



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** February 23, 2024

**From:** Wayne Craig  
Director, Development

**File:** DP 21-941827

**Re:** **Application by Vivid Green Architecture Inc. for a Development Permit at 6740,  
6780 Francis Road**

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### Staff Recommendation

That a Development Permit be issued which would 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)".

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

WC:cl

Att. 2

## Staff Report

### Origin

Vivid Green Architecture Inc. has applied to the City of Richmond [on behalf of the owner Ding City Development Inc. (Directors: Guo Qing Yao, Guo Hui Yao, Ji Ting Yang, Heng Henry Li)] for permission to develop a total of four front-to-back duplexes at 6740 and 6780 Francis Road (Attachment 1) on a site zoned “Two Unit Dwellings (ZD7) – Francis Road (Blundell)”. The site currently contains two vacant lots. Subdivision of the site to create four lots is required prior to the construction of each duplex.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10277 (RZ 17-775025). The Bylaw was given third reading at the Public Hearing held July 19, 2021 and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required to be entered into prior to subdivision approval and includes, but is not limited to, the following improvements:

- Design and construction of a new 1.5 m wide concrete sidewalk and wide treed/grass boulevard after land dedication to accommodate the works and future road widening along Francis Road.
- Provision of water, storm sewer and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide Statutory Right-of-Way (SRW) is required to be registered on Title to accommodate the servicing infrastructure located along the north property lines of the lots.

Additional road improvements associated with rezoning include the submission of a \$45,600.00 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.

### Development Information

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

### Existing Site Description and Surrounding Context

The subject site is located on the south side of Francis Road, just west of Gilbert Road. The site is currently vacant, with two driveway crossings to Francis Road.

Existing development immediately surrounding the subject site is as follows:

To the north: Directly across Francis Road are two-storey townhouses on a lot governed by Land Use Contract 047 (with underlying zoning “Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)”).

- To the east: Are three lots at 6800 Francis Road, 9071 and 9091 Gilbert Road, that are the subject of an active application to develop 14 townhouses (RZ 22-011696/ DP 23-028754). The application is in circulation and will be subject to a separate staff report to be presented to Council for consideration upon completion of the staff review.
- To the south: Are single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Maple Place.
- To the west: Is a vacant lot at 6700 Francis Road that was recently rezoned to “Two Unit Dwellings (ZD7) – Francis Road (Blundell)” and a Development Permit issued to facilitate the construction of two duplexes (RZ 19-867880/ DP 21-934726). The site is currently the subject of an active subdivision application to create two lots, each to contain a front-to-back duplex (SD 19-867901).

### **Rezoning and Public Hearing Results**

During the rezoning application review process, staff identified the following design issues to be further examined at the Development Permit (DP) stage:

- Compliance with the DP Guidelines for Arterial Road Duplex projects in the Official Community Plan (OCP).
- Review of the proposed architectural character, scale and massing to ensure that the duplexes are well designed, fit well into the neighbourhood and are sensitive to the existing surrounding single-family housing.
- Confirming that aging-in-place features are provided in all units, as well as the provision of a Convertible Unit.
- Refinement of lot grading to ensure tree protection and an appropriate transition to existing neighbouring development.
- Refinement of the landscape design to finalize the provision of a staging area for waste bin collection, and ensuring a mix of conifer and deciduous replacement trees of the required size.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff’s satisfaction. The applicant has made the following revisions to their proposal to address the design issues previously identified:

- Refinements to the design of the duplexes to ensure they are consistent with the DP guidelines for Arterial Road Duplexes and fit well into the neighbourhood, and that adjacency impacts are minimized. Revisions made to the design include:
  - Further differentiating the appearance of each duplex to avoid substantially similar designs side-by-side.
  - Widening the front portion of the shared drive-aisles slightly and emphasizing the rear unit entry design so that they are more visible from the street.
  - Improving the appearance of side elevations through varied cladding and reducing the size of window openings on side elevations along existing adjacent housing.

- Breaking up the roofline and building mass on the upper level to clearly define the front from the back unit in each duplex.
- Accessibility features have been finalized and verified, with aging-in-place features provided in all units and the provision of a Convertible Unit in “Duplex C” on “Lot 3”.
- Lot grading has been refined to maintain the existing elevation in the tree protection areas in the rear yards and to maintain an appropriate transition to the existing neighbouring development to the south. Proposed lot grading along the far west property line of the subject site is to match that of the duplex that is to be constructed at 6700 Francis Road as part of a separate development application, while proposed lot grading along the far east property line of the subject site is to be addressed through a small retaining wall (ranging from 13 cm to 23 cm high).
- The Landscape Plan has been revised to increase the amount of soft landscaping and improve visual interest in the front yards, and the plant list has been updated to provide a mix of conifer and deciduous replacement trees of the required sizes.
- The short-term staging area for waste bin collection has been finalized and is easily accessible to service providers.

The Public Hearing for the rezoning of this site was held on July 19, 2021. At the Public Hearing, no concerns about the proposal were expressed by members of the public. Bylaw 10277 for the rezoning of the subject site was given third reading following the Public Hearing.

### **Public Input During the DP Application Review Process**

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

### **Staff Comments**

The proposed scheme attached to this report (Plans # 1.a to 3.g, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it is consistent with the intent of the applicable sections of the OCP and complies with all aspects of the “ZD7” zone.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed two-storey duplexes at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing, as well as with the future context of Arterial Road Duplexes proposed immediately to the west and Arterial Road Townhouses to the east.
- The apparent building mass of each duplex has been minimized through the use of building recesses and physical breaks in the rooflines that assist with clearly defining each unit in the cluster.

- The architectural expression of the buildings along the streetscape is visually interesting, well articulated, sufficiently distinct from one another to provide variety and follows that of the residential character in the neighbourhood.
- Upper-level private outdoor spaces are oriented towards either the arterial road and or the central shared drive-aisles (with the side open to existing neighbouring lots recessed and screened with planters containing trees).
- The number and size of window openings are minimized along side yard elevations to avoid overlook into adjacent dwellings.

### ***Site Planning, Access, and Parking***

- The proposed site layout on each new lot after subdivision consists of a duplex containing one unit at the front and one unit at the back. The front and back units are separated by paired carports that each accommodate two side-by-side resident parking spaces (i.e., a total of four resident parking spaces per lot). Each duplex is located on either side of a shared drive-aisle that runs through the center of each pair of lots. A visitor parking space is proposed at the south end of each of the drive-aisles, which is to be shared between each pair of duplexes (i.e., a total of two visitor parking spaces for the proposed development).
- Vehicle access to the site was examined as part of the rezoning application review process and supported by the City's Transportation Department. A single shared driveway crossing to each pair of lots is proposed from Francis Road and the drive-aisles on each pair of lots are to be shared. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption to ensure that upon subdivision of the property, a reciprocal cross-access easement is registered on Title for the area of the shared drive-aisles and the shared visitor parking spaces.
- Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisles. The use of the drive-aisles by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers. The entries to each of the eight units are visible from Francis Road.

### ***Open Space and Landscape Design***

- Private outdoor space is provided on-site for each of the units as follows, consistent with the guidelines in the OCP:
  - The front units have access to the front yards as well as to upper-level decks that are oriented towards Francis Road and the central shared drive-aisles (with landscape screening provided on sides open to existing adjacent lots).
  - The back units have access to rear yards at grade with patios.

- Tree retention and removal was assessed as part of the Rezoning Application review process, at which time it was determined that:
  - A hedgerow consisting of 10 cedar trees along the south property line of 6740 Francis Road, a small hedgerow on neighbouring property near the northeast corner of 6780 Francis Road, four trees on neighbouring properties (Tag # 901-904), and one street tree in the boulevard on City-owned property (Tag # 905) are to be retained and protected;
  - Two trees and two shrubs in tree form are to be removed due to poor condition and conflict with the proposed development (Tag # 885-888).

The Landscape Plan includes the proposed Tree Management Plan (Plan #2.b) showing the trees to be retained and removed.

- The Landscape Plan illustrates that a total of 11 trees are proposed to be planted and maintained on-site in the front and rear yards, which exceeds the 2:1 tree replacement ratio requirement in the OCP. This includes a mix of deciduous and coniferous trees of various sizes and species (i.e., Black Hills spruce, Vine maple, Maidenhair tree, Columnar English oak, and Black Hawthorne).
- A variety of shrubs, perennials and grasses are proposed in the Landscape Plan, including (but not limited to): Azalea, Oregon Grape, Mock Orange, Skimmia, Spiraea, David's Viburnum, Bergenia, Blue Lily Turf, Salal, Wester Sword Fern.
- The Landscape Plan requires that all soft landscaped areas be maintained with the installation of an automatic irrigation system.
- A variety of decorative paving treatments is proposed on-site to differentiate between hard-surface area uses, to provide visual interest and to assist with site permeability. Specifically, two colours and patterns of permeable pavers are proposed for the entrance pathways, shared drive-aisles and visitor parking spaces (i.e., natural and charcoal colours, and running bond and herringbone patterns), standard large square pavers are proposed for patios and broom-finished concrete paving is proposed within the carports and for maintenance pathways.
- To define the street edge and clearly distinguish between public and private open space along Francis Road, low aluminum picket fencing, with staggered pilasters and gates, is to be slightly set back from the front property line and to surround the front yards.
- Horizontal cedar privacy fencing is proposed along the side yards not abutting the shared drive-aisles and around the rear yards (not to exceed 1.8 m high).
- A preliminary exterior lighting concept is proposed, which does not cause spill over onto adjacent properties. The lighting concept includes downward-facing building-mounted lighting along building facades and at unit entries. Proposed light fixture locations are illustrated on Plan # 1.c. The Landscape Plan also shows the location of pilaster-mounted and bollard lighting (Plan # 2.d).
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of \$219,247.50 (100 per cent of a cost estimate prepared by the Registered Landscape Architect, including all materials, installation, and a 10 per cent contingency), prior to DP issuance. A legal agreement is also required to set the terms for use and release of the Landscaping Security.

### ***Architectural Form and Character***

- The design is modern with low sloping roofs and massing articulation. Small-scale elements such as covered front porches and rear unit entry canopies help to highlight main entrances and reinforce the residential character of development.
- A combination of contemporary composite lap siding and panels in a variety of muted tones with vertical wood-grained accent siding is used to provide subtle differentiation between units and duplex clusters. Specifically, the proposed colour palette consists of taupe, white, gray, burnt red, creamy yellow, black and two tones of grey.

### ***Accessible Housing***

- Each of the units in the duplexes incorporates aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- One Convertible Unit is proposed in the front unit of “Duplex C” on “Lot 3”, which is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a stair lift, as proposed on the drawings. The list of Convertible Unit features and floor plans are included in the Reference Plans to the DP.

### ***Sustainability***

- The applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required Energy Step Code 3 with a Low Carbon Energy System. The key technical elements that enable this performance target to be achieved include:
  - Primary air source heat pump for heating and cooling, and secondary natural gas condensing boiler for radiant heating.
  - Additional insulation in building assemblies (ceiling, exterior walls, floor, slab).
  - Triple glazed windows and doors.
  - Electric domestic hot water heating.
  - Heat recovery ventilation system.

The heat pumps for each of the front units are proposed to be located on the second-floor deck above carports near the common drive-aisles, and the heat pumps for the rear units are proposed to be tucked into a notch in the rear walls of the buildings. The project architect has submitted written confirmation that the proposed heat pumps will comply with the City’s Noise Regulation Bylaw 8856. Prior to Building Permit issuance, the applicant is required to submit written confirmation of the same from a registered acoustic consultant.

- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for each of the resident vehicle parking spaces.

***Crime Prevention Through Environmental Design (CPTED)***

- The applicant has identified that the following principles of CPTED are incorporated into the proposed design:
  - The street edge is defined with low aluminum picket fencing and low planting in the front yards to provide an appropriate separation and transition from the public to private realm while maintaining visual porosity into the site
  - Extensive windows and private outdoor spaces at ground levels and upper levels along Francis Road act as “eyes on the street”, providing a sense of natural surveillance.
  - The shared drive-aisles, visitor parking areas, and unit entrances contain pedestrian-level lighting for visibility. Lighting in rear yards also provides a sense of safety and security for residents using their private outdoor spaces at night
  - Surveillance equipment will be located in the front and rear yards, providing an added layer of security.

***Site Servicing & Off-Site Improvements***

- Servicing requirements and off-site improvements to support the proposed development were identified during the Rezoning Application review process and include (but are not limited to):
  - Land dedication as well as design and construction of a new 1.5 m wide concrete sidewalk and wide treed/grass boulevard to accommodate future road widening along Francis Road.
  - Provision of water, storm sewer and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide SRW is required to be registered on Title prior to rezoning, to accommodate the servicing infrastructure located along the north property lines of the lots.
  - Additional road improvements associated with rezoning include the submission of a \$45,600.00 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.
- A Servicing Agreement is required to be entered into prior to subdivision approval for the design and construction of the servicing requirements and frontage improvements.

**Conclusion**

This proposal is to develop four front-to-back duplexes on the subject site after subdivision, with vehicle access from Francis Road via shared driveway crossings.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal as designed meets the applicable policies and design guidelines contained within the OCP, and complies with the requirements of the “ZD7” zone.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.





Cynthia Lussier  
Planner 2  
(604-276-4108)

CL: js

Att. 1: Location Map  
2: Development Application Data Sheet

The following requirements are to be completed prior to forwarding this DP application to Council for approval:

1. Receipt of a cash security or Letter-of-Credit for landscaping in the amount of \$219,247.50 (100% of a cost estimate prepared by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). The applicant must enter into a legal agreement with the City that sets the terms for use and release of the landscaping security.

Prior to Subdivision\*, the applicant is required to complete the following:

- Register on title of the proposed new lots a cross-access easement for the shared driveway crossing, shared drive-aisles, and shared visitor parking spaces.
- Pay Development Cost Charges (DCCs)(City & GVS&DD), Translink DCCs, School Site Acquisition Charge, and Address Assignment Fees. The design and construction of service connections are to be dealt with through the Servicing Agreement (SA) process.
- Enter into a SA\* for the design and construction of servicing and off-site improvements, to include (but not limited to):

*Water Works*

- Using the OCP Model, there is 541 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 6780 Francis Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the applicant's cost, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
- At the applicant's cost, the City will install eight (8) new water service connections (two for each duplex) off of the 300 mm AC watermain on Francis Road, complete with water meters.
- Through rezoning, the applicant must provide a 1.5 m wide SRW along the north property line of the subject properties to accommodate the new water meters.

*Storm Sewer Works*

- At the applicant's cost, the applicant is required to:
  - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC61047) located at the adjoining property line of 6740 and 6780 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.
  - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC50515) located at the north east corner of 6780 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.
  - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC61048) located at the north west corner of 6740 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.

- At the applicant's cost, the City will:
  - Cut and cap the existing south west storm service connection located at the adjoining property line of 6740 and 6780 Francis Road (STIC61047).
  - Cut and cap the south east storm service connection located at the north east corner of 6780 Francis Road (STIC50515).
  - If the existing storm service leads (STIC61047, STIC61048 & STIC50515) are found to be inadequate, install new service connections. Details shall be finalized via the SA process.
  - Through rezoning, the applicant must provide a 1.5 m wide SRW along the north property line of the subject properties to accommodate the existing storm inspection chambers.

#### *Sanitary Sewer Works*

- At the applicant's cost, the applicant is required to:
  - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
  - Confirm the condition of the existing sanitary service, sanitary connection lead and inspection chamber at the south east corner of 6780 Francis Road (SIC17008) using video inspection. Use the existing service connections if video inspection shows that the existing leads are in good condition.
  - Confirm the condition of the existing sanitary service, sanitary connection lead and inspection chamber at the south west corner of 6740 Francis Road (SIC3966) using video inspection. Use the existing service connections if video inspection shows that the existing leads are in good condition.
  - Additional sanitary service connection may be required at the common property line of 6740 and 6780 Francis Rd.
  - The details of the sanitary servicing shall be finalized via the SA process.
- At the applicant's cost, the City will:
  - Install new service connections as per the approved SA design.

#### *Frontage Improvements*

- The applicant is required to coordinate with BC Hydro, Telus, and other private communication service and utility providers:
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above-ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
  - To underground overhead service lines
- The applicant is required to review street lighting levels along all frontages, and upgrade as required.
- The applicant is required to complete other frontage improvements as per the following City Transportation Department requirements:
  - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
  - Construct a new grass/tree boulevard over the remaining width between the new sidewalk and the existing south curb of Francis Road. The cross-section of the frontage improvements, measuring from north to south, are to include:
    - Existing south curb of Francis road.
    - 2.0 m wide grass boulevard with no tree planting (this area is slated for future road widening).
    - 1.5 m wide landscaped boulevard with street trees.
    - 1.5 m wide concrete sidewalk.
    - New north property line of the subject site.
    - 1.5 m wide utility SRW.

