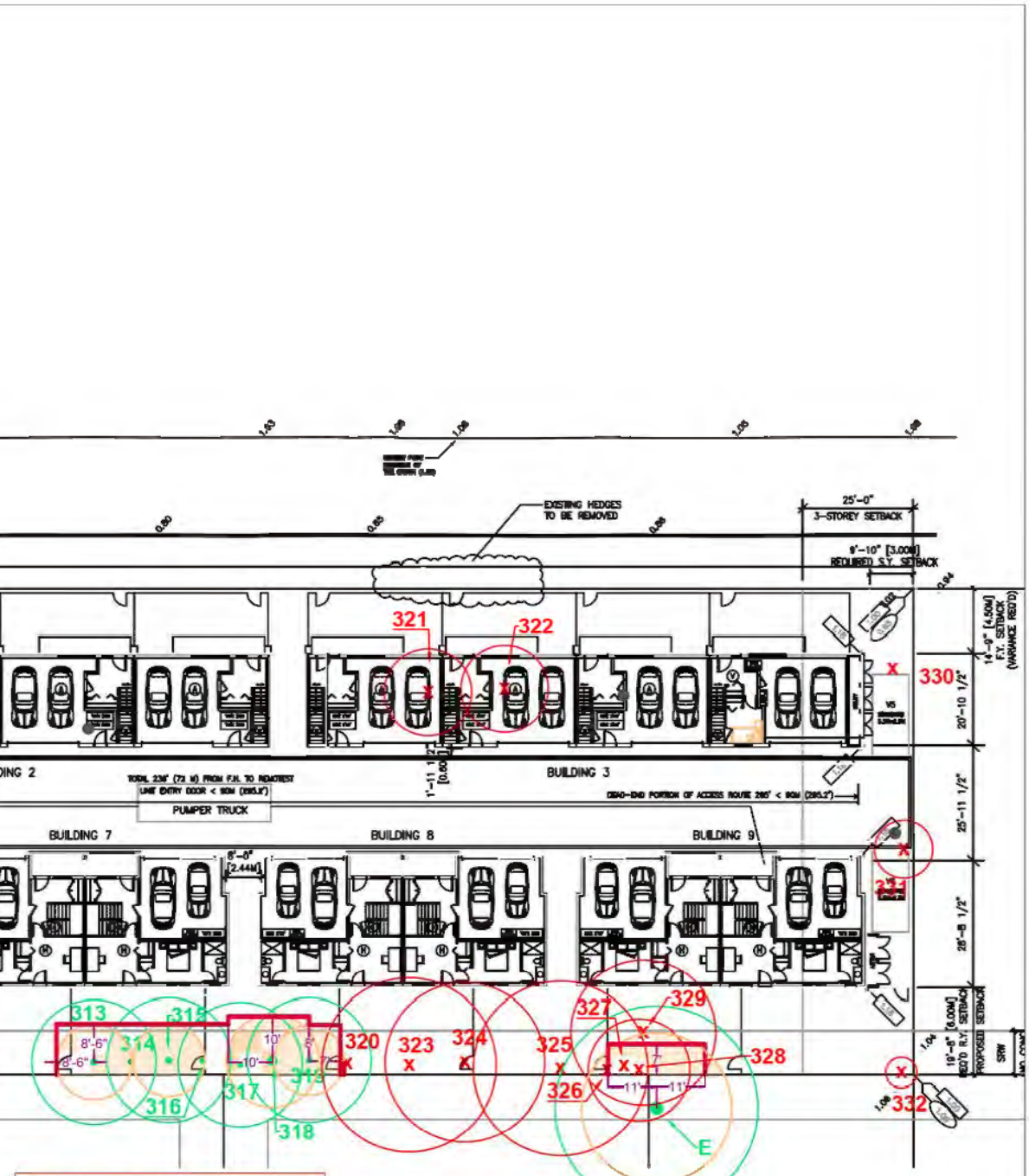
Drawing Title: DETAILS
VDZ Project #: DP2021-06
Drawing #: LD-03



ARBORIST NOTES
Trees A - D:
Arborist supervision of any excavation/grading works within 3 feet of Tree Barriers.

