



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** May 28, 2025

**From:** Milton Chan  
Chair, Development Permit Panel

**File:** DP 21-941827

**Re:** **Development Permit Panel Meeting Held on March 13, 2024**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 21-941827) for the property at 6740 and 6780 Francis Road, be endorsed and the Permit so issued.

Milton Chan  
Chair, Development Permit Panel  
(604-276-4377)

### **Panel Report**

The Development Permit Panel considered the following items at its meetings held on March 13, 2024.

#### DP 21-941827 – VIVID GREEN ARCHITECTURE INC. – 6740 AND 6780 FRANCIS ROAD (March 13, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of a total of four front-to-back duplexes at 6740 and 6780 Francis Road (one duplex on each new lot created after subdivision), on lots zoned “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)”.

The applicant's architect, Rosa Salcido, of Vivid Green Architecture, and landscape architect, David Rose, of PD Group Landscape Architecture Ltd., provided a brief visual presentation highlighting:

- The proposal includes four two-storey front-to-back duplexes in four lots with a shared drive aisle located between each pair of duplexes.
- Each unit is provided with two resident parking spaces and one visitor parking space for each pair of duplexes.
- The entries to all units are visible from the street.
- There are on-site and off-site trees that are identified for retention, including the hedgerow along the south property line and an existing street tree on the Francis Road frontage.
- The landscape plan includes the planting of 11 trees on-site including conifer trees which are provided in the rear yards of the back units.
- Permeable pavers in different colours are proposed for the surface treatment of the shared drive aisles, entrance pathways, and visitor parking spaces.
- Each unit is provided with aging-in-place features, and one convertible unit is provided in the proposed development.
- Utility pathways are provided for moving garbage and recycling between the back units and the garbage and collection areas at the front.
- Colours for each unit are varied to provide identity to individual units.
- The project has been designed to meet Energy Step Code 3 with a Low Carbon Energy System.

Staff noted that (i) there is a Servicing Agreement associated with the project for frontage works and site services which is required prior to approval of the subdivision, (ii) the applicant's efforts to retain the hedgerow along the south property line is appreciated, and (iii) there is contribution towards the upgrading of the crosswalk at the Francis Road and Minler Road intersection through the rezoning process.

In reply to a query from the Panel, the applicant noted that the proposed width of the shared drive aisles complies with the Zoning Bylaw requirement. In addition, Mr. Craig noted that on-site vehicle manoeuvring has been reviewed by the City's Transportation Department, complies

with the City's requirements, and is consistent with the access proposed at the time of the Rezoning.

In reply to further queries from the Panel, the applicant noted that (i) the heat pump for each unit is located either on the second floor deck or rear walls of buildings and will be screened to mitigate noise, (ii) the sides of second floor balconies adjacent to neighbouring properties will be landscaped with planters to provide screening and privacy, and (iii) bicycle parking is accommodated in the carport between the vehicle parking space and the screening fence to prevent headlight glare of parked vehicles.

The Panel expressed support for the project and noting that it is well thought out.

The Panel recommends the Permit be issued.