Note that, through rezoning, a 2.0 m wide road dedication is required for future road widening and an additional 0.1 m wide dedication is required to meet the required frontage improvements.

- Account for the following other frontage improvements:
  - Tree planting is to be restricted to the 1.5 m wide strip of the boulevard immediately next to the new sidewalk. The 2.0 m wide boulevard behind the fronting Francis Road south curb is to be kept free of any tree planting.
  - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site. The transition sections are to be placed beyond the subject site's east and west frontages and are not to be constructed with angular turns.
  - All existing driveway crossings along Francis Road are to be closed permanently. The applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described under in this *Frontage Improvements* section.
  - New driveway crossings to the site must be constructed to City design standards.
  - Consult City Parks Department on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - All above-ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard.

#### *General Items*

- The applicant is required to:
  - Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - Provide a video inspection report of the existing storm sewers along the Francis Road frontage and the existing sanitary lines along the south property line prior to start of site preparation works. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the applicant's cost.
  - Conduct pre/post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the applicant's cost. The post-preload elevation survey shall be incorporated within the SA design.
  - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.
  - Enter into, if required, additional legal agreements, as determined via the subject development's SAs and/or DPs and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit\* issuance, the applicant is required to complete the following:

- Submission of written confirmation (signed and sealed) from a registered acoustic consultant that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or DP Application processes.
- 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. Tree protection fencing must be

installed to City standard as per the City's Tree Protection Information Bulletin Tree-03, and must remain in place until construction and landscaping on-site is completed.

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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.

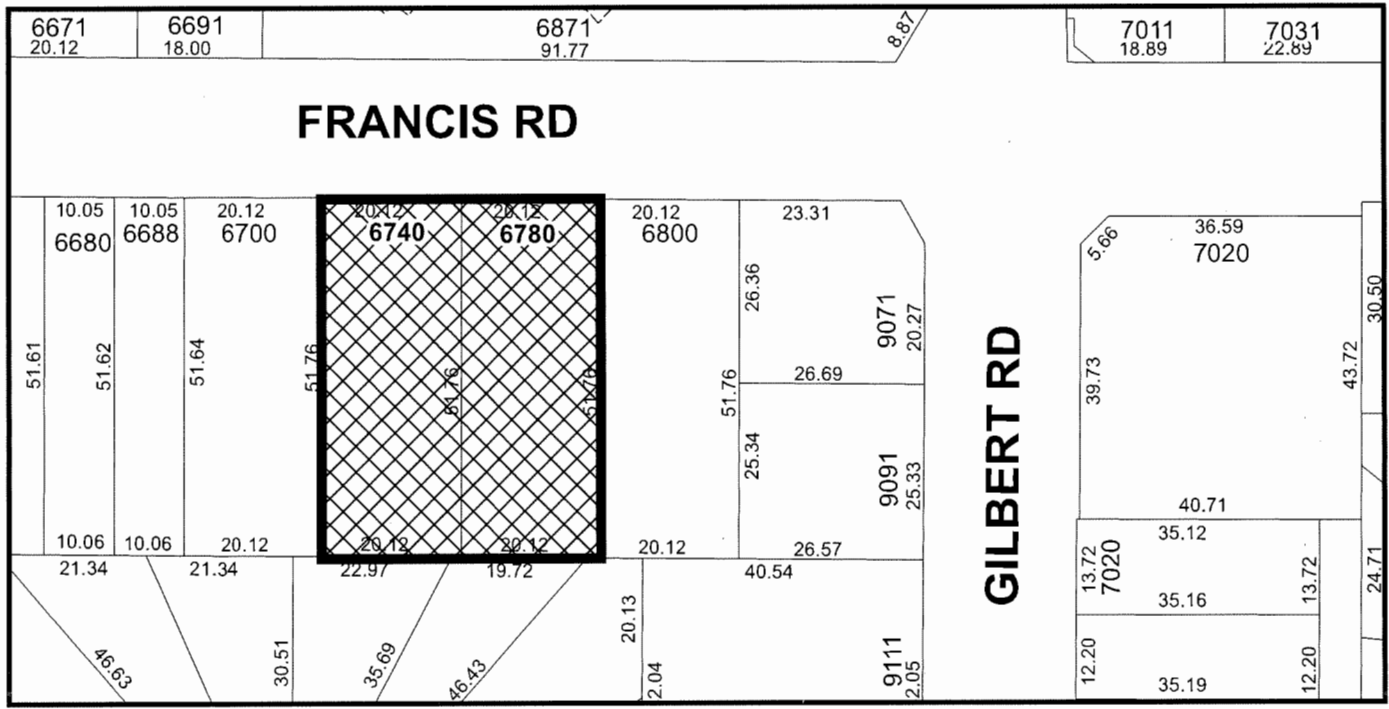
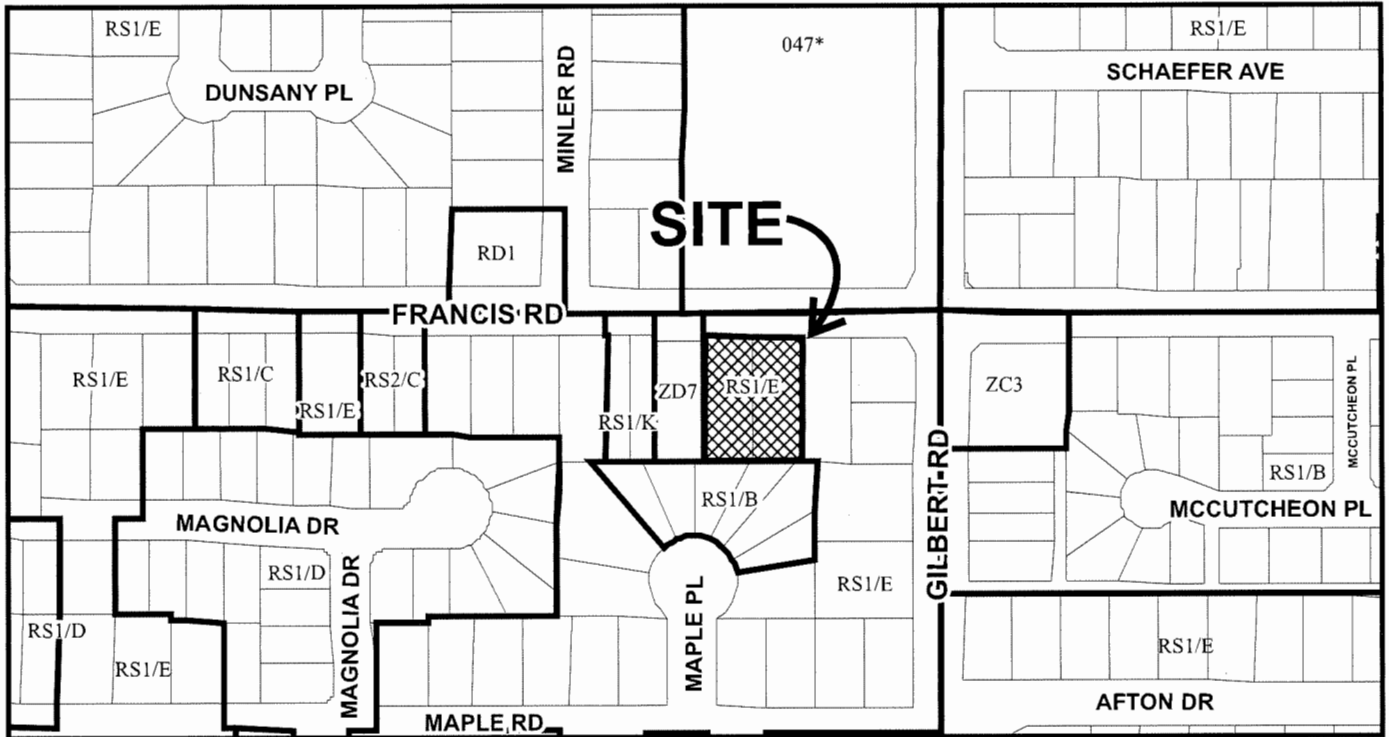
\* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

- 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.



DP 21-941827

Original Date: 10/21/21  
Revision Date: 02/20/24  
Note: Dimensions are in METRES



**DP 21-941827**

Address: 6740, 6780 Francis Road

Applicant: Vivid Green Architecture Inc.

Owner: Ding City Development Inc.

Planning Area(s): Blundell

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	Approximately 2,080 m <sup>2</sup>	Lot 1: Approximately 499 m <sup>2</sup> Lot 2: Approximately 499 m <sup>2</sup> Lot 3: Approximately 499 m <sup>2</sup> Lot 4: Approximately 499 m <sup>2</sup> after road dedication
<b>Land Uses:</b>	Vacant Lots	Four Duplexes (one per lot)
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Two-Unit Dwellings (ZD7) – Francis Road (Blundell)
<b>Number of Units:</b>	Vacant Lots	Eight

	<b>Bylaw Requirement</b>	<b>Proposed Lot 1</b>	<b>Variance</b>
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	41%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	55%	None
Lot Coverage – Live Landscaping:	Min. 20%	22%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.2 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.55 m	None
Setback – Rear Yard:	The greater of: • 6.0 m; or • 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.	<ul style="list-style-type: none"> <li>• 9.92 m for 60% of first storey wall; and</li> <li>• 10.70 m for 40% of first storey wall and all of the upper storey</li> </ul>	None

Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	6.9 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 2)	None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None

	<b>Bylaw Requirement</b>	<b>Proposed Lot 2</b>	<b>Variance</b>
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	42%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	54%	None
Lot Coverage – Live Landscaping:	Min. 20%	23%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.55 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	The greater of: <ul style="list-style-type: none"> <li>• 6.0 m; or</li> <li>• 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.</li> </ul>	<ul style="list-style-type: none"> <li>• 9.92 m for 60% of first storey wall; and</li> <li>• 10.70 m for 40% of first storey wall and all of the upper storey</li> </ul>	None
Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	7.0 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None

Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 1)	None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None

	Bylaw Requirement	Proposed Lot 3	Variance
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	42%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	54%	None
Lot Coverage – Live Landscaping:	Min. 20%	23%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.2 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.55 m	None
Setback – Rear Yard:	The greater of: <ul style="list-style-type: none"> <li>• 6.0 m; or</li> <li>• 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.</li> </ul>	<ul style="list-style-type: none"> <li>• 9.92 m for 60% of first storey wall; and</li> <li>• 10.70 m for 40% of first storey wall and all of the upper storey</li> </ul>	None
Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	6.9 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 4)	None

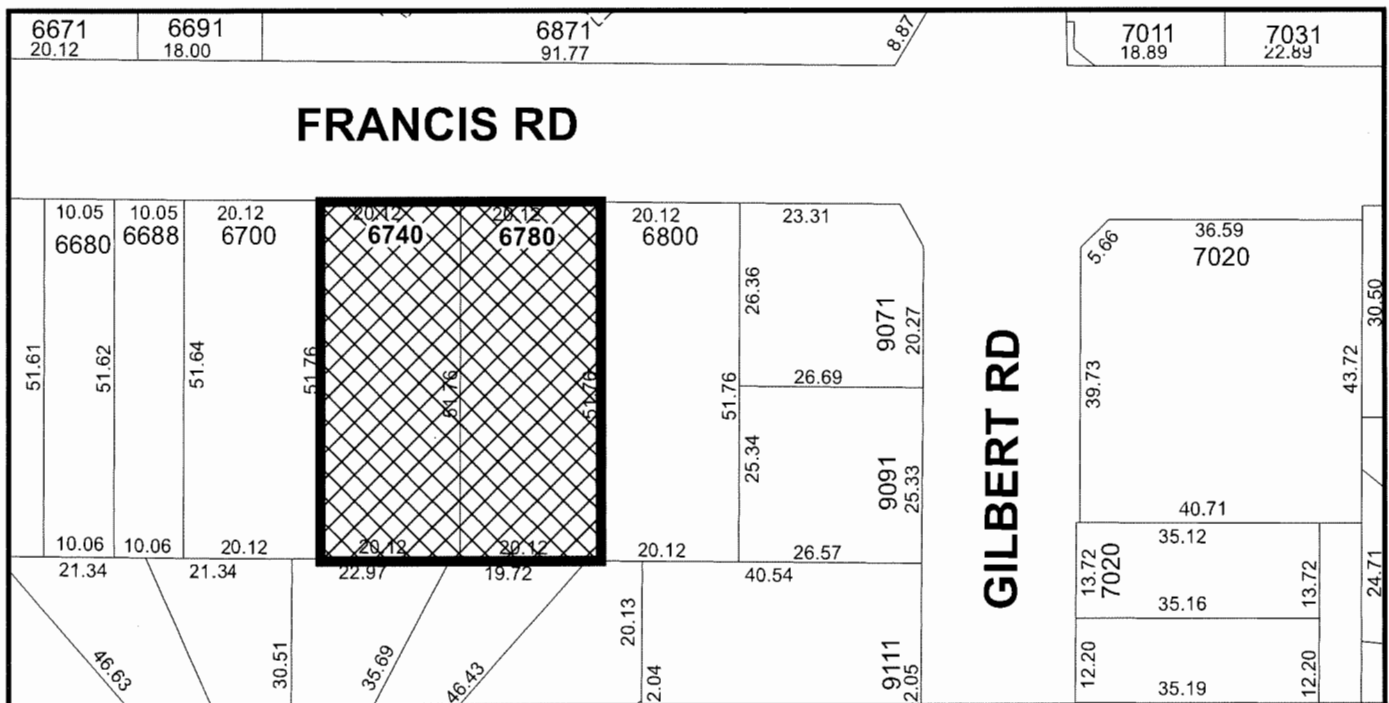
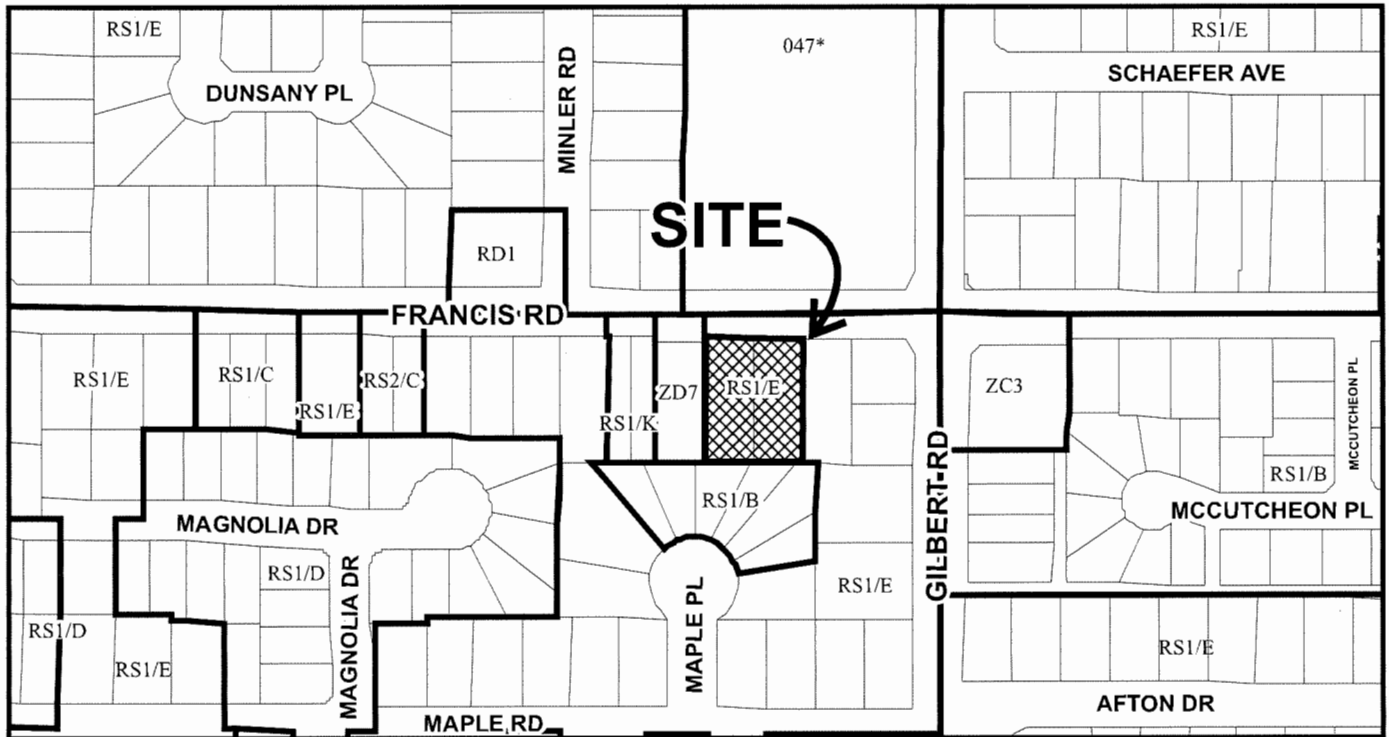


Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None
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	<b>Bylaw Requirement</b>	<b>Proposed Lot 4</b>	<b>Variance</b>
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	42%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	55%	None
Lot Coverage – Live Landscaping:	Min. 20%	22%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.55 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	The greater of: <ul style="list-style-type: none"> <li>• 6.0 m; or</li> <li>• 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.</li> </ul>	<ul style="list-style-type: none"> <li>• 9.92 m for 60% of first storey wall; and</li> <li>• 10.70 m for 40% of first storey wall and all of the upper storey</li> </ul>	None
Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	6.9 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 3)	None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None



# City of Richmond



## DP 21-941827 SCHEDULE "A"

Original Date: 10/21/21

Revision Date: 02/20/24

Note: Dimensions are in METRES



No. DP 21-941827

To the Holder: Vivid Green Architecture Inc.  
(on behalf of Ding City Development Inc.)

Property Address: 6740, 6780 Francis Road

Address: # 1141-11871 Horseshoe Way  
Richmond BC V7A 5H5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1.a to #3.g attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$219,247.50 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**

**No. DP 21-941827**

To the Holder: Vivid Green Architecture Inc.  
(on behalf of Ding City Development Inc.)

Property Address: 6740, 6780 Francis Road

Address: # 1141-11871 Horseshoe Way  
Richmond BC V7A 5H5

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

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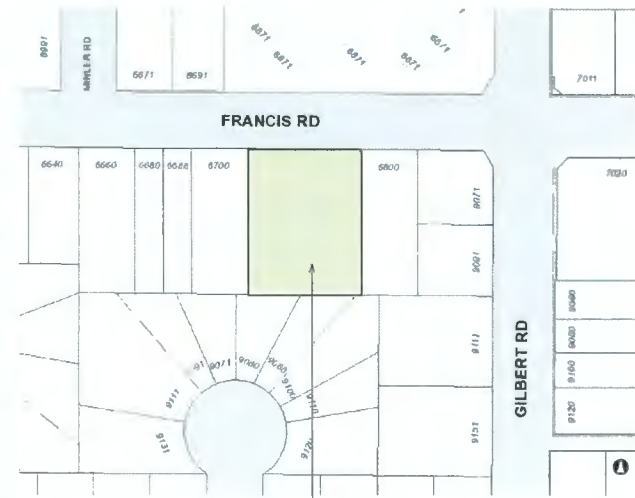
MAYOR



# Two-Unit Dwellings - Dev. Permit

6740-6780 FRANCIS ROAD, RICHMOND, BC.

KEY NAME	DESCRIPTION
FRANCIS ROAD, RICHMOND, BC.	
1. Civic Address	6740(Lot3)-6780(Lot2) FRANCIS ROAD, RICHMOND, BC.
2. Legal Description - Lot 2	Lot 2, Block 4N, Plan NWP 14934, Section 30, Range 6 W, New Westminster Land District
3. Legal Description - Lot 3	Lot 3, Block 4N, Plan NWP 14934, Section 30, Range 6 W, New Westminster Land District
4. PID - Lot 2	004-910-796
5. PID - Lot 3	010-027-998
6. Application Description	Development of 8 Duplex Units
7. Existing Zoning	RS1/E (SINGLE DETACHED)
8. Proposed Zoning	TWO-UNIT DWELLINGS (ZD7) - FRANCIS ROAD (BLUNDELL)
9. OCP Land Use	Neighborhood Residential
10. Area Plan	New Westminster Land District
12. Pre-dedication Lot Area	2078.34 m <sup>2</sup> (22371.06 ft <sup>2</sup> )
13. Post-dedication Lot Area	1995.50 m <sup>2</sup> (21479.35 ft <sup>2</sup> )

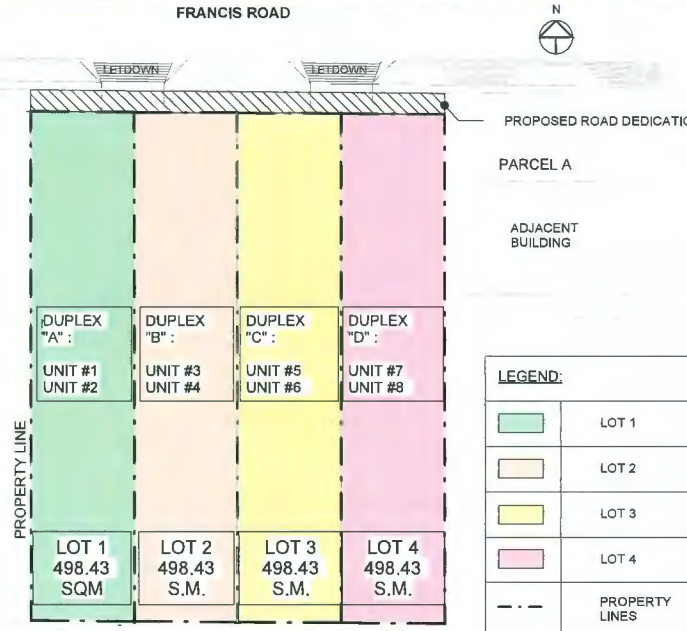


LOCATION MAP

6740-6780 FRANCIS ROAD, RICHMOND

ENERGY SUMMARY	
Envelope Components	
Flat Ceiling	11 7/8" TJI @ 16" O.C. with 2 lb spray foam full cavity
Deck	2 x 10 @ 16" O.C. with 2 lb spray foam full cavity
Exterior Walls	2 x 6 @ 16" O.C. with R 24 batt + 1" continuous exterior Roxul insulation
Floors over Unheated	11 7/8" TJI @ 16" O.C. with R 40 batt
Slab	3" XPS under slab full area and slab edge thermal break
Windows and Glazed Doors	Triple Glazed, Vinyl Framed, U-1.05 SHGC 0.36
Solid Core Doors	Fiberglass polystyrene core
Airtightness	2.5 ACH @ 50 Pa
Mechanical Components	
Primary Heating System	Air source heat pump; min 2.5 COP for heating and 14 SEER for cooling
Secondary Heating System	Natural gas condensing boiler for radiant heat; min 95% AFUE
Domestic Hot Water	Electric domestic hot water tank; min 0.85 EF
Ventilation System	HRV flow rate 60 CFM per unit; min 70% SRE @ 0 C

LOT 4  
ADJACENT BUILDING



LEGEND:	
[Green Box]	LOT 1
[Orange Box]	LOT 2
[Yellow Box]	LOT 3
[Pink Box]	LOT 4
[Dashed Line]	PROPERTY LINES

DRAWING LIST	
Sheet Number	Sheet Name
A100	COVER PAGE
A101	SITE PLAN SETBACKS
A103	CAR TURNING PATH
A104	LEVEL 1 DUPLEX A&B
A105	LEVEL 1 DUPLEX C&D
A106	LEVEL 2 DUPLEX A&B
A107	LEVEL 2 DUPLEX C&D
A108	ROOF PLAN DUPLEX A&B
A109	ROOF PLAN DUPLEX C&D
A110	AREA PLANS
A111	LOT COVERAGE PLAN
A112	PRIVATE OUTDOOR SPACE PLAN
A113	CONVERTIBLE UNIT
A114	INITIAL LIGHTING CONCEPT
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A205	ELEVATIONS
A301	SECTIONS
A302	SECTIONS
A403	SHADOW STUDY
A501	STREETSCAPE
A502	3D VIEW
A503	3D VIEW
A504	3D VIEW
A505	DESIGN PROGRESS DIAGRAM
A701	TRAVEL DISTANCES

PROJECT DATA:	
CIVIC ADDRESS:	6740 & 6780 FRANCIS ROAD, RICHMOND, BC.
APPLICATION DESCRIPTION:	8 DUPLEX (2 STOREY)
LEGAL DESCRIPTION:	LOT 3 SEC 30 BLK4N RG6W PL NWP 14934
NET LOT AREA PROPOSED:	LOT 2 SEC 30 BLK4N RG6W PL NWP 14934
LOT AREA:	6740 FRANCIS RD: 1,039 S.M. 6780 FRANCIS RD: 1,039 S.M.
ROAD DEDICATION AREA:	6740 FRANCIS RD: 42.14 S.M. 6780 FRANCIS RD: 42.14 S.M.
ZONING:	EXISTING: SINGLE DETACHED (RS1/E) PROPOSED: TWO-UNIT DWELLINGS (ZD7) - FRANCIS RD (BLUNDELL)
FLOOR AREA:	THE LESSER OF 0.60 FAR OR 334.5 S.M. PROPOSED: LOT1: 0.60 298.37 S.M. 3212 SQ.F LOT2: 0.60 297.98 S.M. 3207 SQ.F LOT3: 0.60 299.01 S.M. 3218 SQ.F LOT4: 0.60 299.03 S.M. 3219 SQ.F
EXEMPTION:	UP TO 10 SQM OF FLOOR AREA WITH A CEILING HEIGHT EXCEEDS 5.0 M FOR INTERIOR OR STAIRCASE PURPOSES
LOT COVERAGE:	45% PROPOSED: LOT1: 41% 201.83 S.M. 2011.45 SQ.F LOT2: 42% 207.43 S.M. 2008.21 SQ.F LOT3: 42% 205.98 S.M. 2014.44 SQ.F LOT4: 42% 207.53 S.M. 2024.03 SQ.F
HEIGHT:	BUILDING HEIGHT SHOULD NOT EXCEED 9.0 M (OR 7.5 M FOR FLAT ROOF) PROPOSED: 7.0 M
SETBACKS FROM:	SIDE LOT LINE: REQUIRED: 1.2 M FRONT LOT LINE: REQUIRED: 6.0 M REAR LOT LINE: 20% OF LOT DEPTH AFTER ROAD DEDICATION (49,567 m) = 9.9134 m FOR MAX 60% OF FIRST STORY REAR WALL; AND 25% OF LOT DEPTH AFTER ROAD DEDICATION = 10.70 m FOR MIN 40% OF FIRST STORY REAR WALL AND ALL OF THE 2ND STORY PROPOSED: 1.2 M 6.0 M MIN. 9.92 m FOR 60% OF FIRST STORY REAR WALL; AND 10.70 m FOR 40% OF FIRST STORY REAR WALL AND ALL OF THE 2ND STORY
VEHICLE PARKING:	2.0 PARKING SPACES REQUIRED PER DWELLING UNIT (1 SMALL + 1 STANDARD) 0.2 VISITOR PARKING SPACES PER DWELLING UNIT WHICH ARE PERMITTED TO BE SHARED BETWEEN TWO ADJACENT LOTS HAVING SHARED ACCESS. EACH RESIDENT PARKING SPACE TO BE SUPPLIED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO EACH PARKING SPACE AT A PERFORMANCE LEVEL OF AT LEAST 12 KWH WITHIN A MAX 8-HOUR PERIOD
*Table 7.7.2.1 Residential Use Parking Requirements	Lot 1: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 2) Lot 2: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 1) Lot 3: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 4) Lot 4: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 3) ELECTRIC VEHICLE CHARGING SERVICE TO BE PROVIDED

	BEFORE DEDICATION	AFTER DEDICATION
LOT1	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)
LOT2	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)
LOT3	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)
LOT4	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)

REQUIRED	PROPOSED
Minimum Floor Area Of Each Unit: 125.4 m2	Unit #1 146.22 m2
Maximum Floor Area Of Each Unit: 183.9 m2	Unit #2 152.15 m2
	Unit #3 144.73 m2
	Unit #4 153.25 m2
	Unit #5 145.66 m2
	Unit #6 153.35 m2
	Unit #7 143.71 m2
	Unit #8 155.31 m2
Total Floor Area Of All Units:	1194.39 m2

AGING IN PLACE MEASURES (ALL UNITS)
- Stairwell handrails
- Lever-type handles for plumbing fixtures and door handles; and
- Solid blocking in washroom walls for future grab bar installation beside toilet, bathtub, and shower.

## PROJECT DIRECTORY

**CLIENT:**  
DING CITY DEVELOPMENT INC.  
Contact: GUI HUI YAO (and HARRY LI)  
email: dingcity@outlook.com  
and/or  
HIGH INTEGRITY CONSTRUCTION LTD.  
Contact: SIMON CHENG ZHU  
Tel: (778)-877-2046  
email: simon19840219@gmail.com

**ARCHITECT:**  
VIVID GREEN ARCHITECTURE INC.  
1141-11871 HORSESHOE WAY  
RICHMOND, BC  
Contact: ROSA SALCIDO, Architect AIBC  
Tel: (778)-389-4904  
email: rsalcido@vividgreenarchitecture.com

**CIVIL:**  
EFINITY ENGINEERING CONSULTING LTD.  
Contact: JOSEPH YANG, P.Eng.  
Tel: (604)-729-0585  
email: efinityconsulting@gmail.com

**LANDSCAPE:**  
PD GROUP LANDSCAPE ARCHITECT LTD.  
209-980 West 1st., North Vancouver  
Contact: DAVID ROSE, Principal  
Tel: (604)-904-9303  
email: david@pdgla.ca

**ARBORIST:**  
FROGGERS CREEK TREE CONSULTANTS  
7763 MCGREGOR AVENUE, BURNABY  
Contact: GLEN MURRAY  
Tel: (604)-721-6002  
email: glenn@froggerscreek.ca

**ENERGY:**  
VANTAGE ENERGY SOLUTIONS INC.  
Contact: Todd Xue  
Tel: 7788983296  
email: bxue999@gmail.com



**DP 21-941827  
PLAN # 1.a  
FEB 23 2024**

Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

COVER PAGE

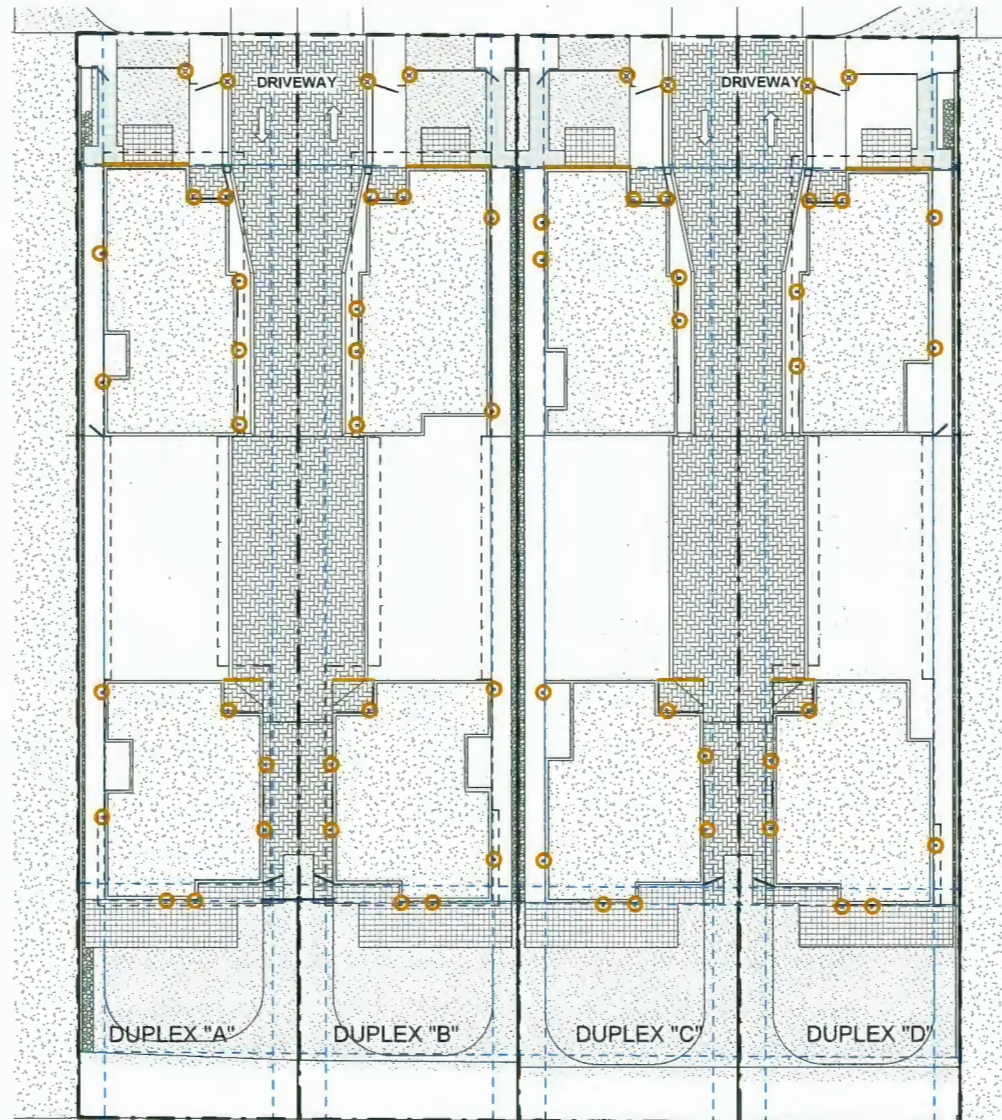
DESIGNED	BY	SEAL
DRAWN	SD	
SCALE	As Indicated	
DATE	04.15.2019	
FEB 23 2024		
PROJECT NO.	1817FRA	DRAWING NO. A100

1141-11871 Horseshoe Way, Richmond, BC V7A 5A5  
 Tel: 778-389-4904  
 www.vividgreenarch.com









2 LIGHTING IN SITEPLAN  
1" = 10'-0"



1 INITIAL LIGHTING CONCEPT  
1/4" = 1'-0"

**DP 21-941827**  
**PLAN # 1.c**  
**FEB 23 2024**

1	21-941827-1	DRIVEWAY	DR	DR	DR
2	21-941827-2	DRIVEWAY	DR	DR	DR
3	21-941827-3	DRIVEWAY	DR	DR	DR
4	21-941827-4	DRIVEWAY	DR	DR	DR
5	21-941827-5	DRIVEWAY	DR	DR	DR
6	21-941827-6	DRIVEWAY	DR	DR	DR
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46	21-941827-46	DRIVEWAY	DR	DR	DR
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Francis Road Two-Unit Dwellings  
6740&6780 Francis Road, Richmond, BC

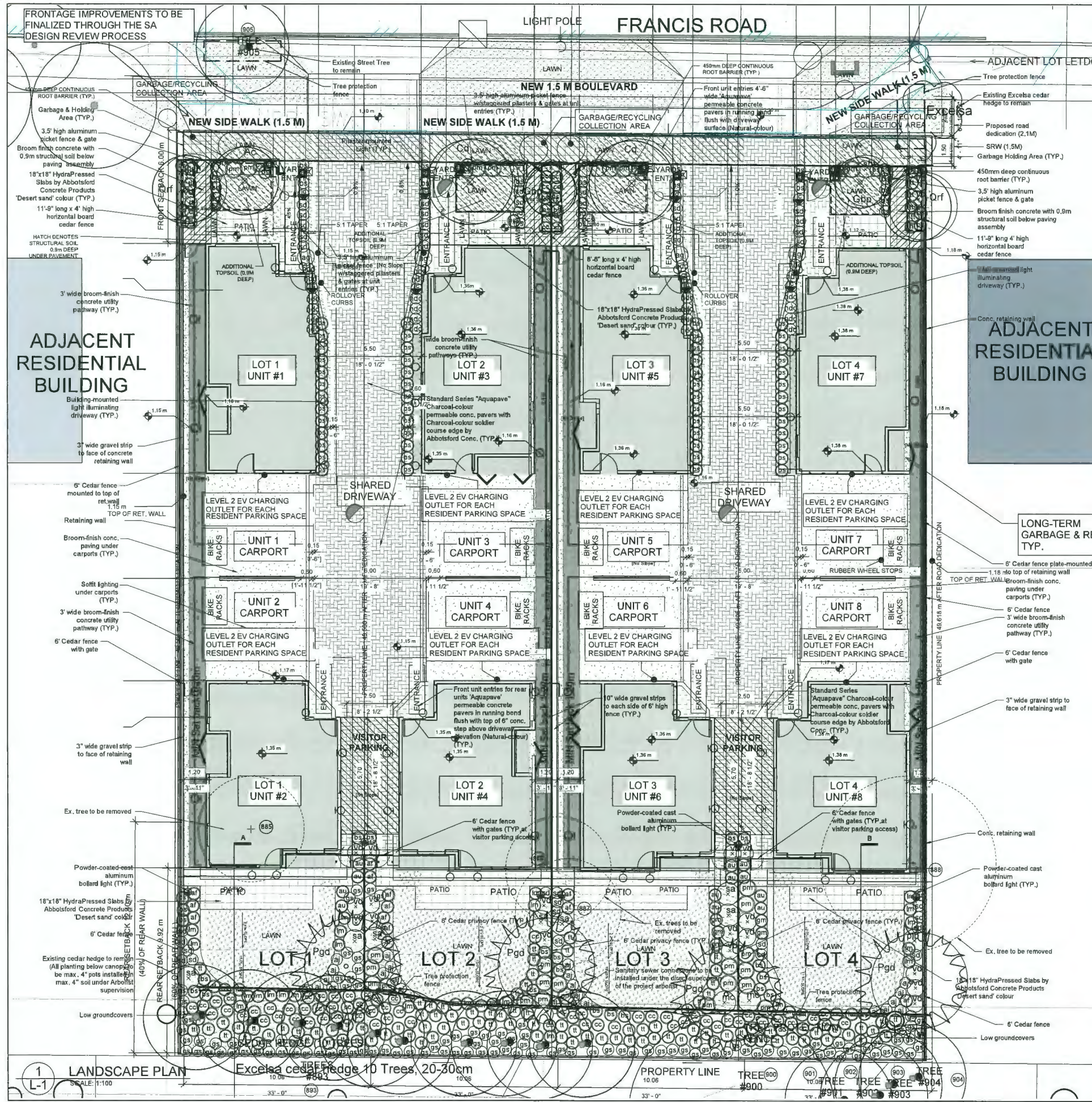
ARCHITECTURAL  
INITIAL LIGHTING CONCEPT

DESIGNED BY	ICP	SEAL	
DRAWN BY	RA		
SCALE	As Indicated		
DATE	24 FEB 2024		
	FEB 29 2024		
PROJECT NO.	1817FRA	FIGURE NO.	A114

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- LEGEND**
- Existing trees to be removed / retained
  - Proposed Tree Planting
  - Mixed Plantings of Shrubs, Perennials and Groundcovers
  - Evergreen Hedge
  - "Aquapave" Standard permeable pavers for pedestrian use with 5mm/3/16" aggregate
  - "Aquapave" Standard permeable conc. pavers for vehicular use with 10mm/3/8" aggregate
  - 18"x18" Hydrapressed Slabs by Abbotsford Concrete Products
  - Broom finish concrete paving
  - Offsite lawn area
  - 7" x 12" "Broom" concrete unit pavers by Salsman
  - Structural soil to 0.9m deep under pavement
  - Additional topsoil (0.9m deep)
  - Deepflow Tree Root Barriers to 450mm depth
  - Tree Protection Fence
  - Powder coated cast aluminum bollard light
  - Plaster-mounted light
  - Building-mounted light

- NOTES**
- All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CMAA/CITA and the contract specification.
  - Planting medium in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum depths/amounts: Grass Areas - 100mm (4") Trees - Minimum 300mm (12") of topsoil around the rootball compressed to 80% D.S. Prior to planting trees shall be staked.
  - Shrub excavation or fill adjacent to existing trees shall be a minimum 6" (150mm) depth.
  - Tree protection fence shall be installed prior to construction and maintained until project completion.
  - The project shall be completed by a fully automatic low-flow high efficiency irrigation system.

**REVISIONS**

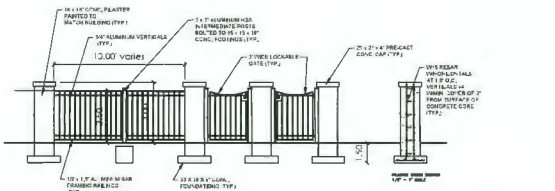
No.	DATE	DESCRIPTION
1	17/03/20	COORDINATION REVS.
2	20/04/21	REVS. PER LAYOUT CHANGES
3	18/11/22	REVS. PER CITY COMMENT
4	05/05/21	REVS. PER CITY COMMENT
5	18/11/22	REVS. PER CITY COMMENT
6	25/01/22	REVS. PER CITY COMMENT
7	25/01/22	REVS. PER CITY COMMENT
8	05/05/21	REVS. PER OCP REQUIREMENTS
9	05/05/21	REVS. PER CITY REQUIREMENTS
10	05/05/21	REVS. PER CITY REQUIREMENTS
11	05/05/21	REVS. PER CITY REQUIREMENTS
12	18/03/24	REVS. PER CITY REQUIREMENTS

**ISSUE**

No.	DATE	DESCRIPTION
1	10/02/20	ISSUED FOR RZ/DP
2	17/03/20	RE-ISSUED FOR RZ/DP
3	20/04/21	RE-ISSUED FOR RZ/DP
4	05/05/21	RE-ISSUED FOR RZ/DP
5	18/11/22	RE-ISSUED FOR RZ/DP
6	18/11/22	RE-ISSUED FOR RZ/DP
7	25/01/22	RE-ISSUED FOR DP
8	25/01/22	RE-ISSUED FOR DP
9	05/05/21	RE-ISSUED FOR DP
10	05/05/21	RE-ISSUED FOR DP
11	05/05/21	RE-ISSUED FOR DP
12	18/03/24	RE-ISSUED FOR DP



**DP 21-941827  
PLAN # 2.a  
FEB 23 2024**



**6740-6780 Francis Road Plant List**

CODE	QTY	BOTANICAL	COMMON	SPACING	TYPE	NATIVE	SIZE
Pgd 4		Picea glauca densata	Black Hills Spruce	as shown	tree	nonnative	Ht. 5m
Ac 1		Acer circinatum	Vine maple	as shown	tree	native	Ht. 4m
Apr 8		Acer palmatum 'Dissectum atropurpureum'	Purple Japanese maple	as shown	tree	nonnative	6' x 25 pot
Ar 4		Acer palmatum 'Sierde Shep'	Sheep's maple	as shown	tree	nonnative	6' x 25 pot
Cd 2		Crataegus douglasii	Black Hawthorn	as shown	tree	native	10' x 25 pot
Gr 2		Ginkgo biloba 'Princeton'	Princeton Sentry Maidenhair Tree	as shown	tree	nonnative	6m Cal
Gr 2		Quercus robur 'Fastigiata'	Columnar English Oak	as shown	tree	nonnative	8m Cal
au 23		Azalea japonica 'Blue Danube'	Japanese azalea	as shown	shrub	nonnative	#2 pot
ag 4		Azalea japonica 'Glasier'	Japanese azalea	as shown	shrub	nonnative	#2 pot
bs 18		Buxus sempervirens	Boxwood	as shown	shrub	nonnative	#2 pot
lc 8		Lonicera ciliosa	Wild honeysuckle	as shown	shrub	nonnative	#3 pot
mc 2		Mahonia media 'Charity'	Charity Oregon grape	as shown	shrub	nonnative	#5 pot
ndd 24		Nandina domestica 'Harbour dwarf'	Heavenly bamboo	as shown	shrub	nonnative	#2 pot
pjb 11		Philadelphus lewisii 'Bizarro'	Mock orange	as shown	shrub	native	#3 pot
sh 12		Sarcococca hookeriana humilis	Sarcococca	as shown	shrub	nonnative	#2 pot
sj 8		Skimmia japonica reevesiana	Japanese skimmia	as shown	shrub	nonnative	#3 pot
sst 7		Spiraea betulifolia 'Thor'	Tor Birchleaf spiraea	as shown	shrub	nonnative	#2 pot
sba 4		Spiraea bumalda 'Anthony Waterer'	Japanese spirea	as shown	shrub	nonnative	#2 pot
sd 43		Spiraea densiflora	Mountain spirea	as shown	shrub	native	#2 pot
sb 7		Symphoricarpos albus	Common Snowberry	as shown	shrub	native	#2 pot
vd 23		Viburnum davidii	David's viburnum	as shown	shrub	nonnative	#3 pot
af 13		Aquilegia formosa	Western Columbine	as shown	perennial	native	#1 pot
bcs 4		Bergenia cordifolia 'Silver Light'	Bergenia	as shown	perennial	nonnative	#1 pot
gm 5		Geranium macrorrhizum	Henry geranium	as shown	perennial	nonnative	#1 pot
lm 31		Liriodendron tulipifera	Flax lily	as shown	perennial	nonnative	#1 pot
fl 108		Tiarella trifoliata	Foamflower	as shown	perennial	native	#1 pot
au 12		Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	as shown	ground cover	nonnative	#2 pot
cc 69		Cornus canadensis	Burtt's holly	as shown	ground cover	native	#2 pot
gs 109		Gaultheria shallon	Santal	as shown	ground cover	native	#1 pot
bs 99		Stachyum spicatum	Deer fern	as shown	fern	native	#2 pot
pm 26		Polystichum munium	Western sword fern	as shown	fern	native	#1 pot

SEAL



**PD Group**  
Landscape Architecture Ltd

315 - 515 Houghton Road  
Kelowna BC, Canada V1Y 8B9  
p: 254 104 7803

ARCHITECT:  
**Vivid Green Architecture Inc.**  
1141-11871 Horseshoe Way

CLIENT:  
**High Integrity Construction Ltd.**  
7180 Lindsay Road

PROJECT:  
**8-Unit Development**  
6740-6780 Francis Road

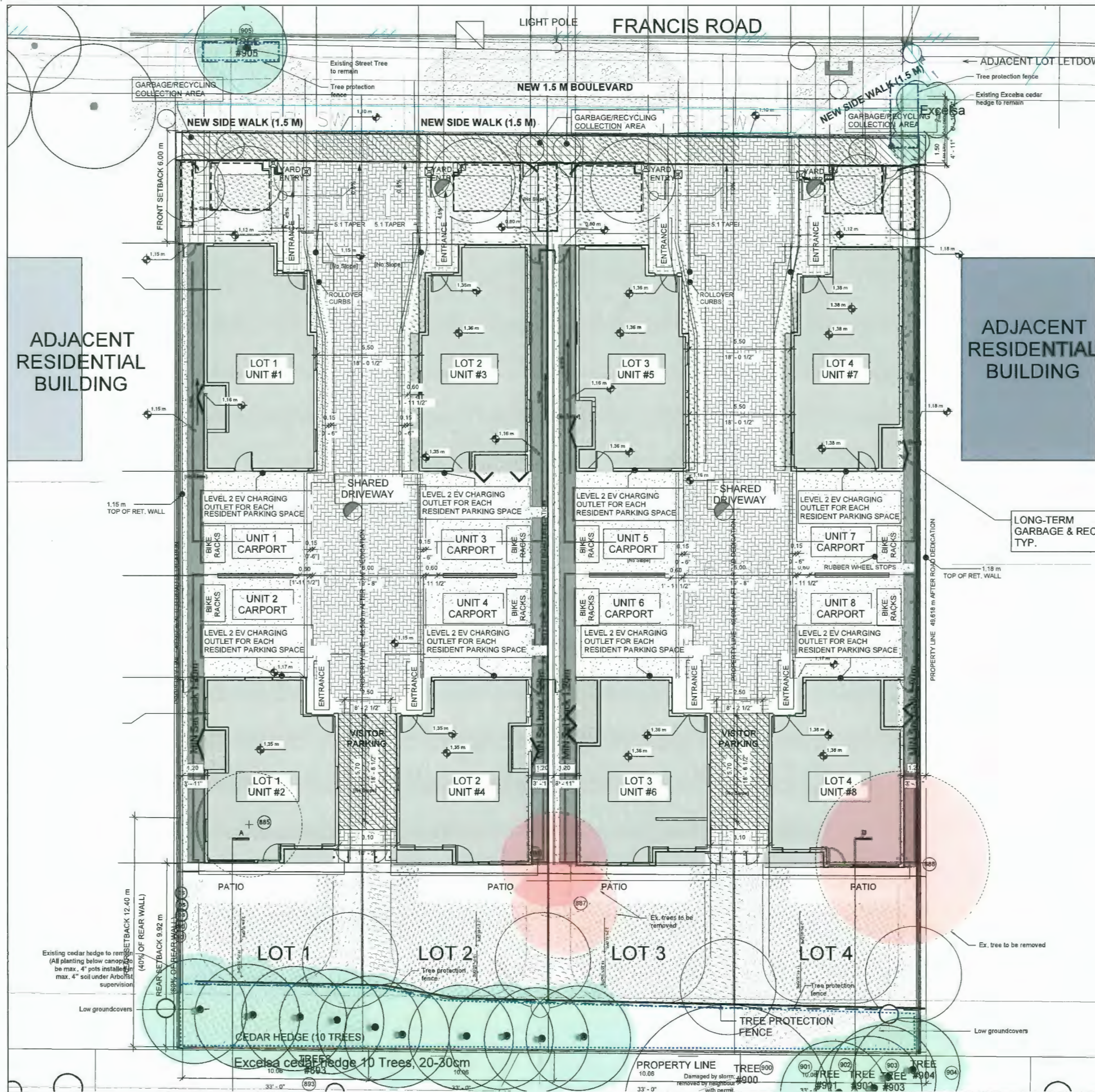
OWG TITLE:  
**Landscape Plan**

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE: 1:100  
DATE: 29 Jan 2024

PROJECT No.	OWG No.	REV
1816	L-1 of 4	12





**LEGEND**

- Existing trees to be removed
- Existing trees to be retained

REVISIONS		
No.	DATE	DESCRIPTION
1	08/15/23	REVS. PER CITY REQUIREMENTS
2	08/22/24	REVS. PER CITY REQUIREMENTS

ISSUE		
No.	DATE	DESCRIPTION
1	25/11/22	ISSUED FOR DP
2	28/01/23	RE-ISSUED FOR DP
3	03/02/23	RE-ISSUED FOR DP
4	06/10/23	RE-ISSUED FOR DP
5	09/02/24	RE-ISSUED FOR DP
6	19/02/24	RE-ISSUED FOR DP



**DP 21-941827**  
**PLAN # 2.b**  
**FEB 23 2024**

SEAL



**PD Group**  
 Landscape Architecture Ltd  
 315 - 315 Hougham Road  
 Kelowna BC, Canada V1Y 5S7  
 P: 250.864.9803

ARCHITECT:  
 Vivid Green Architecture Inc.  
 1141-11871 Horseshoe Way  
 RICHMOND BC

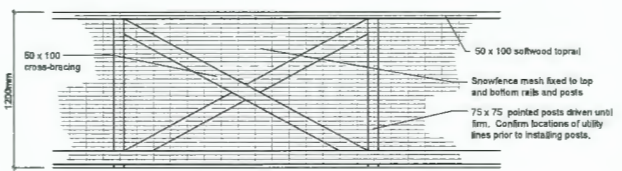
CLIENT:  
 High Integrity Construction Ltd.  
 7180 Lindsay Road  
 RICHMOND BC

PROJECT:  
 8-Unit Development  
 6740-6780 Francis Road  
 RICHMOND BC

OWG TITLE:  
**Tree Retention Plan**

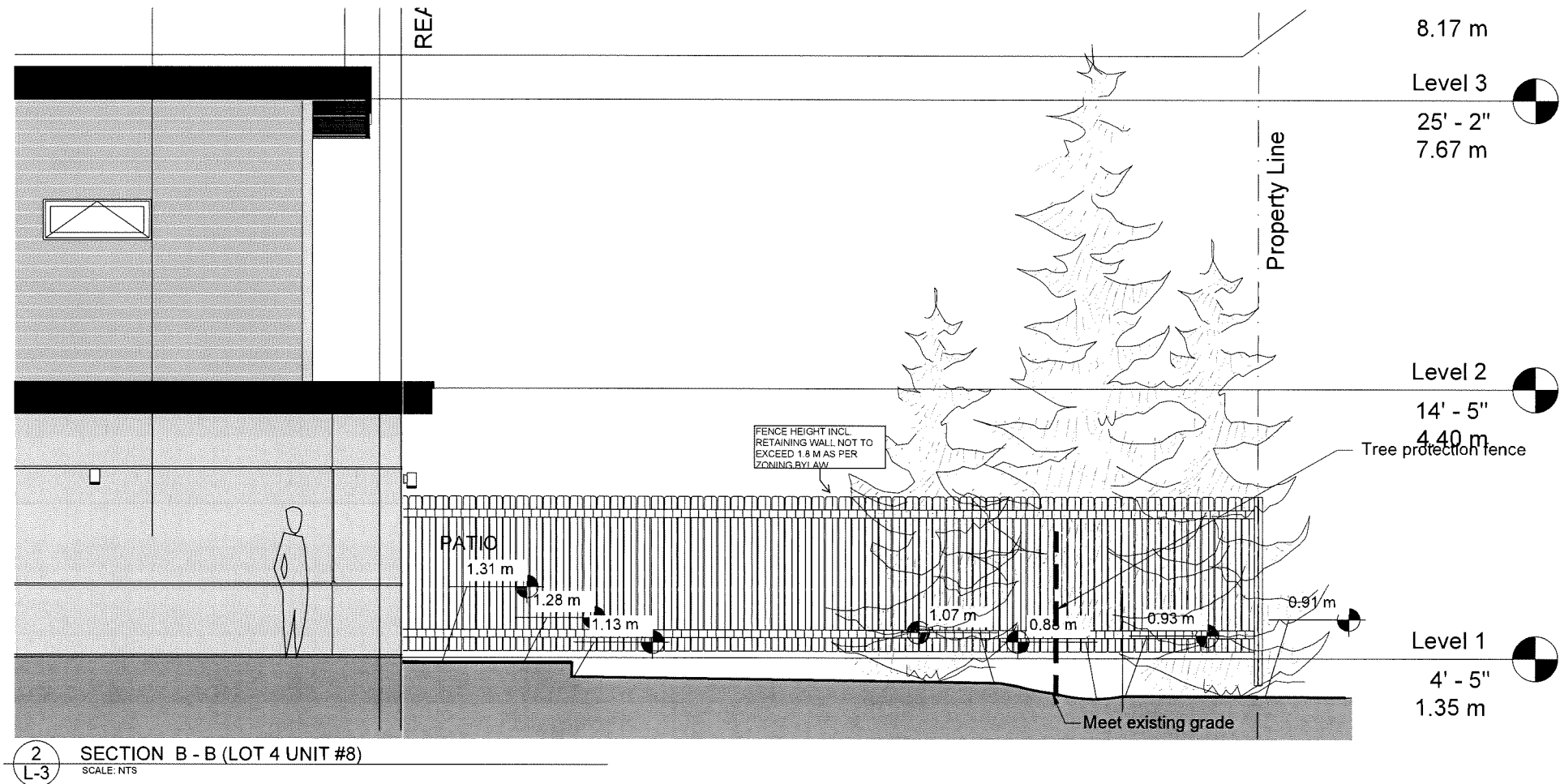
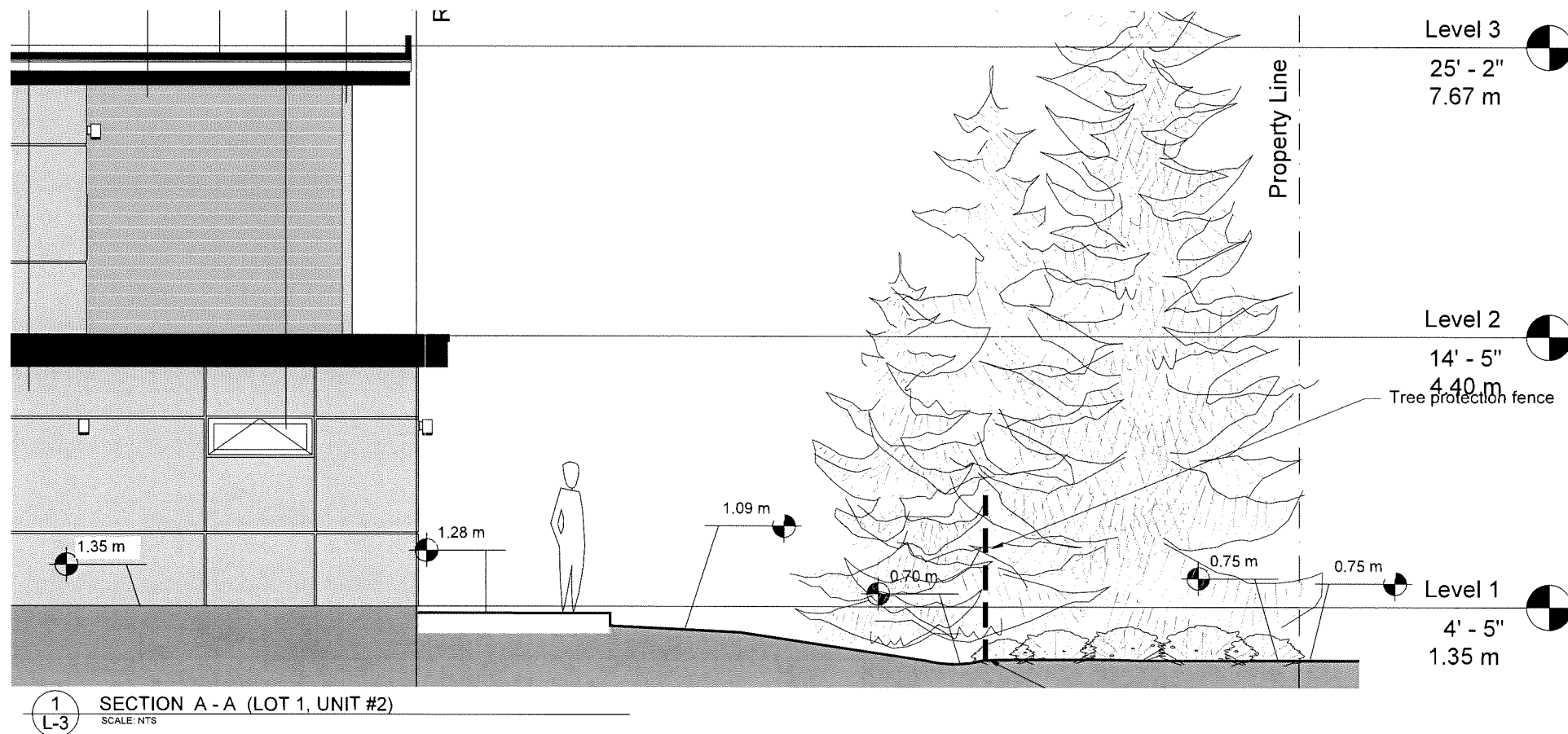
DESIGNED	DR
DRAWN	SK
CHECKED	DR
SCALE	1:100
DATE	28 Jan 2020

PROJECT No.	DWG No.	REV
1816	L - 2 of 4	2



**1 L-2 TREE PROTECTION FENCE**  
 SCALE: NTS

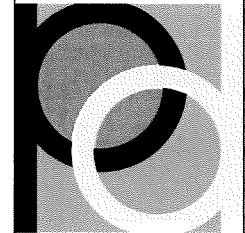




THIS PLAN AND DESIGN IS UNREGISTERED AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REVISIONS		
No.	DATE	DESCRIPTION
1	06/10/23	REVS. PER CITY REQUIREMENTS
2	15/02/24	REVS. PER CITY REQUIREMENTS
ISSUE		
No.	DATE	DESCRIPTION
1	25/11/22	ISSUED FOR DP
2	25/01/23	RE-ISSUED FOR DP
3	03/02/23	RE-ISSUED FOR DP
4	05/10/23	RE-ISSUED FOR DP
5	15/02/24	RE-ISSUED FOR DP

**DP 21-941827**  
**PLAN # 2.c**  
**FEB 23 2024**



**PD Group**  
Landscape Architecture Ltd  
315 - 515 Houghton Road  
Kelowna BC, Canada V1Y 8Y9  
p. 804 704 7803

ARCHITECT:  
**Vivid Green Architecture Inc.**  
1141-11871 Horseshoe Way  
RICHMOND BC

CLIENT:  
**High Integrity Construction Ltd.**  
7180 Lindsay Road  
RICHMOND BC

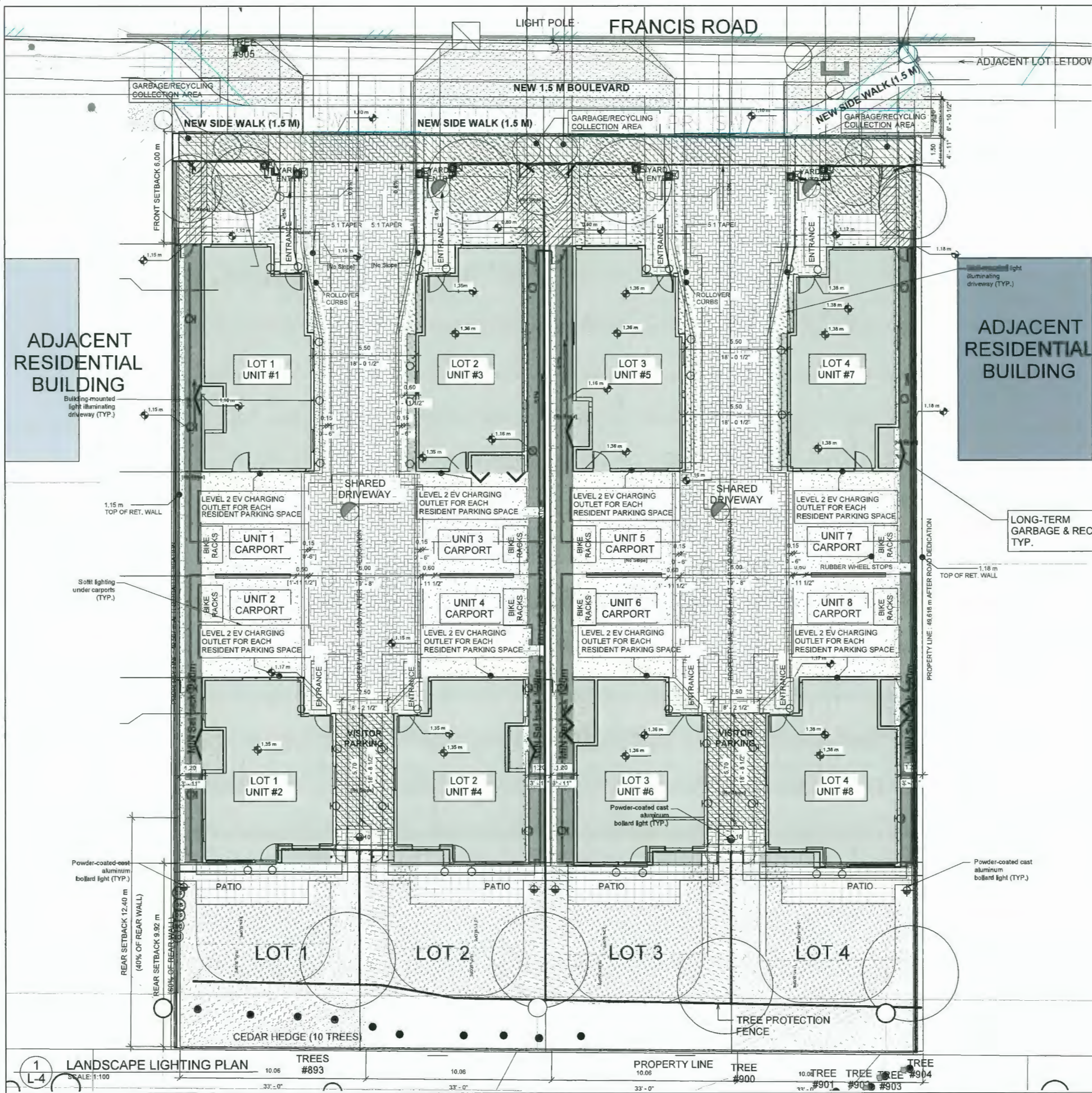
PROJECT:  
**8-Unit Development**  
6740-6780 Francis Road  
RICHMOND BC

DWG. TITLE:  
**Landscape Sections**

DESIGNED: DP  
DRAWN: SK  
CHECKED: DR

SCALE:  
DATE:  
PROJECT No. 1816  
DWG No. L-3 of 4  
REV 2





**LEGEND**

- ◆ Powder coated cast aluminum bollard light
- Pallet-mounted light
- Building-mounted light

**NOTES**

- All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CILAC/CA and the contract specification.
- Covering medium in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum depths/specifications:  
Grass Areas - 300 mm (1")  
Shrub Areas - 300 mm (1")  
Trees - Minimum 300 mm (1") of gravel around the rootball compacted to 95% Std. Proctor Density plus tree trench as per report.
- Ensure excavation or fill adjacent to existing trees does not exceed 2" (50mm) depth.
- Tree protection fence shall be installed prior to construction and maintained until project completion.
- The street shall be equipped by a fully automatic low flow high efficiency irrigation system.

THIS PLAN AND DESIGN IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REVISIONS	
No.	DATE
1	08/18/23
2	15/02/23

ISSUE	
No.	DATE
1	25/01/23
2	05/02/23
3	06/10/23
4	15/02/24



**DP 21-941827**  
**PLAN # 2.d**  
**FEB 23 2024**

**Square Column Outdoor LED Bollard**  
By SQUAREMEAN LIGHTING

**Product Details**

- Product Name: Square Column Outdoor LED Bollard
- Model: SC-100
- Material: Powder-coated cast aluminum
- Height: 1.20 m
- Weight: 15 kg
- Power: 10W LED
- Color: White
- Finish: Powder-coated cast aluminum
- IP Rating: IP65
- Warranty: 5 years

**Dimensions**

Height: 1.20 m  
Width: 100 mm  
Depth: 100 mm

**Lighting**

LED  
10W  
100lm

**Additional Details**

Material: Powder-coated cast aluminum  
Finish: Powder-coated cast aluminum  
IP Rating: IP65  
Warranty: 5 years

**Product ID: 5VVP202243**

**2**  
**L-4** **LED BOLLARD LIGHT**  
SCALE: NTS



**PD Group**  
Landscape Architecture Ltd

315 - 515 Houghlin Road  
Kelowna BC, Canada V1Y 8S9  
p: 804 104 1803

**ARCHITECT:**  
Vivid Green Architecture Inc.  
1141-11871 Horseshoe Way  
RICHMOND BC

**CLIENT:**  
High Integrity Construction Ltd.  
7180 Lindsay Road  
RICHMOND BC

**PROJECT:**  
8-Unit Development  
6740-6780 Francis Road  
RICHMOND BC

**OWNG TITLE:**  
Landscape Lighting Plan

DESIGNED	DR	
DRAWN	SK	
CHECKED	DR	
SCALE	1:100	
DATE	29 Aug 2023	
PROJECT No.	DWG No.	REV
1816	L-4 of 4	2

**1**  
**L-4** **LANDSCAPE LIGHTING PLAN**  
SCALE: 1:100

**TREES**  
#893

**PROPERTY LINE**  
TREE #900

**TREE**  
#901 #902 #903





1 North (Front) Elevation  
1/4" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CARAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CARAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

**DP 21-941827**  
**PLAN # 3.a**  
**FEB 23 2024**



2 South (Back) Elevation  
1/4" = 1'-0"

Francis Road Two-Unit  
Dwellings  
6740&6780 Francis Road, Richmond, BC

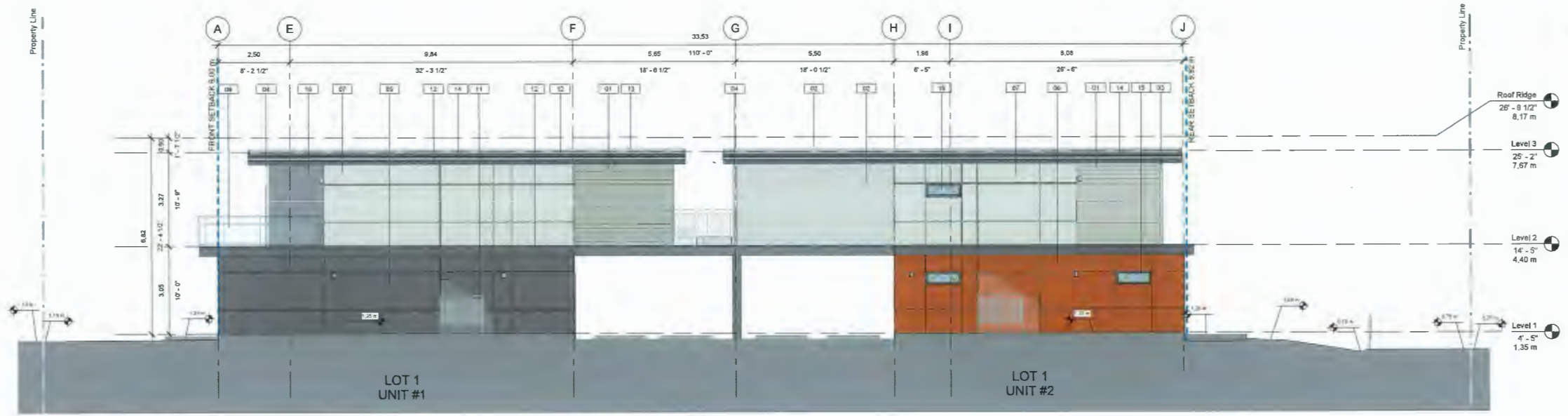
ARCHITECTURAL  
ELEVATIONS

ESTIMED	RS	SEAL
DRAWN	SD	
SCALE	1/4" = 1'-0"	
DATE	05.03.2019	
FEB 23 2023		

18 7FRA A201

2024-02-23 10:40 AM  
 Allen Williams - Vancouver, BC  
 18 7FRA A201





1 West Elevation\_Lot1  
3/16" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
08	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

DP 21-941827  
PLAN # 3.b  
FEB 23 2024

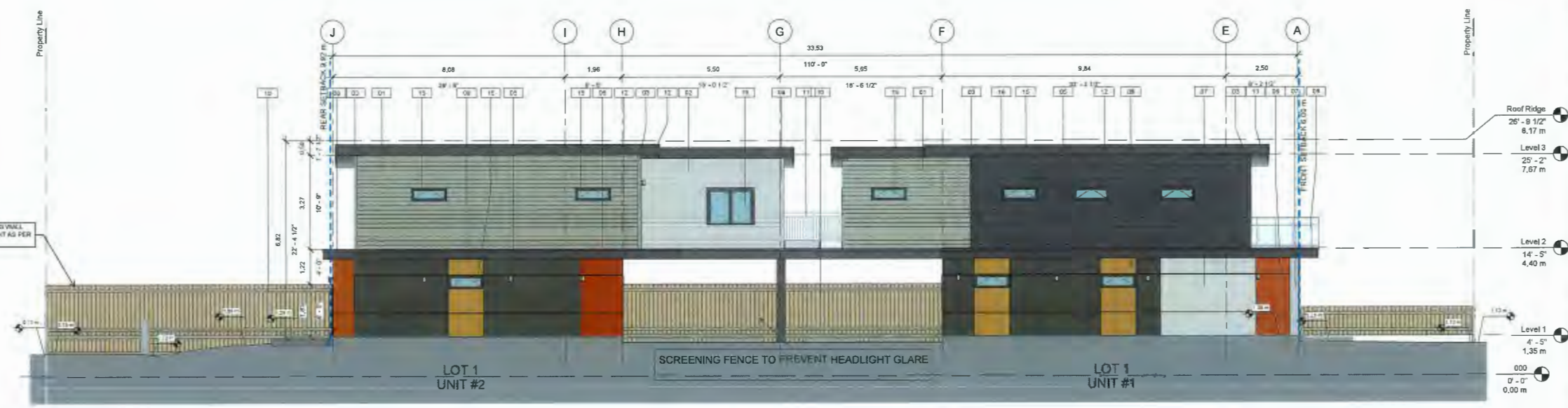
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Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
ELEVATIONS

DESIGNED BY	RS	SCALE	3/16" = 1'-0"
DRAWN BY	SD	DATE	04.15.2019
FEB 23 2024		1817FRA A202	



2 East Elevation\_Lot1  
3/16" = 1'-0"

VividGreen Architecture Inc. 1817FRA\_2024\_02\_23\_10:00 AM





2 West Elevation\_Lot2  
3/16" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CARAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CARAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

DP 21-941827  
PLAN # 3.c  
FEB 23 2024

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	02/23/24	RA	RS
2	ISSUED FOR PERMIT	02/23/24	RA	RS
3	ISSUED FOR PERMIT	02/23/24	RA	RS
4	ISSUED FOR PERMIT	02/23/24	RA	RS
5	ISSUED FOR PERMIT	02/23/24	RA	RS
6	ISSUED FOR PERMIT	02/23/24	RA	RS
7	ISSUED FOR PERMIT	02/23/24	RA	RS
8	ISSUED FOR PERMIT	02/23/24	RA	RS
9	ISSUED FOR PERMIT	02/23/24	RA	RS
10	ISSUED FOR PERMIT	02/23/24	RA	RS



1 East Elevation\_Lot2  
3/16" = 1'-0"

Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

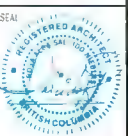
ELEVATIONS

DESIGNED: RS  
DRAWN: RA  
SCALE: 3/16" = 1'-0"  
DATE: 04/15/2019

FEB 09 2023

PROJECT NO: 1817FRA

FIGURE NO: A203







② West Elevation\_Lot3  
3/16" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CARAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CARAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

**DP 21-941827**  
**PLAN # 3.d**  
**FEB 23 2024**



① East Elevation\_Lot 3  
3/16" = 1'-0"

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2024.02.23	AS	BA
2	REVISION TO PERMIT	2024.02.23	AS	BA
3	REVISION TO PERMIT	2024.02.23	AS	BA
4	REVISION TO PERMIT	2024.02.23	AS	BA
5	REVISION TO PERMIT	2024.02.23	AS	BA

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Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

ELEVATIONS

DESIGNED BY	AS	SEAL	
DRAWN BY	BA		
SCALE	3/16" = 1'-0"		
DATE	04 15 2019		
PROJECT NO.	1817FRA	TRACING NO.	A204





② West Elevation\_Lot 4  
3/16" = 1'-0"

Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)



① East Elevation\_Lot 4  
3/16" = 1'-0"

**DP 21-941827**  
**PLAN # 3.e**  
**FEB 23 2024**

Francis Road Two-Unit Dwellings  
6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
ELEVATIONS

DESIGNED BY	KS	SEAL	
DRAWN BY	KA		
SCALE	3/16" = 1'-0"		
DATE	24.15.2024		
FEB 23 2024			
PROJECT NO.	1817FRA	DESIGN NO.	A205

1817FRA-01.dwg  
 24.15.2024  
 Kevin S. Kwan, P.Eng. License No. 10000, BC  
 1817FRA-01.dwg











EXISTING NORTH ELEVATION



PROPOSED STREETSCAPE FOR NORTH ELEVATION

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	2-1-1-1	Revision 1	JP	24	01
2	2-2-1-1	Revision 2	JP	24	02
3	2-3-1-1	Revision 3	JP	24	03
4	2-4-1-1	Revision 4	JP	24	04
5	2-5-1-1	Revision 5	JP	24	05
6	2-6-1-1	Revision 6	JP	24	06
7	2-7-1-1	Revision 7	JP	24	07
8	2-8-1-1	Revision 8	JP	24	08
9	2-9-1-1	Revision 9	JP	24	09
10	2-10-1-1	Revision 10	JP	24	10

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Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

STREETSCAPE

DESIGNED	RS	SEAL
DRAWN	BA	
SCALE		
DATE	04 26 2019	
	FEB 29 2023	

1817FRA

A501



2024-02-23 10:11:11 AM  
 C:\Users\rsalmon\OneDrive\Documents\1817FRA\1817FRA\_Plan-1\1817FRA\_Plan-1\_1817FRA\_Plan-1.dwg  
 1817FRA\_Plan-1.dwg





**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

NO.	DESCRIPTION	DATE	BY	CHECKED
1	CONCEPT PLAN	12/15/23	RS	SA
2	PRELIMINARY REFERENCE PLAN	01/11/24	RS	SA
3	FINAL REFERENCE PLAN	02/23/24	RS	SA
4	FINAL REFERENCE PLAN	02/23/24	RS	SA
5	FINAL REFERENCE PLAN	02/23/24	RS	SA

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Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

3D VIEW

DESIGNED	RS	SEAL
DRAWN	SA	
SCALE		
DATE	05.12.21	
FEB 09 2023		
PROJECT NO.	1817FRA	FEEDBACK NO. A502

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Sheet Title: Francis Road Two-Unit Dwellings Reference Plans  
Scale: 1:100  
Date: Feb 23 2024  
Project No: 1817FRA  
Drawing No: A502  
VividGreen Architecture Inc. 250-944-7905  
www.VividGreenArchitecture.com





**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	21-941827-01	PROPOSED	01	01
2	21-941827-02	PROPOSED	02	02
3	21-941827-03	PROPOSED	03	03
4	21-941827-04	PROPOSED	04	04
5	21-941827-05	PROPOSED	05	05
6	21-941827-06	PROPOSED	06	06
7	21-941827-07	PROPOSED	07	07
8	21-941827-08	PROPOSED	08	08
9	21-941827-09	PROPOSED	09	09
10	21-941827-10	PROPOSED	10	10

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**Francis Road Two-Unit Dwellings**  
6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

3D VIEW

DESIGNED BY	RS	SEAL	
DRAWN BY	BA		
SCALE			
DATE	05/12/21		
FEB 23 2024			
PROJECT NO.	1817FRA	FOUNDER NO.	A503





**DP 21-941827**  
**REFERENCE**  
**PLANS**  
**FEB 23 2024**

1	23-11-11	Revision to DP	RS	RS
2	23-11-19	Revision to DP	RS	RS
3	23-11-22	Jeppia's 1st Review	RS	RS
4	23-11-26	Jeppia's 2nd Review	RS	RS
5	23-11-30	Revision to DP	RS	RS
6	23-12-01	Revision to DP	RS	RS

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Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

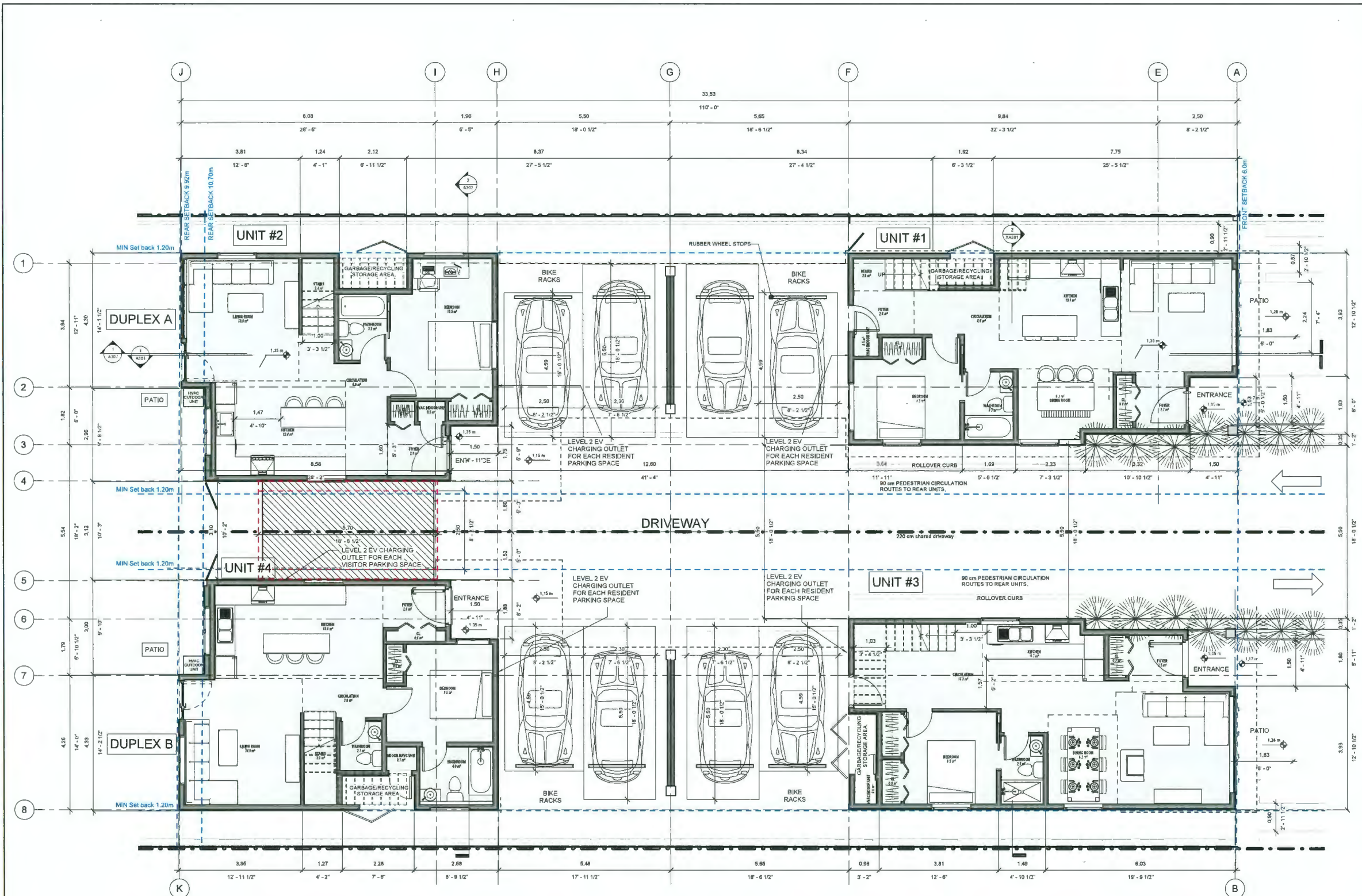
ARCHITECTURAL

3D VIEW

DESIGNED	RS	SEAL	
DRAWN	BA		
SCALE			
DATE	05/12/21		
	FEB 23 2024		
PROJECT NO.	1817FRA	FRIBBIN NO.	A504



DATE: 04-15-2019  
SCALE: 1/4" = 1'-0"  
SHEET NO: 18177RA-A104



① Level 1\_Duplex A&B  
1/4" = 1'-0"

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**


1	23-10-11	Revision to UP 1	MS
2	23-10-11	Revision to UP 1	MS
3	23-10-11	Revision to UP 1	MS
4	23-10-11	Revision to UP 1	MS
5	23-10-11	Revision to UP 1	MS
6	23-10-11	Revision to UP 1	MS
7	23-10-11	Revision to UP 1	MS
8	23-10-11	Revision to UP 1	MS

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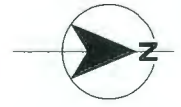
Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
LEVEL 1\_DUPLEX A&B

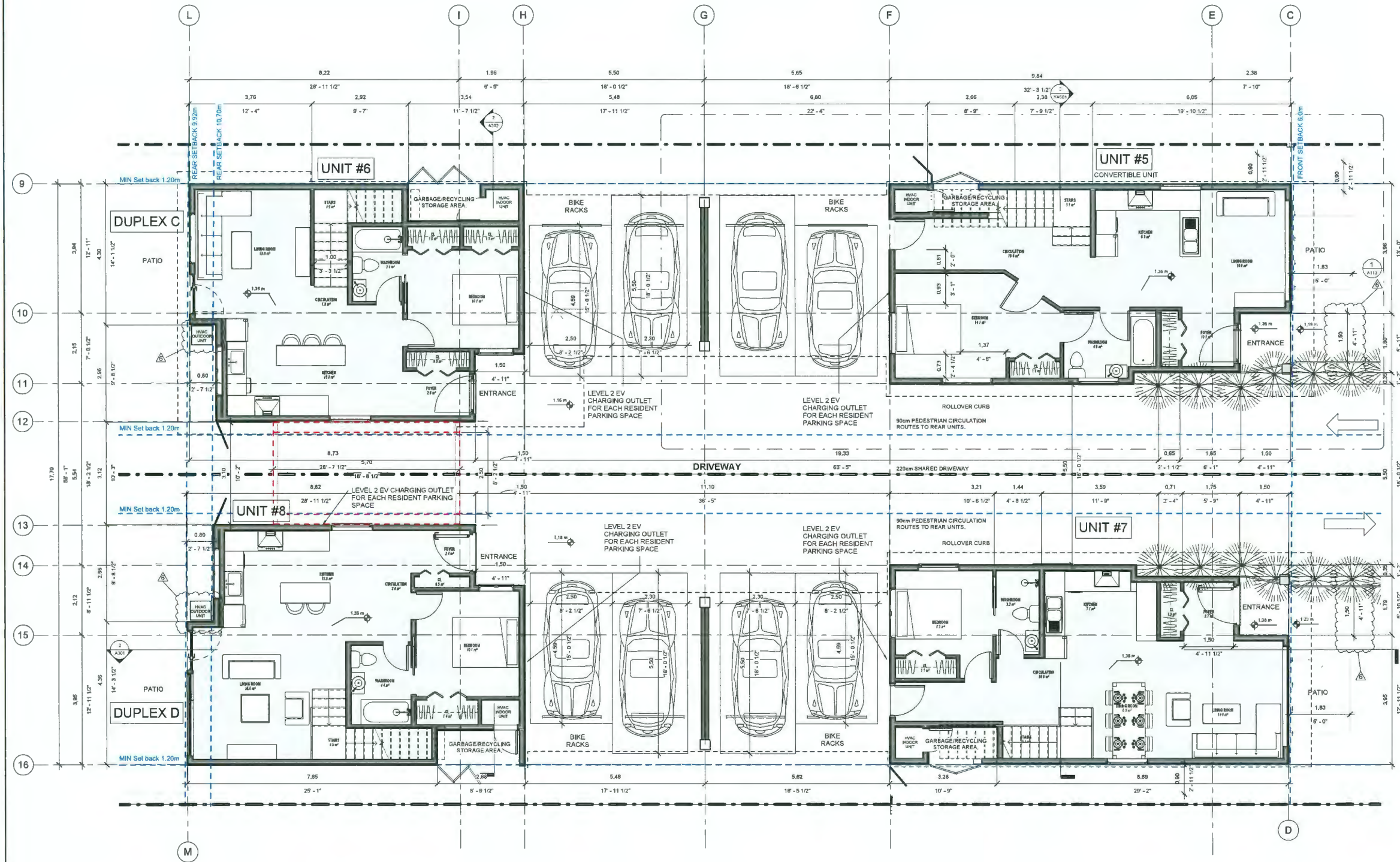
DESIGNED	RS	SEAL
DRAWN	SE	
SCALE	1/4" = 1'-0"	
DATE	04-15-2019	

PROJECT NO.	18177RA	PROJECT NO.	A104
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DATE: 04-15-2019  
SCALE: 1/4" = 1'-0"  
SHEET NO: 18177RA-A104





1 Level 1\_Duplex C&D  
 1/4" = 1'-0"

**DP 21-941827**  
**REFERENCE**  
**PLANS**  
**FEB 23 2024**

1	24-02-20	Revisions to DP	1	<
2	24-03-21	Revisions to DP	2	<
3	24-03-21	Revisions to DP	3	<
4	24-03-21	Revisions to DP	4	<
5	24-03-21	Revisions to DP	5	<
6	24-03-21	Revisions to DP	6	<
7	24-03-21	Revisions to DP	7	<
8	24-03-21	Revisions to DP	8	<
9	24-03-21	Revisions to DP	9	<
10	24-03-21	Revisions to DP	10	<
11	24-03-21	Revisions to DP	11	<
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13	24-03-21	Revisions to DP	13	<
14	24-03-21	Revisions to DP	14	<
15	24-03-21	Revisions to DP	15	<
16	24-03-21	Revisions to DP	16	<
17	24-03-21	Revisions to DP	17	<
18	24-03-21	Revisions to DP	18	<
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20	24-03-21	Revisions to DP	20	<
21	24-03-21	Revisions to DP	21	<
22	24-03-21	Revisions to DP	22	<
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25	24-03-21	Revisions to DP	25	<
26	24-03-21	Revisions to DP	26	<
27	24-03-21	Revisions to DP	27	<
28	24-03-21	Revisions to DP	28	<
29	24-03-21	Revisions to DP	29	<
30	24-03-21	Revisions to DP	30	<

Francis Road Two-Unit Dwellings  
 6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
 LEVEL 1\_DUPLEX C&D

DESIGNED BY	KS	SEAL	
DRAWN BY	EA		
SCALE	1/4" = 1'-0"		
DATE	04/27/21		
PROJECT NO.	1817FRA	DRAWING NO.	A105

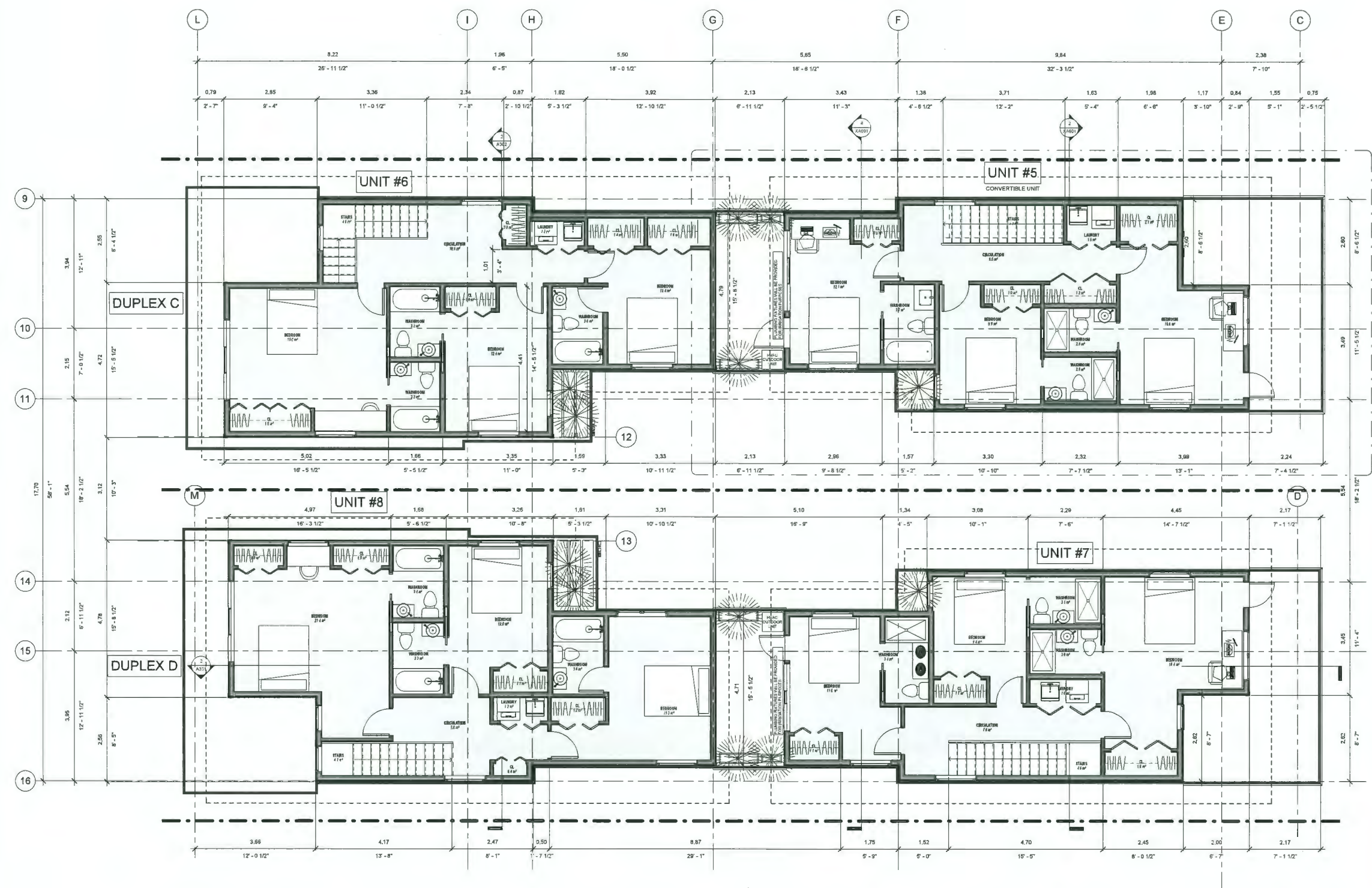


1817FRA-01-LEVEL 1-DUPLEX C&D-PLAN 1/4"=1'-0" FEB 23 2024  
 Kevin S. Kwan, P.Eng. License No. 12345, B.C.









1 Level 2\_Duplex C&D  
 1/4" = 1'-0"

**DP 21-941827**  
**REFERENCE**  
**PLANS**  
**FEB 23 2024**

1	20-02-10	Final Plans for DP	RS	RS
2	20-02-11	Revisions to DP	RS	RS
3	20-02-12	Revisions to DP 1	RS	RS
4	20-02-13	Revisions to DP 2	RS	RS
5	20-02-14	Revisions to DP 3	RS	RS
6	20-02-15	Revisions to DP 4	RS	RS
7	20-02-16	Revisions to DP 5	RS	RS
8	20-02-17	Revisions to DP 6	RS	RS
9	20-02-18	Revisions to DP 7	RS	RS
10	20-02-19	Revisions to DP 8	RS	RS
11	20-02-20	Revisions to DP 9	RS	RS
12	20-02-21	Revisions to DP 10	RS	RS
13	20-02-22	Revisions to DP 11	RS	RS
14	20-02-23	Revisions to DP 12	RS	RS
15	20-02-24	Revisions to DP 13	RS	RS
16	20-02-25	Revisions to DP 14	RS	RS
17	20-02-26	Revisions to DP 15	RS	RS
18	20-02-27	Revisions to DP 16	RS	RS
19	20-02-28	Revisions to DP 17	RS	RS
20	20-02-29	Revisions to DP 18	RS	RS
21	20-02-30	Revisions to DP 19	RS	RS
22	20-03-01	Revisions to DP 20	RS	RS
23	20-03-02	Revisions to DP 21	RS	RS
24	20-03-03	Revisions to DP 22	RS	RS
25	20-03-04	Revisions to DP 23	RS	RS
26	20-03-05	Revisions to DP 24	RS	RS
27	20-03-06	Revisions to DP 25	RS	RS
28	20-03-07	Revisions to DP 26	RS	RS
29	20-03-08	Revisions to DP 27	RS	RS
30	20-03-09	Revisions to DP 28	RS	RS
31	20-03-10	Revisions to DP 29	RS	RS
32	20-03-11	Revisions to DP 30	RS	RS
33	20-03-12	Revisions to DP 31	RS	RS
34	20-03-13	Revisions to DP 32	RS	RS
35	20-03-14	Revisions to DP 33	RS	RS
36	20-03-15	Revisions to DP 34	RS	RS
37	20-03-16	Revisions to DP 35	RS	RS
38	20-03-17	Revisions to DP 36	RS	RS
39	20-03-18	Revisions to DP 37	RS	RS
40	20-03-19	Revisions to DP 38	RS	RS
41	20-03-20	Revisions to DP 39	RS	RS
42	20-03-21	Revisions to DP 40	RS	RS
43	20-03-22	Revisions to DP 41	RS	RS
44	20-03-23	Revisions to DP 42	RS	RS
45	20-03-24	Revisions to DP 43	RS	RS
46	20-03-25	Revisions to DP 44	RS	RS
47	20-03-26	Revisions to DP 45	RS	RS
48	20-03-27	Revisions to DP 46	RS	RS
49	20-03-28	Revisions to DP 47	RS	RS
50	20-03-29	Revisions to DP 48	RS	RS
51	20-03-30	Revisions to DP 49	RS	RS
52	20-03-31	Revisions to DP 50	RS	RS

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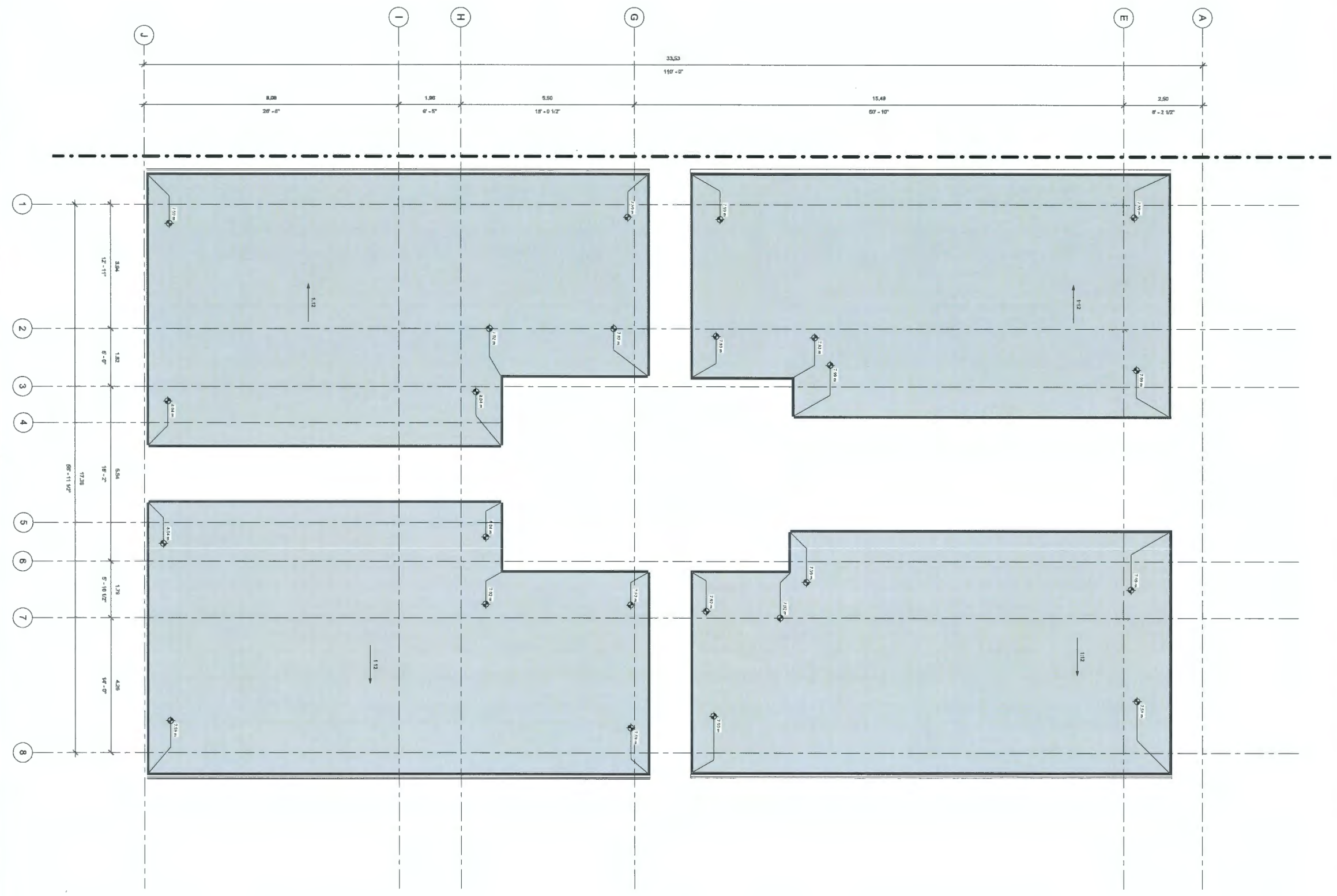
Francis Road Two-Unit Dwellings  
 6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
 LEVEL 2\_DUPLEX C&D

DESIGNED	RS	SEAL	
DRAWN	SN		
SCALE	1/4" = 1'-0"		
DATE	04/15/2019		
FEB 23 2024			
PROJECT NO.	1817FRA	ISSUE NO.	A107



1817FRA\_20240223\_Level 2 Duplex C&D.dwg  
 2024/02/23 10:00 AM  
 RS  
 1/4" = 1'-0"  
 04/15/2019  
 1817FRA  
 A107  
 VIVIDGREEN ARCHITECTURE INC.



**DP 21-941827**  
**REFERENCE**  
**PLANS**  
**FEB 23 2024**

2	23-10-11	Revision to DP	RS	RS
4	23-10-19	Revision to DP	RS	RS
7	23-10-23	Leak/Sealant Permit	RS	RS
8	23-10-25	Permit	RS	RS
1	23-10-10	Permit to	RS	RS

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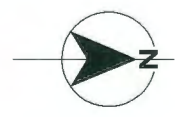
Francis Road Two-Unit Dwellings  
6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
ROOF PLAN \_DUPLEX A&B

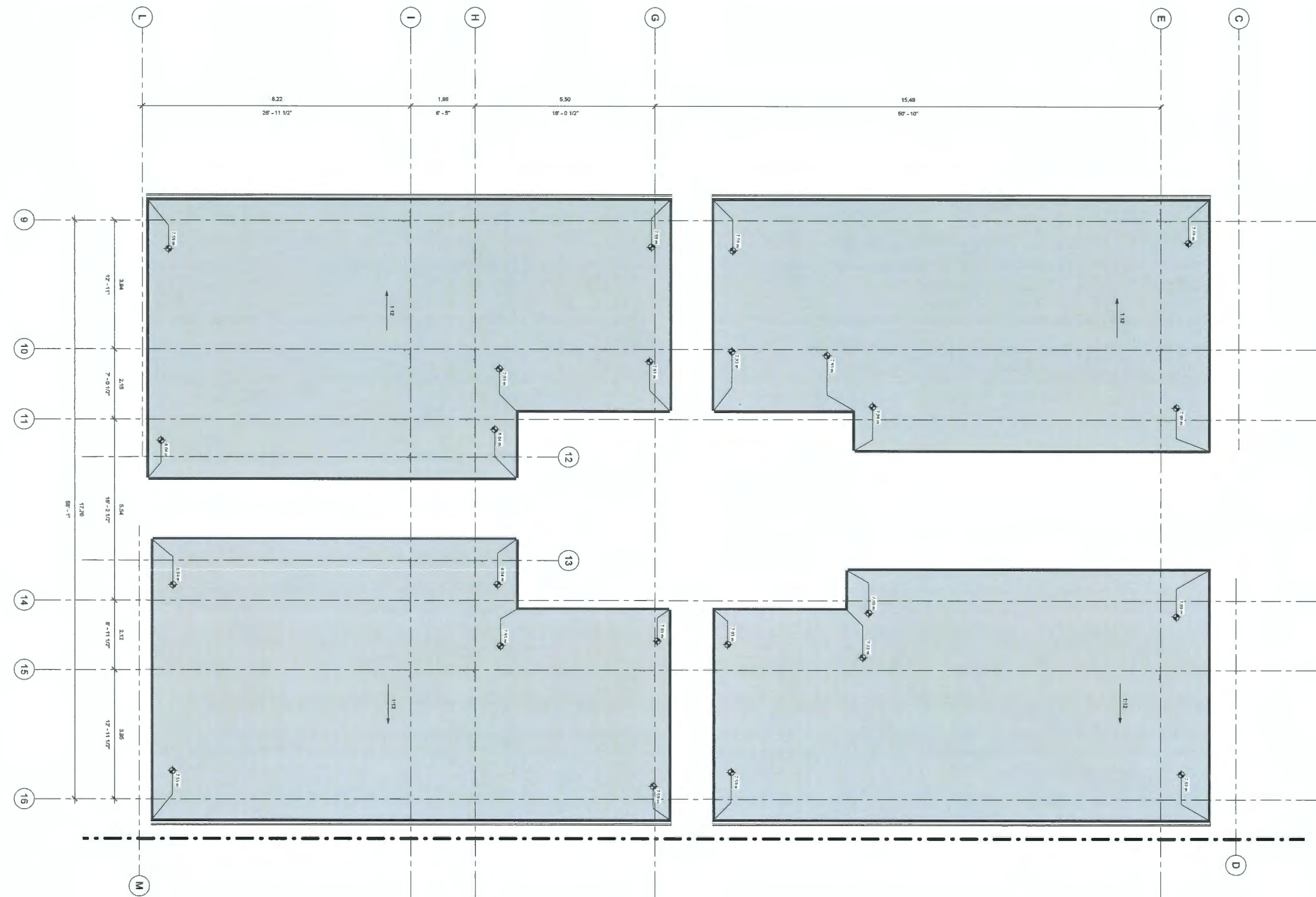
DESIGNED	RS	SEAL
DRAWN	SD	
SCALE	1/4" = 1'-0"	
DATE	04/15/2019	
	FEB '24	



1 Roof Plan\_Duplex A&B  
1/4" = 1'-0"







**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

NO.	REVISION	DATE	BY	CHKD.
1	21-10-11	Revision to DP	RS	RS
2	21-10-19	Revision to DP	RS	RS
3	21-10-27	General Permit Permit	RS	RS
4	21-11-06	Permit to	RS	RS
5	21-11-10	Revision to	RS	RS

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**Francis Road Two-Unit Dwellings**

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

ROOF PLAN \_DUPLEX C&D

DESIGNED: RS  
DRAWN: BA  
SCALE: 1/4" = 1'-0"  
DATE: 04/27/21



FEB 23 2024

PROJECT NO: 1817FRA

ISSUE NO: A109

**1 Roof Plan\_Duplex C&D**  
1/4" = 1'-0"

Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 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. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm 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 min. 800 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.
	Wall-blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" 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).
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 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
	1500 mm turning diameter or turning path diagram.
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
Outlets & Switches	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

**CONVERTIBLE UNIT FEATURES**

1" = 1'-0"

**Dimensions**

	mm	inch
A Floor to top of footrest	93	3.75
B Top of footrest to top of seat (Short) (Tall)	443 (410) (503)	17.5 (16.25) (19.75)
C Top of seat to top of arms	250	9.75
D Top of arms to top of seat back	190	17.5
E Width between armrests (Wide arm version)	443 (493)	17.5 (19.5)
I Overall width	605	23.75
G Overall height to floor	980	38.5
H Length of arms from seat back	410	16.5
J Length of seat base from seat back	435	17
K Length of footrest	325	12.75
L Width of footrest	310	12.25
M Front of footrest to stringer	570	22.5
N Back of seat to stringer	13	0.5
O Folded width	310	12.25
P Minimum width required to swivel at top	670	26.25
Q Distance from front of rail to stringer (Wide arm version)	215 (240)	8.5 (9.5)

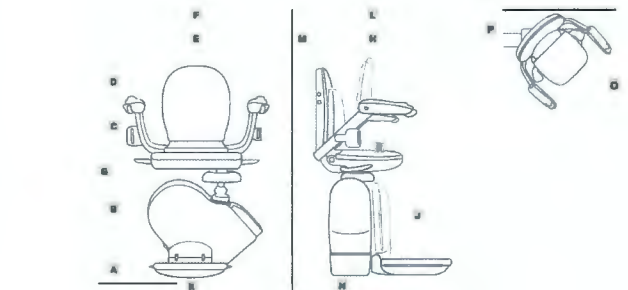
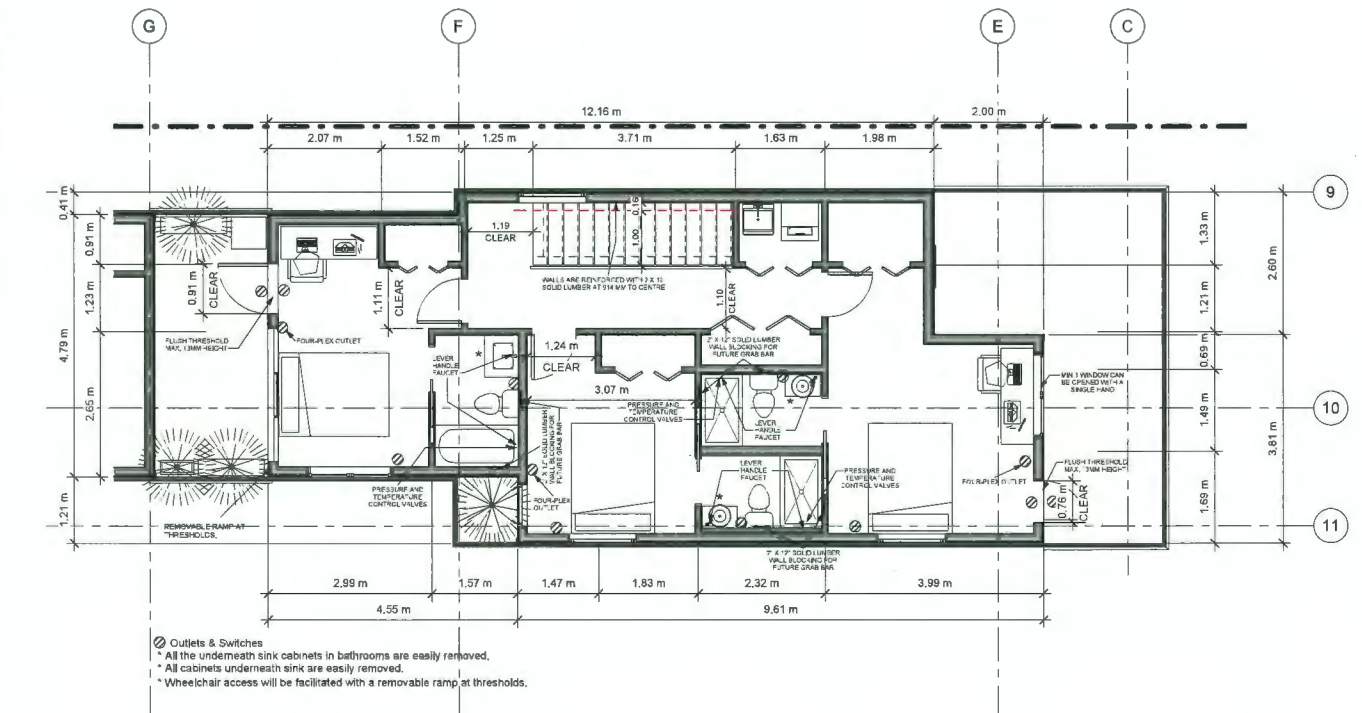
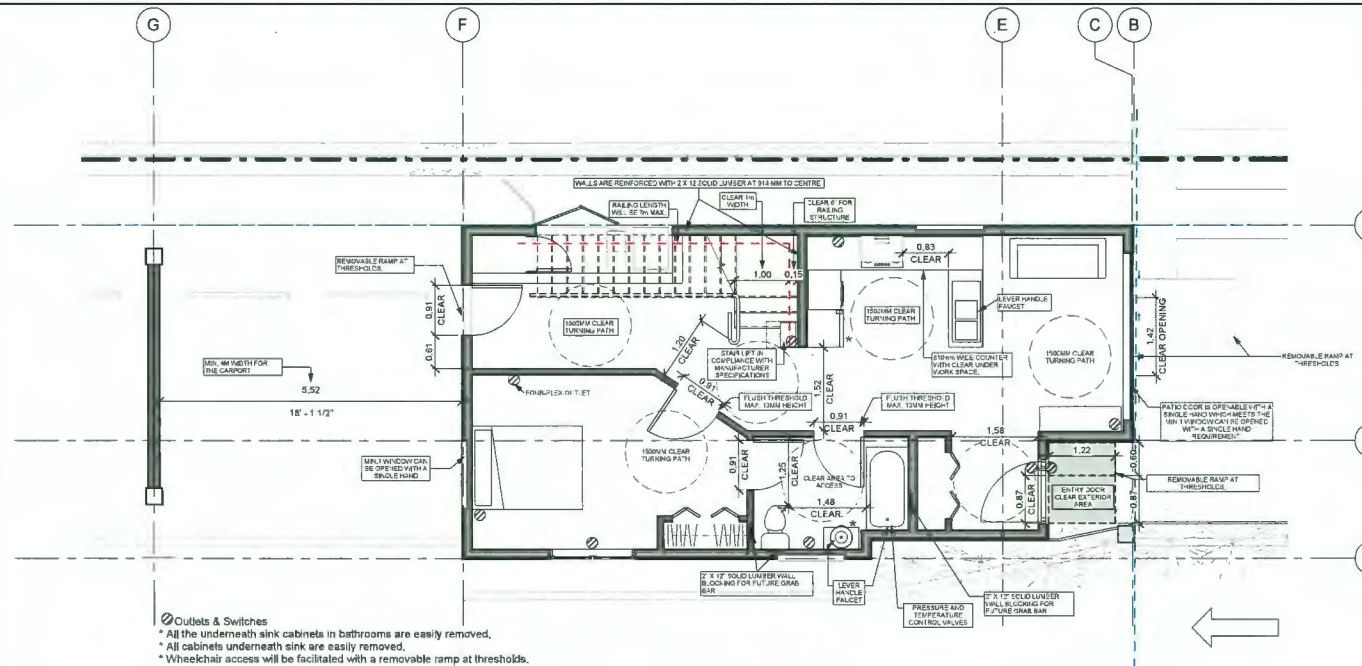
**STAIRLIFT BC MANUFACTURER**

1" = 1'-0"

**Maximum Rail Length**

W metres 394 inches

	mm	inch
A Floor to top of footrest	93	3.75
B Top of footrest to top of seat (Short) (Tall)	443 (410) (503)	17.5 (16.25) (19.75)
C Top of seat to top of arms	250	9.75
D Top of arms to top of seat back	190	17.5
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**DP 21-941827**  
**REFERENCE**  
**PLANS**  
**FEB 23 2024**

21-941827-11	Revision to UP	04	RS
21-941827-10	Revision to UP	04	RS
21-941827-09	Amendment	03	RS
21-941827-08	Revision	02	RS
21-941827-07	Revision	02	RS
21-941827-06	Revision	02	RS

Francis Road Two-Unit Dwellings  
6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

CONVERTIBLE UNIT

DESIGNED	RS	SCALE	AS SHOWN
DRAWN	RA	DATE	04.27.21
DATE	04.27.21	PROJECT NO.	1817FRA
FEB 19 2023		REVISION NO.	A113





① Shadow Study-21 March-10 AM  
1" = 40'-0"



② Shadow Study-21 March-12 PM  
1" = 40'-0"



③ Shadow Study-21 March-4 PM  
1" = 40'-0"



④ Shadow Study-21 June-10 AM  
1" = 40'-0"



⑤ Shadow Study-21 June-12 PM  
1" = 40'-0"



⑥ Shadow Study-21 June-4 PM  
1" = 40'-0"



⑦ Shadow Study-21 September-10 AM  
1" = 40'-0"



⑧ Shadow Study-21 September-12 PM  
1" = 40'-0"



⑨ Shadow Study-21 September-4 PM  
1" = 40'-0"

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	13-01-17	Revision	1	DR	RE
4	23-07-20	Revision	1	DR	RE
1	23-07-20	Revision	1	DR	RE
1	23-07-20	Revision	1	DR	RE

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

SHADOW STUDY

DESIGNED	RS	SEAL
DRAWN	SD	
SCALE	1" = 40'-0"	
DATE	04/20/21	

FEB 23 2024

1817FRA

A403

1/8" = 1'-0" SCALE

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 Francis Road Two-Unit Dwellings