ARBORIST NOTES
Trees #307 & 308:
Arborist supervision of any excavation/grading works within 3 feet of the Tree Barriers as well as root pruning as required.

ARBORIST NOTES
Amenity Area:
Arborist supervision of fence installation (excavated post footings) within TPZ. Detailed landscaping not available at the time of this report. Landscaping plans should be reviewed by the project arborist prior to incorporation into the design.



ARBORIST NOTES
Trees #313-319 & E:
Arborist supervision of any excavation/grading works within 3 feet of Tree Barriers.

Pacific Sun Tree Services

604-323-4270

andermatt.forest@shaw.ca
pacificsuntree.com

Suite #460
130 - 1959 152 Street
Surrey, B.C.
V4A 0C4

Tree Management Plan Amendment #1

Date: March 4, 2021

Client: 1125640 B.C. Ltd.

Project: Townhouse

Project Address: 9200 to 9340 Francis Rd.
Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal: X

Undersized Tree: UT

Crown Dripline for:

Retain Tree:

Remove Tree:

Tree Protection Barrier:
(Outlines Tree Protection Zone)

Critical Root Zone:

Notes:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
3. Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.

City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9200-9340 Francis Road **File No.:** RZ 20-907463

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10254, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of $55,000 for the 11 on-site trees to be retained (Tag 307-309, 312-319). Up to 90% of the security will be returned to the applicant after submission of a post-construction assessment report and a City inspection, with the remainder held for up to one year to ensure that the trees survive.
4. Registration of a flood indemnity covenant on title (Area A).
5. Subject to Council adopting policies regarding age and rental restrictions in strata-titled buildings prior to the subject rezoning application bylaw receiving first reading, registration of a restrictive covenant prohibiting:
   a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and
   b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

   This consideration will not be required if Council does not adopt these policies prior to the subject rezoning application bylaw receiving first reading.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute $7,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
8. City acceptance of the developer's offer to voluntarily contribute $0.90 per buildable square foot (e.g. $29,219.40) to the City's public art fund.
9. Contribution of $54,839.00 in-lieu of on-site indoor amenity space to go towards development of City facilities.
10. City acceptance of the developer's offer to voluntarily contribute $8.50 per buildable square foot (e.g. $275,961.00) to the City's affordable housing fund.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, together with a cost estimate for the landscaping works. 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 required replacement trees

Initial: _____

6673518

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BCESC Step 3).
3. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to a Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned to the applicant after a City inspection, with the remainder held for up to one year to ensure that the planting survives.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. 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.
3. Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. 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.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

a. Using the OCP Model, there is 000.0 L/s of water available at a 20 psi residual at the Francis Road frontage. 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.
   ii. Provide a right-of-way for the water meter and meter chamber (unless meter is to be located in a mechanical room), at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.
   iii. The frontage improvements are in close proximity with the existing AC watermain along Francis Road frontage. Subject to a utility locate and a geotechnical assessment of the impact of the required frontage improvements to the existing watermain, the developer is required to replace the existing watermain along the Francis Road frontage, approximately 150m long.

Initial: _____

iv. Review hydrant spacing on all road frontages and provide fire hydrants as required to meet City spacing requirements. Fire department approval is required for all fire hydrant installations, removals, and relocations.
v. Install one new water service connection.

c. At Developer's cost, the City is to:
   i. Reconnect all existing water service connections and hydrant leads to the new water main.
   ii. Cut, cap, and remove all existing water service connections and meters to the development site.
   iii. Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

a. At Developer's cost, the Developer is required to:
   i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.

b. At Developer's cost, the City is to:
   i. Cut and cap all existing storm service connections to the development site and remove inspection chambers.
   ii. Install one new storm service connection, complete with inspection chamber. Inspection chamber to be located in a right-of-way onsite.

Sanitary Sewer Works:

a. At Developer's cost, the Developer is required to:
   i. Not start onsite excavation or foundation construction prior to completion of rear-yard sanitary works by City crews.
   ii. Monitor the settlement at the existing AC sanitary main long the entire south property line during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
   vi. Replace approximately 150 m AC sanitary main along the entire south property line with PVC, complete with new manholes per City spacing requirements.
   vii. Remove the existing AC sanitary main and legally dispose offsite.
   viii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.

b. At Developer's cost, the City is to:

   i. Install one new sanitary service connection, complete with inspection chamber. The new service connection shall be tied-in to the required manhole at the sanitary main junction located at the south property line of 9300 Francis Road.
   ii. Reconnect all existing sanitary service connections that service neighboring properties to the new sanitary main.
   iii. Cut and cap all existing service connections to the development site, and remove inspection chambers.

Frontage Improvements:

a. At Developer's cost, the Developer is required to:
   i. Return the existing Hydro lease lights and replace with City standard street lighting.
   ii. Coordinate with BC Hydro, Telus and other private communication service providers:
      a) To relocate/underground the existing overhead lines and poles to prevent conflict with the proposed sidewalk.
      b) To underground overhead service lines.
      c) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
      d) To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.

Initial: _____

e) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

f) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 1.0 x 1.0 m
- Traffic signal UPS – 2.0 x 1.5 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

iii. Complete frontage upgrades including:

a. New 2.0 m wide concrete sidewalk at the property line, minimum 1.5 m wide landscaped boulevard with street trees, and concrete curb and gutter; and

b. Removal of the existing driveway crossings and replacement with the above frontage works.

General Items:

a. At Developer's cost, the Developer is required to:

i. Not encroach into the rear-yard sanitary right-of-way with proposed trees, retaining walls, non-removable fences, or other non-removable structures. No fill may be placed within the right-of-way without the City's review and approval.

ii. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., AC watermain along Francis Rd and AC sanitary main along the rear yard) fronting the development site and provide mitigation recommendations.

iii. Provide a video inspection report of the existing sanitary sewers along the development's rear yard prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection report after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the pre-load, de-watering, or other development-related activity shall be replaced at the Developer's cost.

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.

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.

Initial: _____

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

City of Richmond

Bylaw 10254

Richmond Zoning Bylaw 8500
Amendment Bylaw 10254 (RZ 20-907463)
9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

   a. Inserting the following into the table contained in Section 5.15.1.c regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
"ZT94	$8.50"

   b. Inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

17.94 Town Housing (ZT94) – Francis Road (Broadmoor)

17.94.1 Purpose

The **zone** provides for low **density town housing** plus other compatible **secondary uses**, and provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

17.94.2 Permitted Uses

- **child care**
- **housing, town**

17.94.3 Secondary Uses

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

17.94.4 Permitted Density

1. The maximum **floor area ratio** is 0.40.

2. Notwithstanding Section 17.94.4.1, the reference to "0.40" in Section 17.94.4.1 is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT94 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw.

17.94.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

2. No more than 65% of a **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**.

3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.94.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except where the **rear yard** is 6.0 m, the minimum **front yard** is reduced to 4.5 m.

2. The minimum **interior side yard** is 3.0 m.

3. The minimum **exterior side yard** is 6.0 m.

4. The minimum **rear yard** is 3.0 m.

17.94.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).

2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

17.94.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.

2. The minimum **lot depth** is 33.0 m.

3. There is no minimum **lot area** requirement.

17.94.9 Landscaping & Screening

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

17.94.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.94.11 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.

2. 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 **"TOWN HOUSING (ZT94) – FRANCIS ROAD (BROADMOOR)."**

Lot 89 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103 PID 003-486-109

Lot 90 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103 PID 002-262-398

Lot 91 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103 PID 007-009-411

Lot 92 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103 PID 003-598-772

Lot 93 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103 PID 006-127-690

Lot 94 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103 PID 004-305-531

Lot 257 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222 PID 007-150-946

Lot 258 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222 PID 004-344-979

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10254".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER