



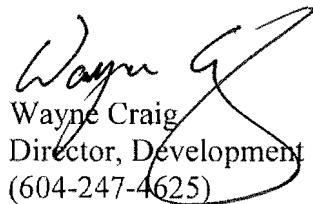
To: Planning Committee  
From: Wayne Craig  
Director, Development

Date: January 30, 2019  
File: RZ 18-814702

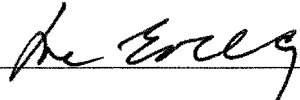
Re: **Application by Eric Stine Architect Inc. for Rezoning at 8600, 8620, 8640 and 8660 Francis Road from "Single Detached (RS1/E)" Zone to "Low Density Townhouses (RTL4)" Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9986, for the rezoning of 8600, 8620, 8640 and 8660 Francis Road from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, to permit the development of 18 townhouse units with vehicle access from Francis Road, be introduced and given First Reading.

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

WC:jr  
Att. 6

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

## Staff Report

### Origin

Eric Stine Architect Inc. has applied to the City of Richmond for permission to rezone 8600, 8620, 8640, and 8660 Francis Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of 18 two-storey and three-storey townhouse units with vehicle access from Francis Road. A location map and aerial photo is provided in Attachment 1.

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Conceptual development plans are provided in Attachment 3.

### Existing Condition and Site Context

The subject site is 3,668.28 m<sup>2</sup> (39,485 ft<sup>2</sup>) in size and is located on the south side of Francis Road, between Garden City Road and Wagner Gate. The existing dwellings are accessed via four driveway crossings to Francis Road.

### Existing Housing Profile

The subject site currently consists of four lots; each containing a single-family dwelling. The applicant has indicated that all four of the dwellings were owner-occupied, and none contain a secondary suite. Each of the dwellings will be demolished at a future development stage.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, across Francis Road, are four single-family dwellings with coach houses on lots zoned “Coach Houses (RCH)”, and a lot undergoing redevelopment to create two single-family dwellings with coach houses as per the adopted rezoning (RZ 11-587257).
- To the South, are single-family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Wagner Drive.
- To the East and West, are single-family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Francis Road. These lots are designated for townhouse development in the Arterial Road Policy.

### Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) registered on Title of the properties for the sanitary sewer located in the rear yard. This SRW will not be impacted by the proposed rezoning or redevelopment. The applicant is aware that encroachment into the SRW is not permitted.

## **Related Policies & Studies**

### Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP), which permits single-family, duplex, and townhouse development (Attachment 4). The proposed rezoning is consistent with this designation.

### Arterial Road Policy

The subject site is designated “Arterial Road Townhouse” in the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation.

### Affordable Housing Strategy

As per the City’s Affordable Housing Strategy, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City’s Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$201,373.50, which is consistent with the Affordable Housing Strategy.

### Public Art Program Policy

The applicant will be participating in the City’s Public Art Program by making a voluntary contribution to the City’s Public Art Reserve fund for City-wide projects on City lands. Since this rezoning was received in 2018, the applicable rate for the contribution is \$0.85 per buildable square foot; for a total contribution in the amount of \$20,137.35. This voluntary contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

### Floodplain Management Implementation Strategy

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

## **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

### Site Planning

The applicant proposes 8 three-storey townhouse units and 10 two-storey townhouse units arranged on a T-shaped central drive aisle. Conceptual development plans are included in Attachment 3.

The proposed site layout consists of:

- Two three-storey buildings, each containing four three-storey units and one two-storey unit, for a total of ten units, fronting Francis Road; and
- Six two-storey buildings, containing a total of eight units, along the south end of the site.

The units fronting Francis Road are arranged in two clusters, bisected by the entry drive aisle. Each cluster presents an articulated façade to Francis Road, including projecting gable ends over unit entrances and recessed second storey balconies. Private outdoor space is located in the front yard, and each unit has access to a second storey balcony for additional outdoor space. Building massing is stepped down to two storeys along each side yard interface to provide a transition between the townhouse development and existing single-family dwellings. Convertible units are proposed in these two-storey end units, for a total of two convertible units in the development.

The units along the south end of the site are two-storeys. Two duplex clusters and four stand-alone units are proposed. This arrangement suggests a collection of small single-family houses. Unit entrances are paired around a landscaped area containing a variety of shrubs, grasses, and trees. Living space is oriented toward the rear yard, and each unit includes a second storey balcony. Approximately half of the ground floor is set back 6.05 m from the rear lot line, with the remaining portions of the ground floor set back 5.45 m. The building face of the second storey is set back 7.64 m from the rear property line, and the balcony is set back 6.05 m. These setbacks are consistent with the requirements for arterial road townhouse development in relation to interface with single-family dwellings.

### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site, at a rate of \$1,600 per unit as per the OCP. The total cash contribution required for this 18-unit townhouse development is \$28,800.

A common outdoor amenity space is proposed between the unit clusters on the south end of the site, directly across from the entry drive aisle. This location is highly visible and centrally located. The proposal includes landscaping, bench seating, a ping pong table, and a play structure suitable for young children.

Further refinement of the site plan, architectural character, outdoor amenity space, and convertible unit features of the proposed development will occur through the Development Permit process.

### Transportation and Site Access

Vehicle access is proposed via a single driveway crossing to Francis Road located in the middle of the site frontage. The proposed driveway is located approximately 100 m from Wagner Gate, which is consistent with the requirements for arterial road townhouse development.

The drive aisle is designed to provide vehicle access to future developments to the east and west of the site. Prior to final adoption of the rezoning bylaw, the applicant must register an SRW for public-rights-of-passage (PROP) across the entire driveway and drive aisle for this purpose.

Pedestrian access to the site is proposed via a walkway beside the driveway and a walkway on the west edge of the site.

Parking is provided on site for the townhouse units and visitors at rates consistent with Richmond Zoning Bylaw 8500. Each unit includes a garage with two parking spaces, for a total of 36 residential spaces. Parking spaces in the three-storey units are in a tandem arrangement, and the two-storey units feature side-by-side vehicle parking. Four visitor parking spaces are located at the ends of each arm of the drive aisle, including one larger accessible space.

Class 1 bicycle parking is provided in the garage of each three-storey unit, and in a bank of bike lockers on the west edge of the site along the pedestrian walkway. Class 2 bicycle parking is provided adjacent to the driveway.

### 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 12 bylaw-sized trees and three hedges located on the subject site, and three trees located on neighbouring properties.

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

- 12 trees (Tag # 6-10, 12- 18) located on the development site are either dead, dying, infected with Fungal Blight, 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 removed and replaced.
- Three hedges (Tag # 4, 5, and 11) located on-site are either in poor condition or low value. These hedges should be removed.
- Three trees (Tag # 1-3) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

### *Tree Replacement*

The applicant wishes to remove 12 on-site trees (Tag # 6-10, 12-18). The 2:1 replacement ratio would require a total of 24 replacement trees. The applicant has agreed to plant 24 replacement trees in the development. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	11 cm	6 m
8	10 cm	5.5 m
2	9 cm	5 m
4	8 cm	4 m
4	6 cm	3.5 m

### *Tree Protection*

Three trees (Tag # 4, 5, and 11) 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 Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwellings 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.

### BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

### Site Servicing and Frontage Improvements

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

- Removal and replacement of existing water and storm sewer lines in the property frontage.
- Undergrounding of existing overhead transmission lines.
- Removal of the existing sidewalk and boulevard and replacement with new 1.5 m wide concrete sidewalk at the property line, minimum 1.5 m wide landscaped boulevard with street trees and lighting, and 0.15 m concrete curb.
- Removal of the four existing driveways and replacement with frontage works as described above.
- Construction of a new driveway to the development site.

### Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with the Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP.
- Refinement of the proposed building form and architectural character to achieve an engaging streetscape along Francis Road.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children's play and social interaction.
- Review of accessibility features, including aging-in-place features in all units, and the provision of two convertible units.
- Review of a sustainability strategy for the development proposal, including steps to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

### **Financial Impact**

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


**Conclusion**

The purpose of this application is to rezone 8600, 8620, 8640, and 8660 Francis Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 18 two- and three-storey townhouse units with vehicle access from Francis Road.

The rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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 9986 be introduced and given First Reading.



Jordan Rockerbie  
Planning Technician  
(604-276-4092)

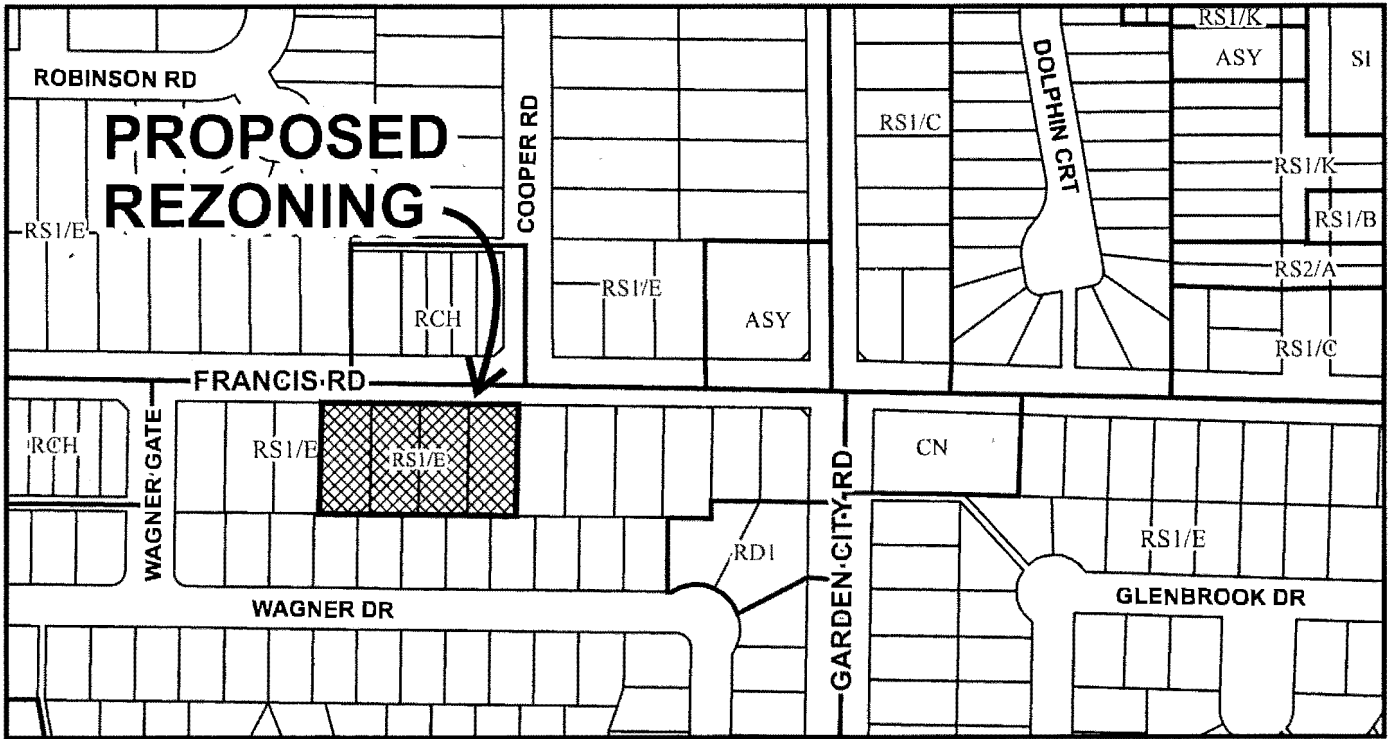
JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Broadmoor Neighbourhood Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations





City of  
Richmond

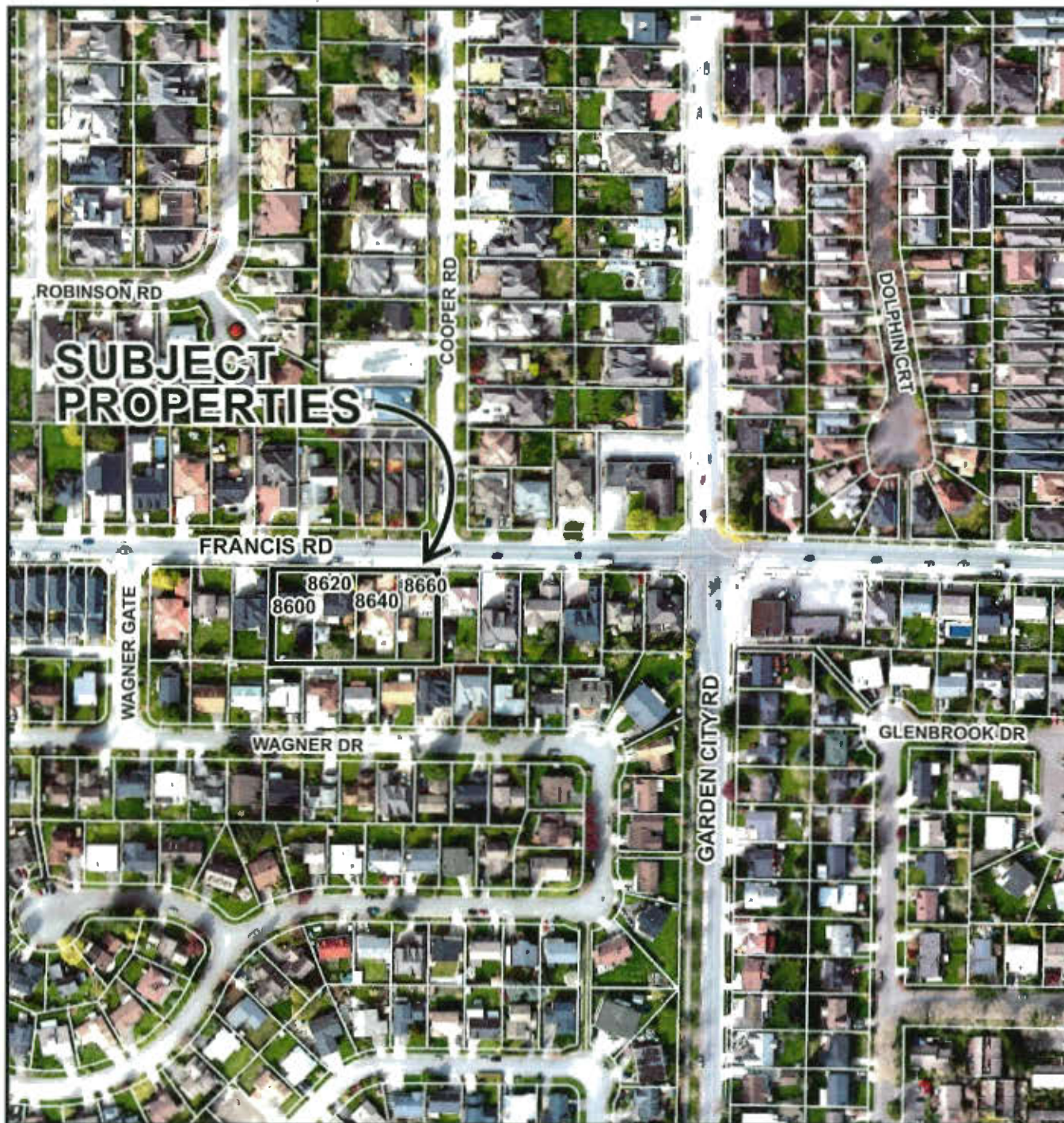


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<b>FRANCIS RD</b>										
20.14 8570	20.10 8580	20.12 8600	20.12 8620	20.12 8640	20.12 8660	20.12 8680	20.12 8700	20.11 8740	20.11 8760	20.11 8780
45.73	45.73	45.67	45.73	45.72	45.72	45.72	45.73	45.73	45.75	45.75
20.16 18.29	20.07 18.29	20.12 18.29	20.12 18.29	20.12 18.29	20.12 18.29	20.12 18.29	20.12 18.29	20.12 18.29	20.13 18.29	20.11 17.1
30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48

	<b>RZ 18-814702</b>	Original Date: 03/15/18 Revision Date: 01/14/19 Note: Dimensions are in METRES
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# City of Richmond



**RZ 18-814702**

Original Date: 03/19/18

Revision Date: 01/14/19

Note: Dimensions are in METRES



**RZ 18-814702**

**Attachment 2**

Address: 8600, 8620, 8640 and 8660 Francis Road

Applicant: Eric Stine Architect Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Mavic Properties Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	3,668.28 m <sup>2</sup>	No change
<b>Land Uses:</b>	Single-family residential	Multiple-family residential
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	Four single detached dwellings	18 townhouse dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 2,201 m <sup>2</sup> (23,691 ft <sup>2</sup> )	2,196.2 m <sup>2</sup> (23,639.7 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 35.9% Non-porous Surfaces: 62.2% Landscaping: Min. 25%	none
Lot Size:	N/A	3,668.28 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 80.42 m Depth: 45.72 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 6.0 m Rear: 5.45 m West Side: 3.45 m East Side: 4.06 m	none
Height (m):	12.0 m (3 storeys)	11.97 m (3 storeys)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.22 (V) per unit	none
Off-street Parking Spaces – Total:	36 (R) and 4 (V)	36 (R) and 4 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required residential spaces	16 (i.e. 44%)	none
Small Car Parking Spaces:	Permitted – Maximum of 50% of total required spaces	12 (i.e. 33 %)	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Bicycle Parking Spaces – Class 1:	1.25 per unit (i.e. 23)	26	none
Bicycle Parking Spaces – Class 2:	0.2 per unit (i.e. 4)	4	none
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or \$1,600/unit cash-in-lieu (i.e. \$28,800)	\$28,800 cash-in-lieu	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit (i.e. 108 m <sup>2</sup> )	136.2 m <sup>2</sup>	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.

# 8600 / 8660 FRANCIS ROAD - REZONING



1 Aerial From Street

CNCL - 180



2 Aerial From Backyard

A. REVIEWED FOR REZONING 19-11-09

1. FOR REZONING	19-11-09
DATE	19-11-09
<b>ERIC STINE ARCHITECT INC</b>	
1. 1641 1ST AVE VANCOUVER, BC V6L 1A6 TEL: (604) 731-2206 FAX: (604) 731-4970	
<small>The drawings are intended to provide a general impression of the proposed development. They are not intended to be used for construction or other purposes without the written consent of the architect. The architect shall not be responsible for the accuracy of the information provided in these drawings, and shall not be liable for any errors or omissions. The architect shall not be responsible for the accuracy of the information provided in these drawings, and shall not be liable for any errors or omissions.</small>	
PROJECT	19-11-09
DATE	JULY 2019
<b>NEW TOWNHOUSES</b>	
<b>REZONING</b>	
8600 / 8660 Francis Road	
PROJECT NO.	19-11-09
COVER PAGE	
SCALE	0.00
PROJECT NUMBER	

# 8600 / 8660 FRANCIS ROAD - REZONING



1 Front Building - Streetfront



2 Front Building - Sideyard



3 Front Building - Driveway Access



4 Front Building - Drive Able

A REVISION FOR REZONING 16-11-20

1 FOR REZONING	16-11-20
NO. 0010	DATE
<b>ERIC STINE ARCHITECT INC</b>	
100 NEW MARKET AVE DUNBAR VA 22028 TEL: (804) 751-4975 FAX: (804) 751-4975	
<small>The Client, its Architect, Engineer, Surveyor, and other professionals are not responsible for the accuracy of the information provided in this document. The Client is responsible for the accuracy of the information provided in this document. The Client is responsible for the accuracy of the information provided in this document.</small>	
DATE	DATE
DATE	JULY 2015
<b>NEW TOWNHOUSES REZONING AT 8600 / 8660 Francis Road</b>	
PROJECT LOCATION	
3D VIEWS	
SCALE 0.01	
PROJECT LOCATION	
DATE	

# 8600 / 8660 FRANCIS ROAD



1 Rear Buildings - Amenity Area Subyard



8 Rear Building Backyards



9 Rear Building Entrances



4 Rear Buildings - Drive Aisle

A. REVIEWED FOR REZONING 16-11-18

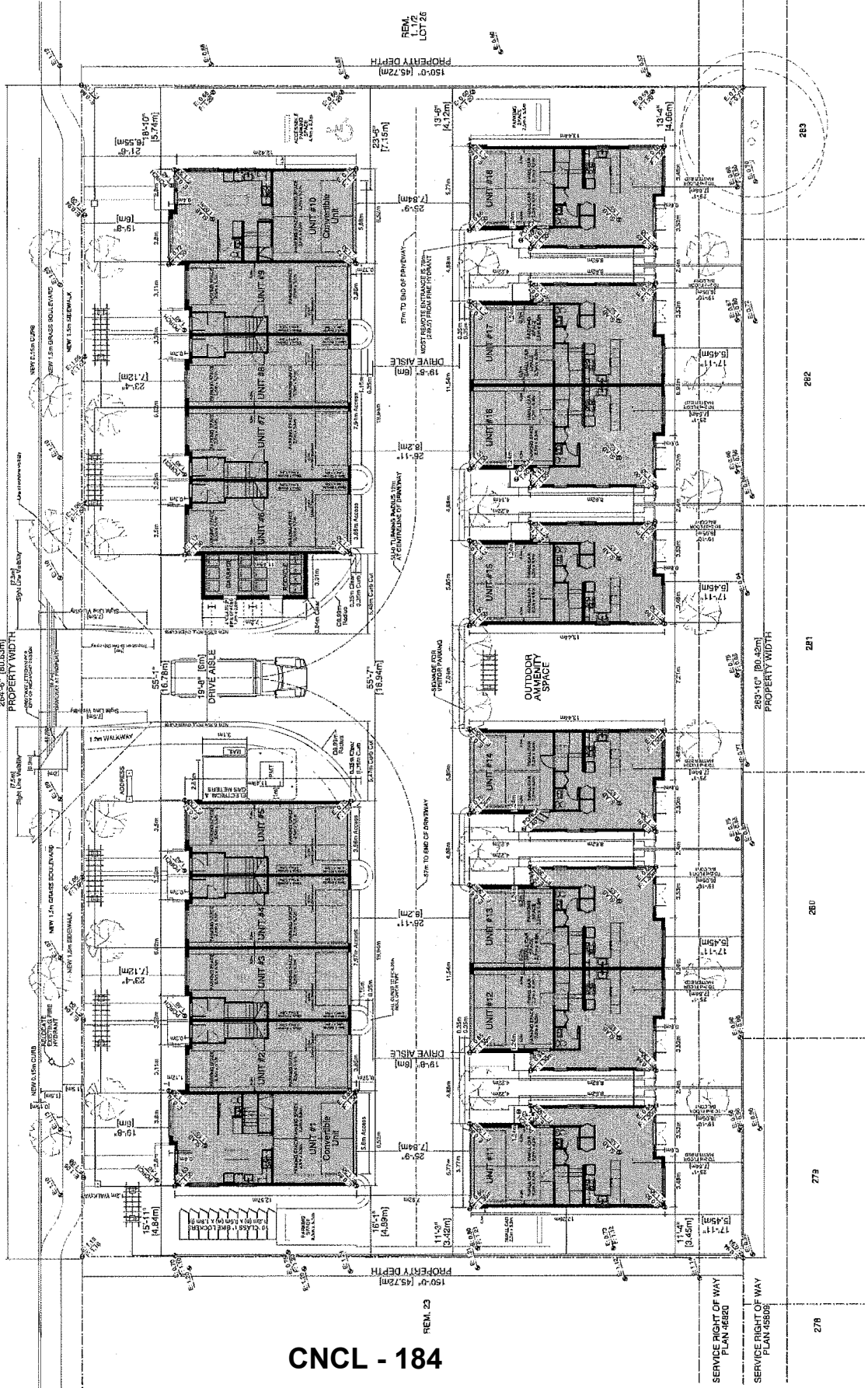
1 FOR REZONING	DATE: 16-11-18
NO. SHEET	04/10
<b>ERIC STINE ARCHITECT INC</b>	
1184 SULLY AVE. CONROCK, MD 21038 TEL: (410) 771-4400 FAX: (410) 771-4401	
<small>The Client has authorized Eric Stine, AIA, to prepare this plan, and the Client understands that the Client is responsible for the accuracy of the information provided to the Architect. The Architect is not responsible for the accuracy of the information provided to the Architect. The Architect is not responsible for the accuracy of the information provided to the Architect.</small>	
DATE: 16-11-18	DATE: JULY 2018
PROJECT: 17-0079	
<b>NEW TOWNHOUSES AT REZONING</b>	
8600 / 8660 Francis Road	
PRELIMINARY	
3D VIEWS	
SCALE: 1/8" = 1'-0"	
DATE: 16-11-18	DATE: 16-11-18
0.02	REVISIONS





# 8600 / 8660 FRANCIS ROAD

## FRANCIS ROAD



CNCL - 184

<b>ERIC STINE ARCHITECT INC</b> 1000 N. LAKEVIEW AVE. CHICAGO, IL 60610 TEL: (773) 334-1111 FAX: (773) 334-1111	
<b>NEW TOWNHOUSES REZONING</b> 8600 / 8660 Francis Road CHICAGO, IL 60610	
DATE: JULY 2018	SHEET: 1 OF 1
SITE PLAN - GROUND FLOOR	
PLAN NO: A0.1	

# 8600 / 8660 FRANCIS ROAD

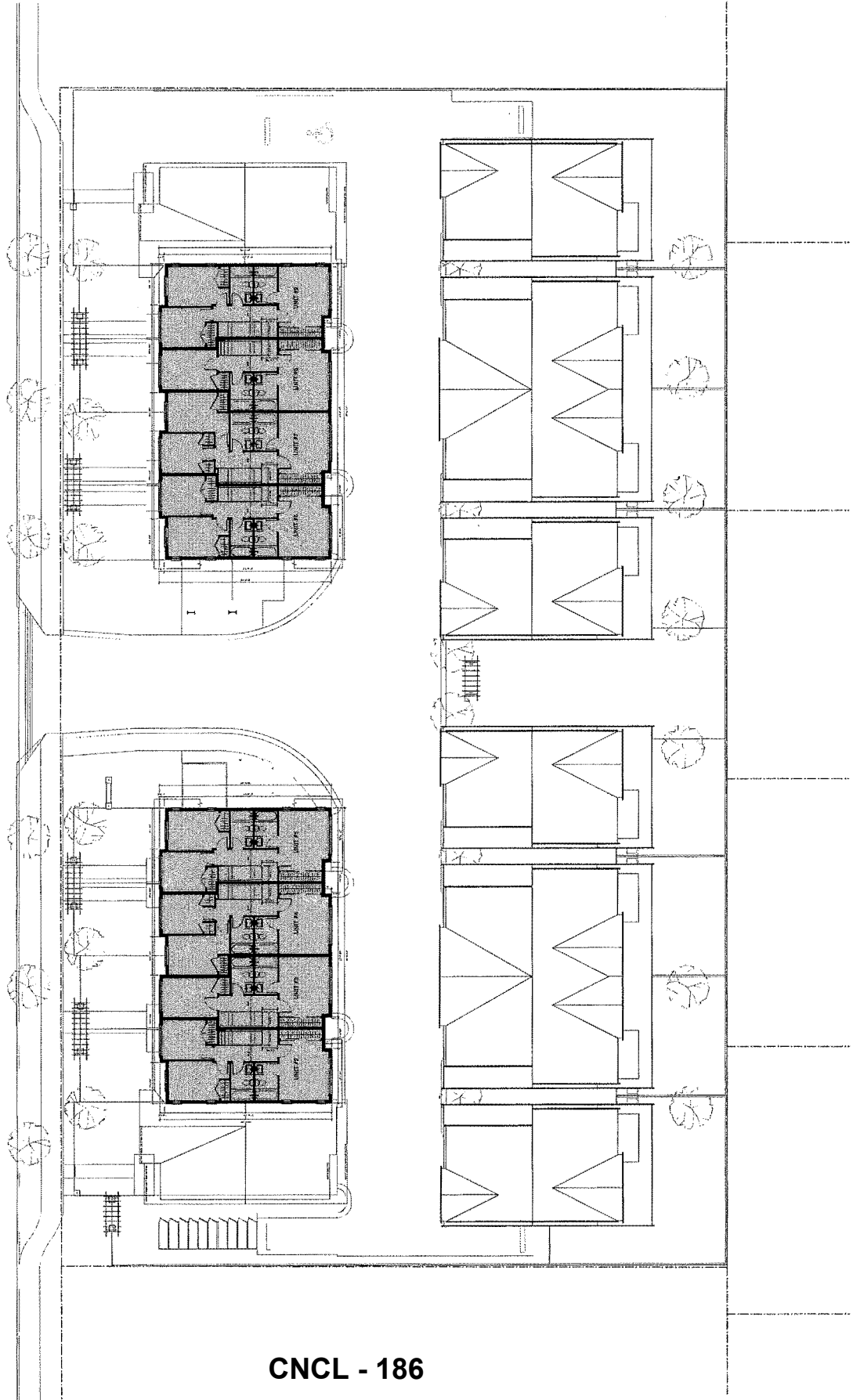


CNCL - 185

A. REVISED FOR REZONING 18-11-20

1. FOR REZONING	18-11-20
DATE	18-11-20
<b>ERIC STINE ARCHITECT INC</b>	
1-1000 15 <sup>th</sup> AVE VANCOUVER, BC V6C 2K7 TEL: (604) 734-6000 FAX: (604) 734-6000	
<small>The drawings are the intellectual property of Eric Stine Architect Inc. and are to be used only for the project and location specified. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Eric Stine Architect Inc.</small>	
NAME	8600 / 8660 FRANCIS ROAD
PROJECT TYPE	REZONING
ADDRESS	8600 / 8660 Francis Road
DATE	JULY 2018
<b>NEW TOWNHOUSES REZONING</b>	
8600 / 8660 Francis Road	
SITE PLAN - SECOND FLOOR	
SCALE	A0.2
DATE	

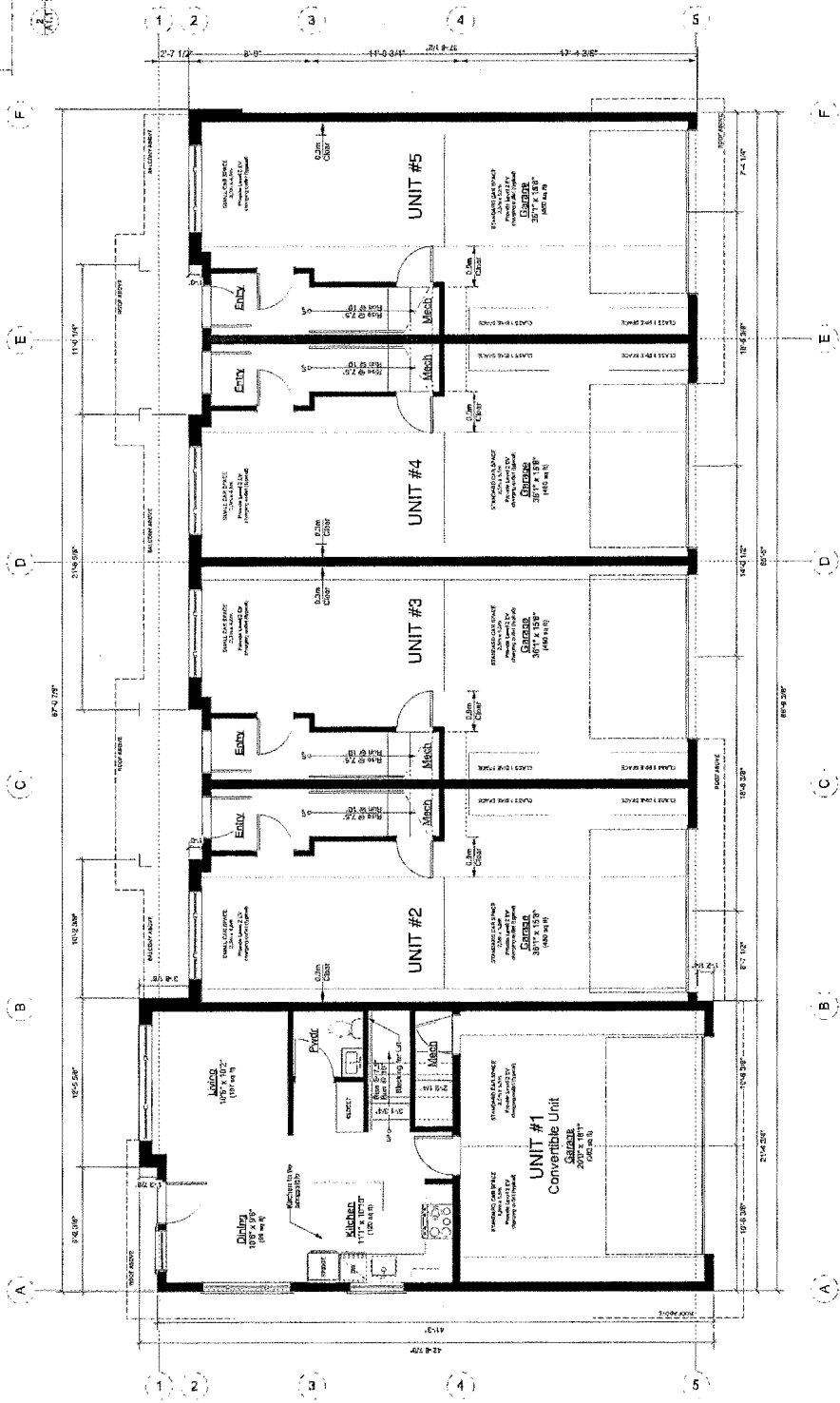
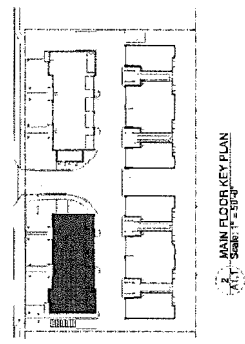
# 8600 / 8660 FRANCIS ROAD



CNCL - 186

A REVISED PLAN REVISIONS 19-11-19

1. PERMITS	DATE: 19-11-19
2. PERMITS	DATE:
<b>ERIC STINE ARCHITECT INC</b> 1400 UNIVERSITY 1400 UNIVERSITY ST CANADA W4L 1L6 FAX: (509) 736-9993	
<small>The drawings are prepared and issued on the basis of the information provided by the client and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The architect's liability is limited to the professional services rendered by the architect.</small>	
NOVA SCOTIA	DATE: JULY 2019
PROJECT:	
<b>NEW TOWNHOUSES REZONING</b> 8600 / 8660 Francis Road WESTMINSTER, N.S.	
SITE PLAN - THIRD FLOOR DRAWN BY: A0.3 BY: ERIC STINE	

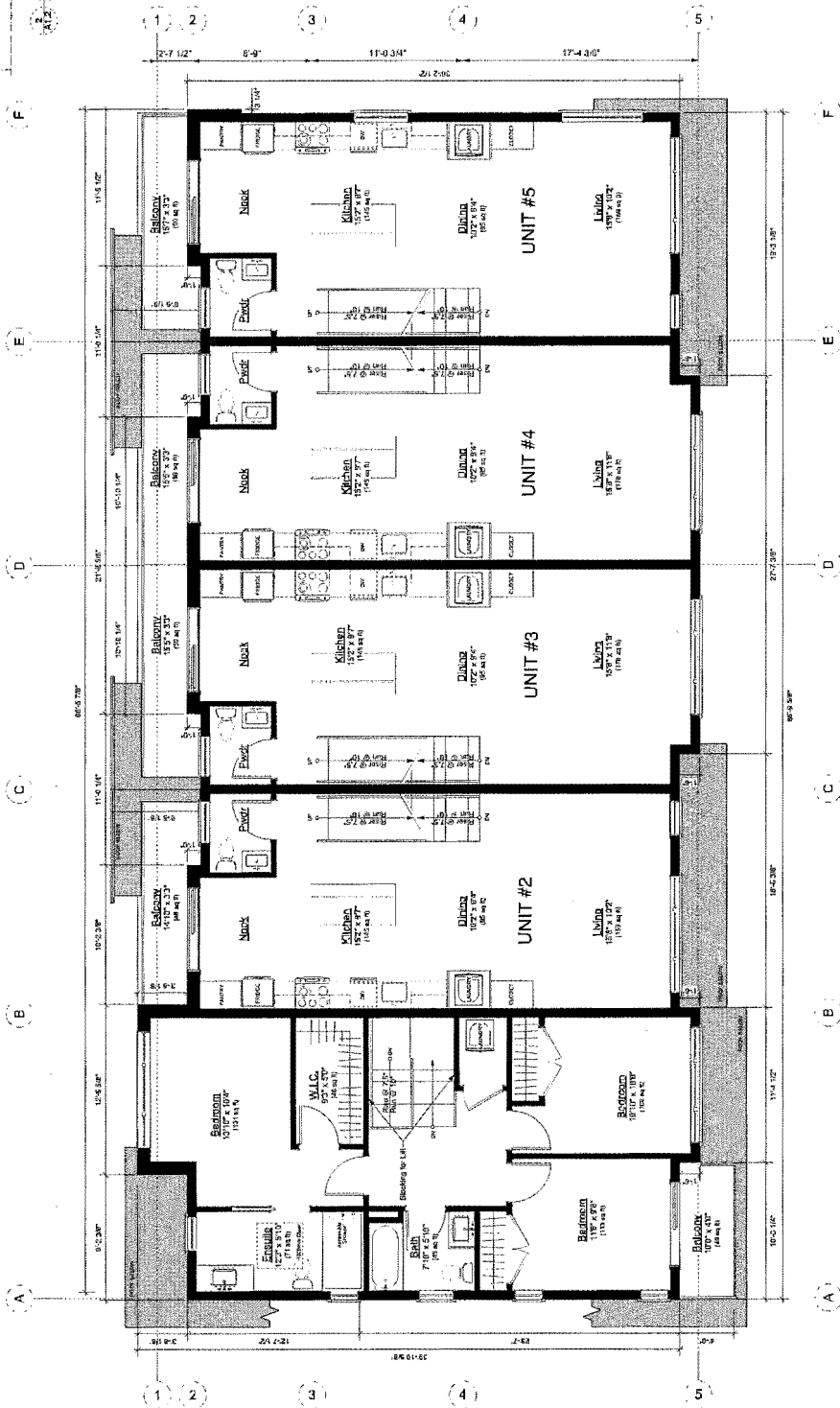
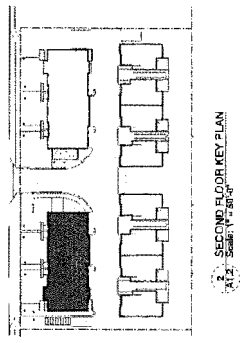


NOTE: UNITS #1-5 ARE MIRROR IMAGE

UNITS 1-5 - MAIN FLOOR  
SCALE: 1/4" = 1'-0"

A REVISIONS SHEET  
18-11-19

1. REVISIONS	DATE
<b>ERIC STINE ARCHITECT INC</b>	
1000 W. 10TH AVE. SUITE 100 CALGARY, ALBERTA T2P 1K1 TEL: (403) 241-1111 FAX: (403) 241-1111	
<small>The owner and architect warrant that the information contained herein is true and correct to the best of their knowledge and belief. The architect shall not be responsible for the accuracy of the information provided by the owner or for the accuracy of the information provided by the owner's other consultants. The architect shall not be responsible for the accuracy of the information provided by the owner's other consultants. The architect shall not be responsible for the accuracy of the information provided by the owner's other consultants.</small>	
DATE	18-11-19
<b>NEW TOWNHOUSES</b>	
<b>REZONING</b>	
8600 / 8600 Francis Road	
CALGARY, ALBERTA	
UNITS 1-5 GROUND FLOOR	
SCALE	A1:1
PROJECT	

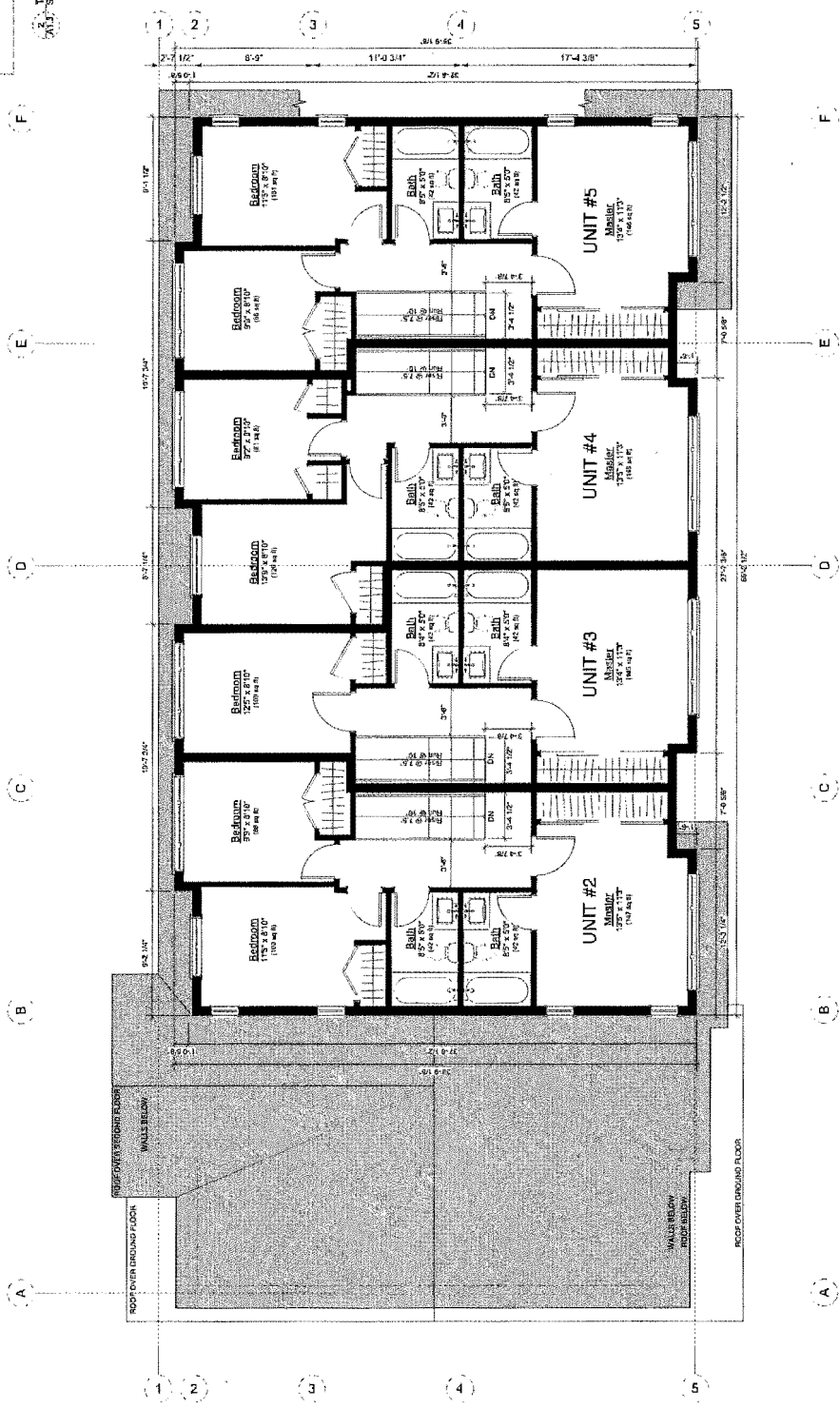
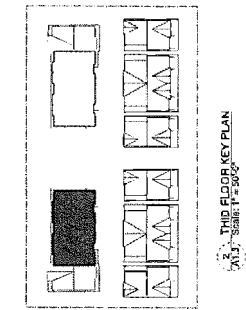


NOTE: UNITS 6-10 ARE MIRROR IMAGE

UNITS 1-5 - SECOND FLOOR  
SCALE: 3/32" = 1'-0"

A. PROJECT FOR REZONING 18-15-11

DATE: 10/15/11	SCALE: 1/8" = 1'-0"
PROJECT: REZONING	DATE: MAY 2011
<b>ERIC STINE ARCHITECT INC.</b> 1400 BAYVIEW AVE. SUITE 100 CANADA VICTORIA P.O. BOX 1840 VICTORIA, BC V8W 2R4	
THE CLIENT: NEW TOWNHOUSES REZONING 8800 / 1860 Francis Road VICTORIA, BC	
<b>NEW TOWNHOUSES REZONING</b> AT 8800 / 1860 Francis Road VICTORIA, BC	
PROJECT NO.: SHEET NO.:	
<b>UNITS 1-5 SECOND FLOOR</b> DRAWING NO.: <b>A1.2</b> PROJECT NO.:	

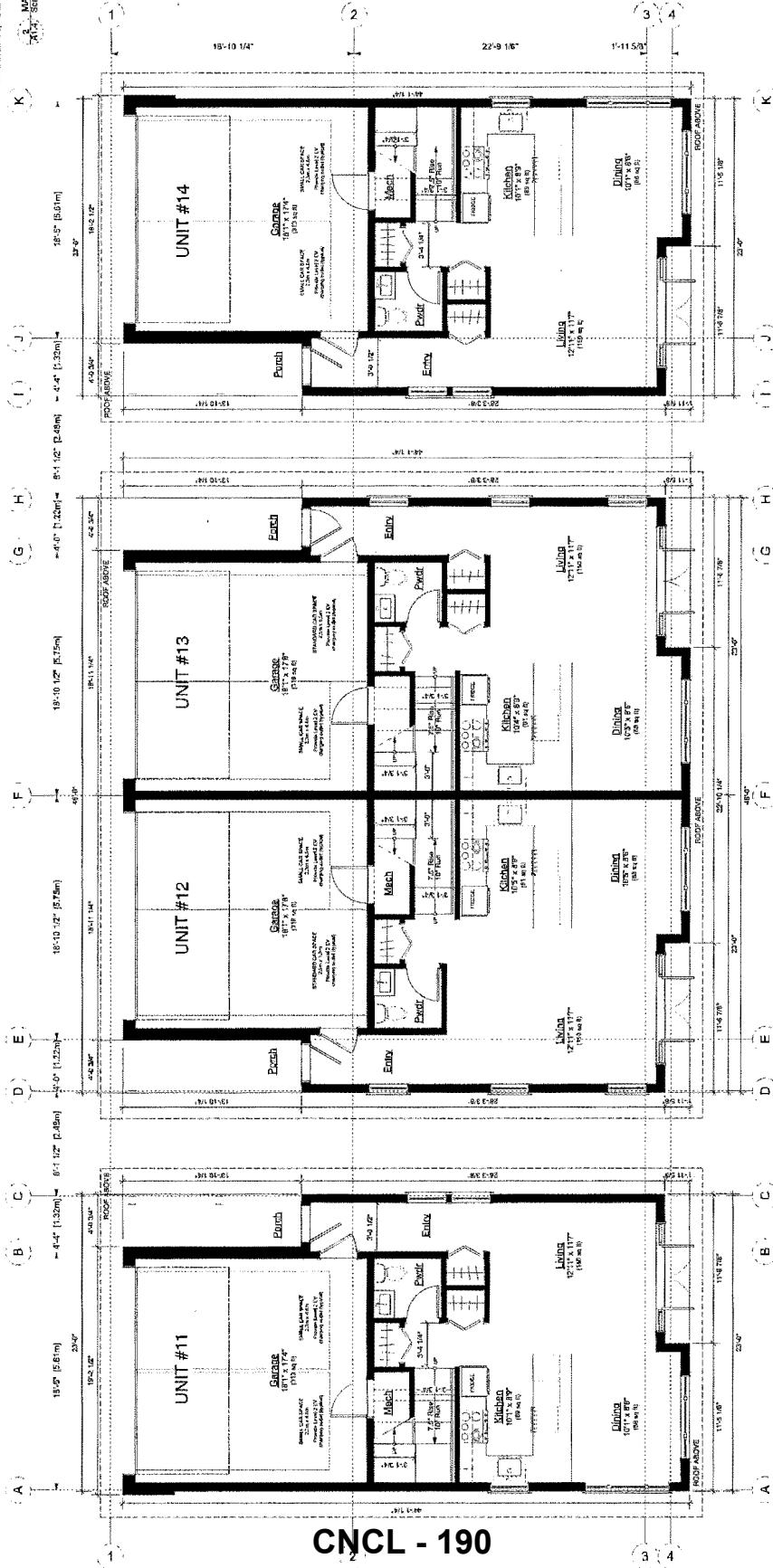
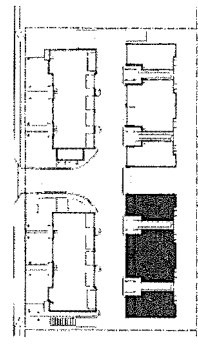


NOTE: UNITS 5-6 ARE MIRROR IMAGE

UNITS 1-5 - THIRD FLOOR  
SCALE: 1/8" = 1'-0"

A. REVISIONS FOR RECORDING 06/11/82

1. FOR RECORDING	DATE: 06/11/82
DATE: 06/11/82	BY: J.A.S.
<b>ERIC STINE ARCHITECT INC.</b>	
100 UNIVERSITY BLVD. CANANDAigua VIC PALM BEACH, FLORIDA	
<small>The Architect shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building and shall be responsible for the design and construction of the building.</small>	
OWNER:	UNIT #2, UNIT #3, UNIT #4, UNIT #5, UNIT #6
PROJECT:	NEW TOWNHOUSES
REVISION:	REVISION
ADDRESS:	9600 / 1668 Francis Road
PROJECT NO.:	
DATE:	
PROJECT TITLE:	UNITS 1-5 THIRD FLOOR
PROJECT NO.:	A1.3
PROJECT NO.:	

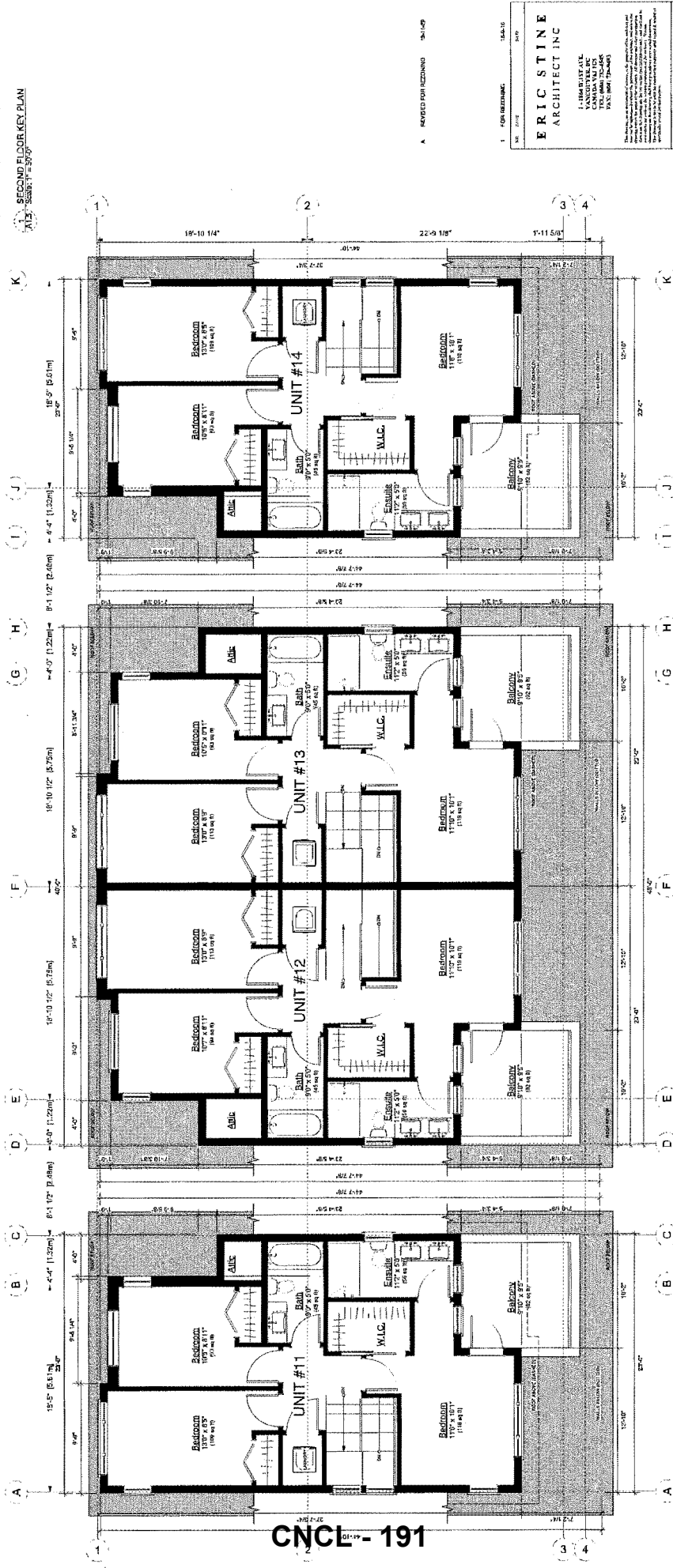
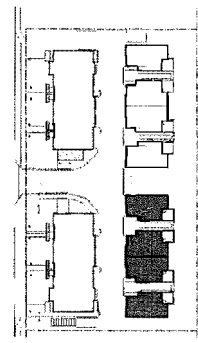


CNCL - 190

NOTE: UNITS 15-18 ARE VERTICAL TO UNITS 11-14

UNITS 11-14, 15-18 - GROUND FLOOR

1. NON-RESIDUAL	15-04-15
2. DATE	15-11-15
<b>ERIC STINE ARCHITECT INC</b>	
1500 W. 15th Ave Denver, CO 80202 Phone: (303) 733-1100 Fax: (303) 733-1100	
The firm is not responsible for the accuracy of the information provided in this document. The user of this document is responsible for verifying the accuracy of the information provided in this document.	
PROJECT	NEW TOWNHOUSES
REVISION	REZONING
DATE	15-11-15
BY	ERIC STINE
FOR	8600 / 8600 Francis Road
SCALE	AS SHOWN
PROJECT NO.	UNITS 11-14 GROUND FLOOR
PROJECT NAME	A14



NOTE: UNITS 11-14 ARE IDENTICAL TO UNITS 11-14

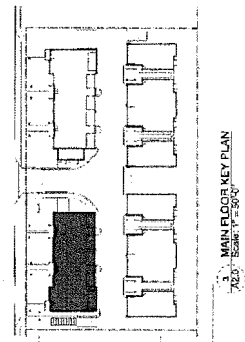
2. UNITS 11-14 / 15-18 - SECOND FLOOR  
 A1.5 - Scale: 1/4" = 1'-0"

CNCL - 191

A. REVISED FOR REZONING 15-11-09

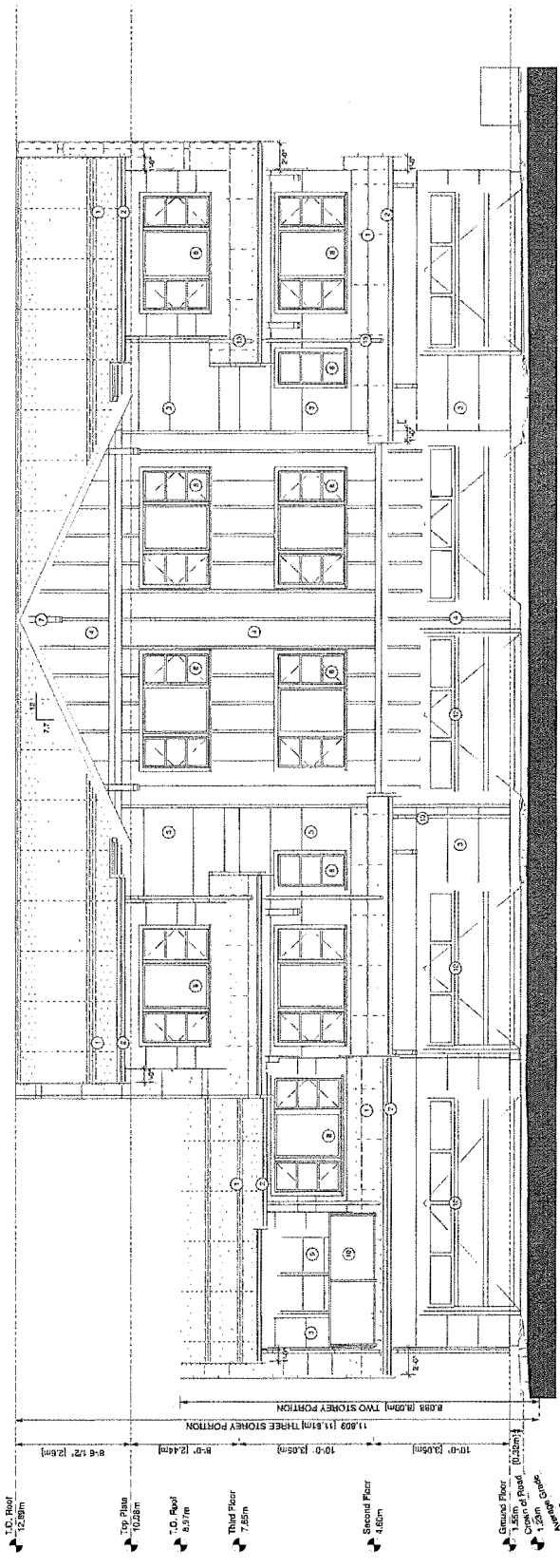
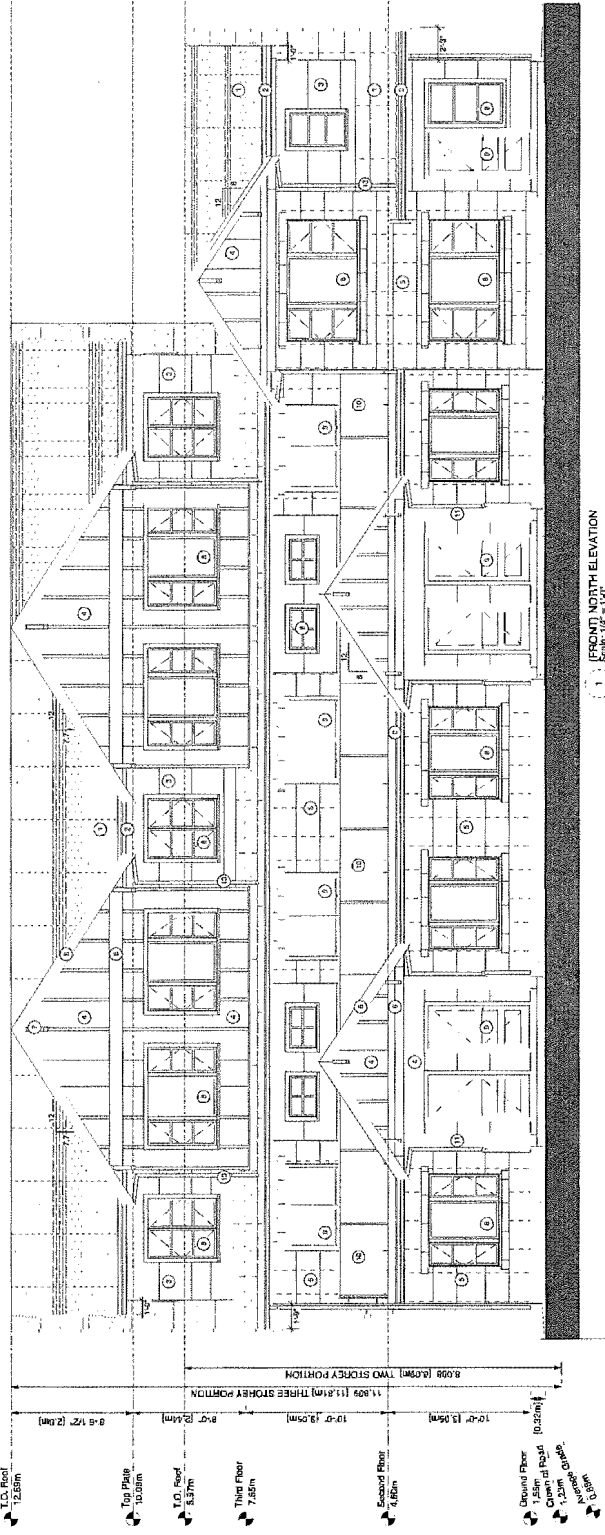
1. FOR REVISION	15-11-09
NO. DATE	15-11-09
<b>ERIC STINE ARCHITECT INC</b>	
1 LANGRISH AVE CANADA, ONTARIO M5S 1A5 (416) 754-2883	
<small>The Architect and/or Architectural Firm shall be responsible for the design and construction of the project. The Architect and/or Architectural Firm shall not be responsible for the construction of the project. The Architect and/or Architectural Firm shall not be responsible for the construction of the project.</small>	
SCALE	1/4" = 1'-0"
DATE	15-11-09
<b>NEW TOWNHOUSES REZONING</b>	
8800 / 8800 Francis Road	
UNITS 11-14 SECOND FLOOR	
PROJECT NO.	A1.5





**EXTERIOR FINISHES**

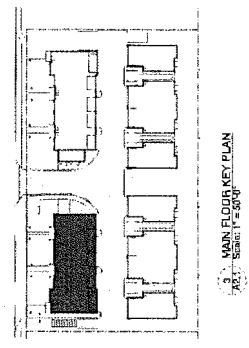
- 1 ASPHALT PAVING DRIVES
- 2 ASPHALT PAVING DRIVE
- 3 PLANK CLADDING
- 4 BOARD & BATTEN CLADDING
- 5 BRICK CLADDING
- 6 BRICK CLADDING
- 7 PAINTED WOOD BRACKETS
- 8 VINYL WINDOWS
- 9 EXTERIOR DOORS
- 10 METAL AND GLASS BALUNGS
- 11 WOOD COLUMNS
- 12 METAL AND GLASS BALUNGS
- 13 RAIN WATER LOUVER



NOTE: UNITS SHOWN ARE MIRROR IMAGE

A REVISED PERMITTING 16/11/20

1	FOR REFERENCE	DATE: 16/11/20
2	FOR REFERENCE	DATE: 16/11/20
<b>ERIC STINE ARCHITECT INC</b>		
1 - 100 UNIVERSITY AVE. CANANDA MARIE, ONTARIO CANADA M3C 1K7 TEL: (416) 774-8891 FAX: (416) 774-8891		
<small>The Firm is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is advised to verify the accuracy of the information provided in this drawing. The user of this drawing is advised to verify the accuracy of the information provided in this drawing.</small>		
DATE: 16/11/20	DATE: 16/11/20	DATE: 16/11/20
<b>NEW TOWNHOUSES REZONING AT</b>		
8800 / 8800 Francis Road		
PARADEISE		
<b>UNITS 1-5 - ELEVATIONS</b>		
PROJECT NO. 16/11/20		
<b>A2.0</b>		
DRAWING SHEET		

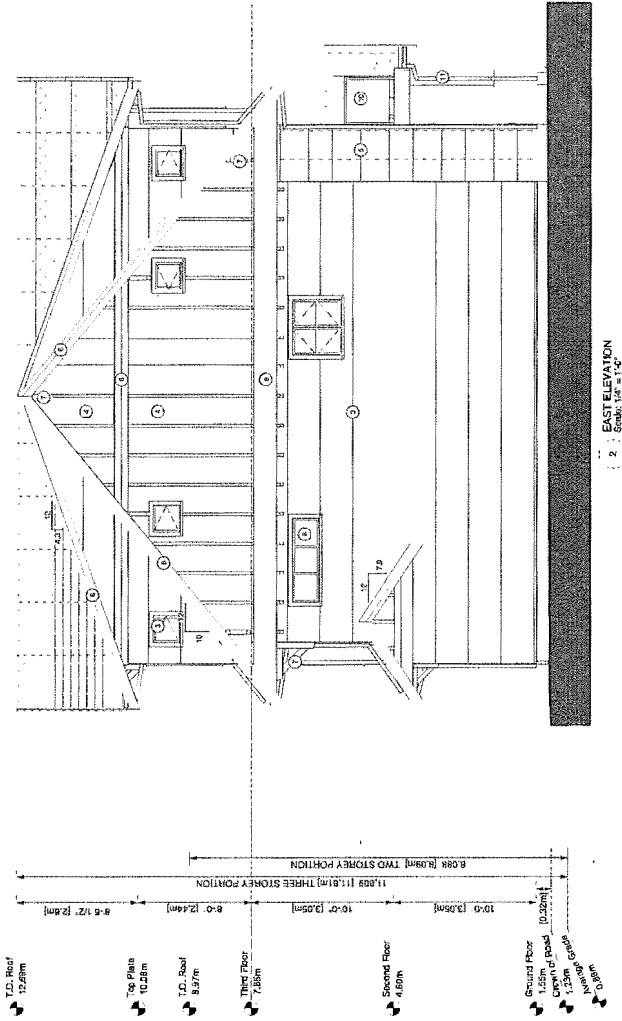
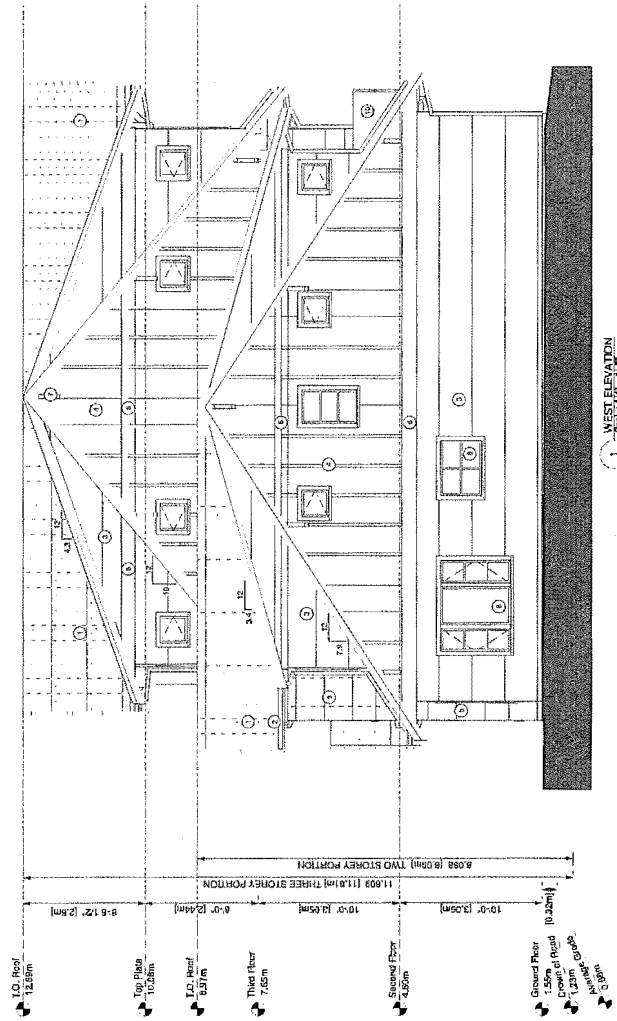


**EXTERIOR FINISHES**

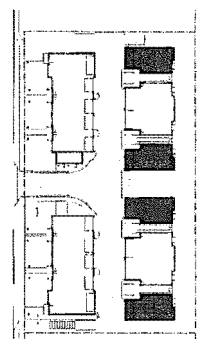
- 1 ASPHALT/FLYING CHIMBLES
- 2 CONCRETE
- 3 MAINT. CASING
- 4 BARGE & RAFTERS CLADDING
- 5 BRICK CLADDING
- 6 BRICK CLADDING WITH SHOWN BRICKS
- 7 PAINTED WOOD BRACKETS
- 8 VINYL WINDOWS
- 9 EXTERIOR DOORS AND BALCONY DOORS
- 10 METAL AND GLASS PANELING
- 11 WOOD COLUMN
- 12 PAINTED WOOD BRACKETS
- 13 DARK WATER LEASER

A. NOTES FOR REZONING 141102

PROJECT		NO. 141102
DATE		2013 JUN 26
PROJECT		NEW TOWNHOUSES AT REZONING 8600 / 8660 Francis Road
PROJECT		UNITS 1-5 - ELEVATIONS
DRAWN BY		A2.1
PROJECT		ERIC STINE ARCHITECT INC
PROJECT		1255 WYOMING AVE CANADA MARIE, PA. (484) 771-9991
PROJECT		The Architect's services are limited to the work specified in the contract documents and do not include the design of any structure or equipment, or the engineering of any structure, equipment, or system, or the preparation of any specifications, or the procurement of materials or equipment, or the construction of any structure or equipment, or the supervision of the construction of any structure or equipment, or the responsibility of any structure or equipment.

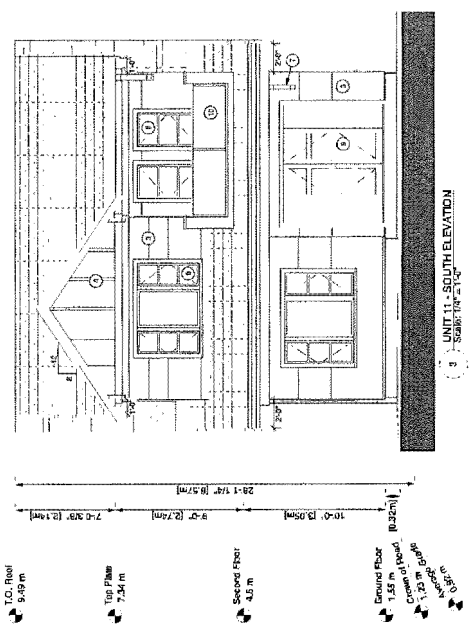
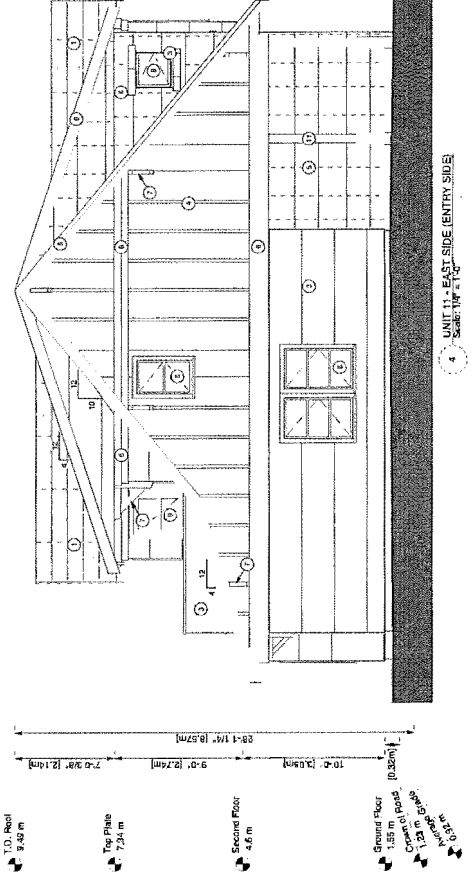
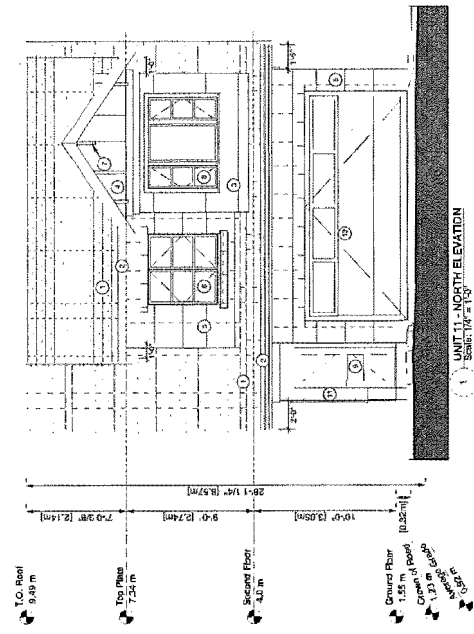
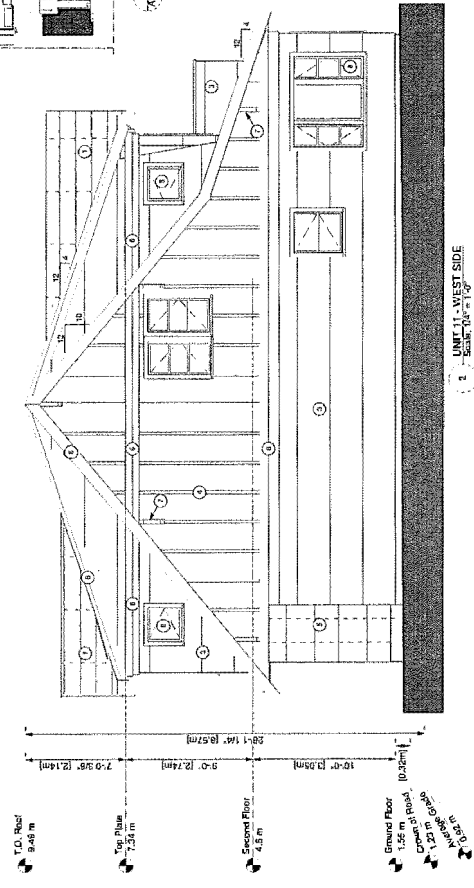


NOTE: UNITS 6-10 ARE MIRROR IMAGE



**EXTERIOR FINISHES**

- 1 ASPHALT FIBRE SHINGLES
- 2 PLANK CLADDING
- 3 PLANK CLADDING
- 4 BRASS & BRASS GLAZING
- 5 BRICK CLADDING
- 6 PAINTED WOOD BRACKETS
- 7 PAINTED WOOD BRACKETS
- 8 VINYL WINDOWS
- 9 FINE FINISHES AND BALANCED BRASS
- 10 METAL AND GLASS RAILINGS
- 11 WOOD COLLARS
- 12 WOOD COLLARS
- 13 DARK WATER LEADER



REVISED FOR REZONING 16-11-20

1 - FOR REZONING 16-11-20

**ERIC STINE ARCHITECT INC**

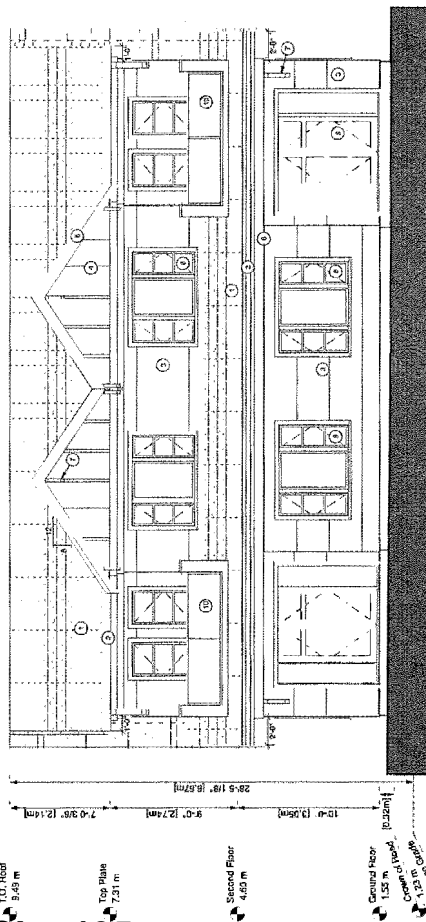
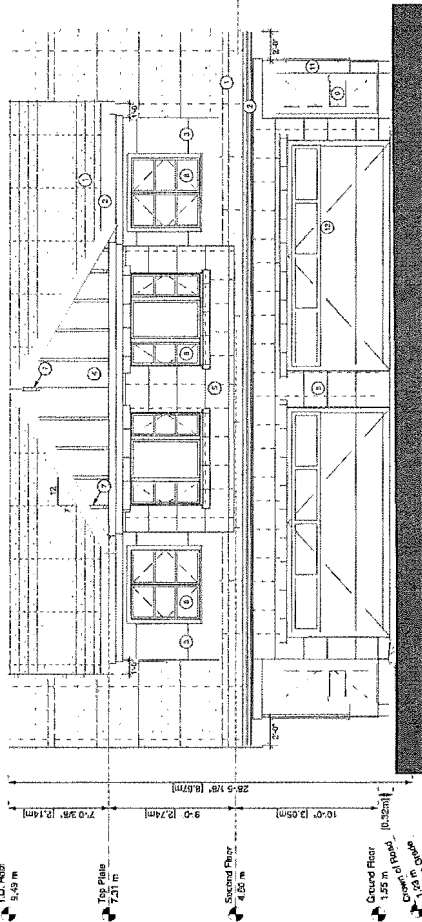
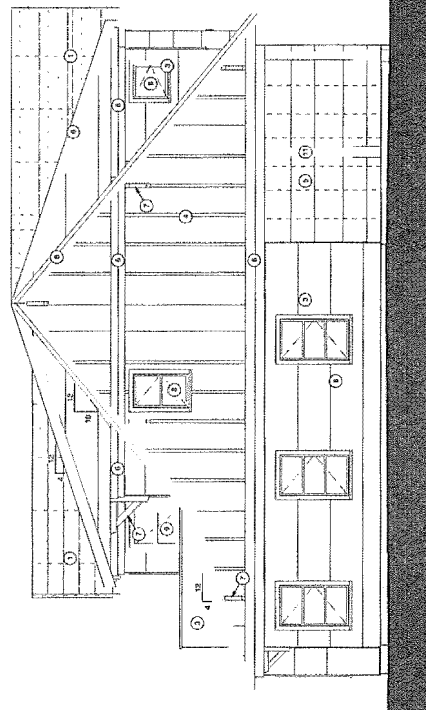
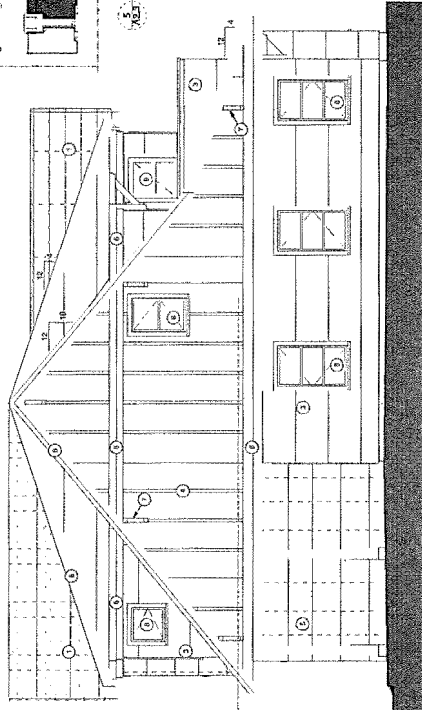
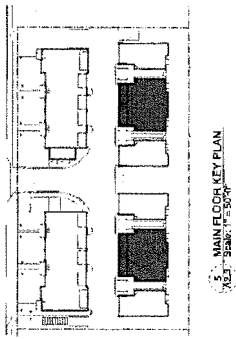
1 - 1111 GUY ST. W.  
VANCOUVER, B.C. V6H 2G9  
TEL: 604-681-1111  
FAX: 604-681-1111

NEW TOWNHOUSES REZONING AT 8800 / 8800 Francis Road

UNIT 11 ELEVATIONS

A2.2

NOTE: UNITS 14, 15 AND 16 ARE IDENTICAL TO UNIT 11



A. PROJECT INFORMATION: 10/11/09

1. PROFESSIONAL: 10/11/09

**ERIC STINE ARCHITECT INC.**  
 1000 AVENUE 15  
 SUITE 100  
 CALIFORNIA, CALIFORNIA 94612  
 TEL: (415) 774-1000  
 FAX: (415) 774-1000

PROJECT: NEW TOWNHOUSES  
 DATE: 10/11/09

REVISIONS:  
 8600 / 8600 Francis Road  
 SAN FRANCISCO, CA

UNITS 12-13 ELEVATIONS

DATE: 10/11/09

**A2.3**

NOTE: UNITS 16-17 IDENTICAL TO UNITS 12-13



FRONT BUILDINGS - WEST ELEVATION



REAR BUILDINGS - WEST ELEVATION



FRONT BUILDINGS - WEST ELEVATION

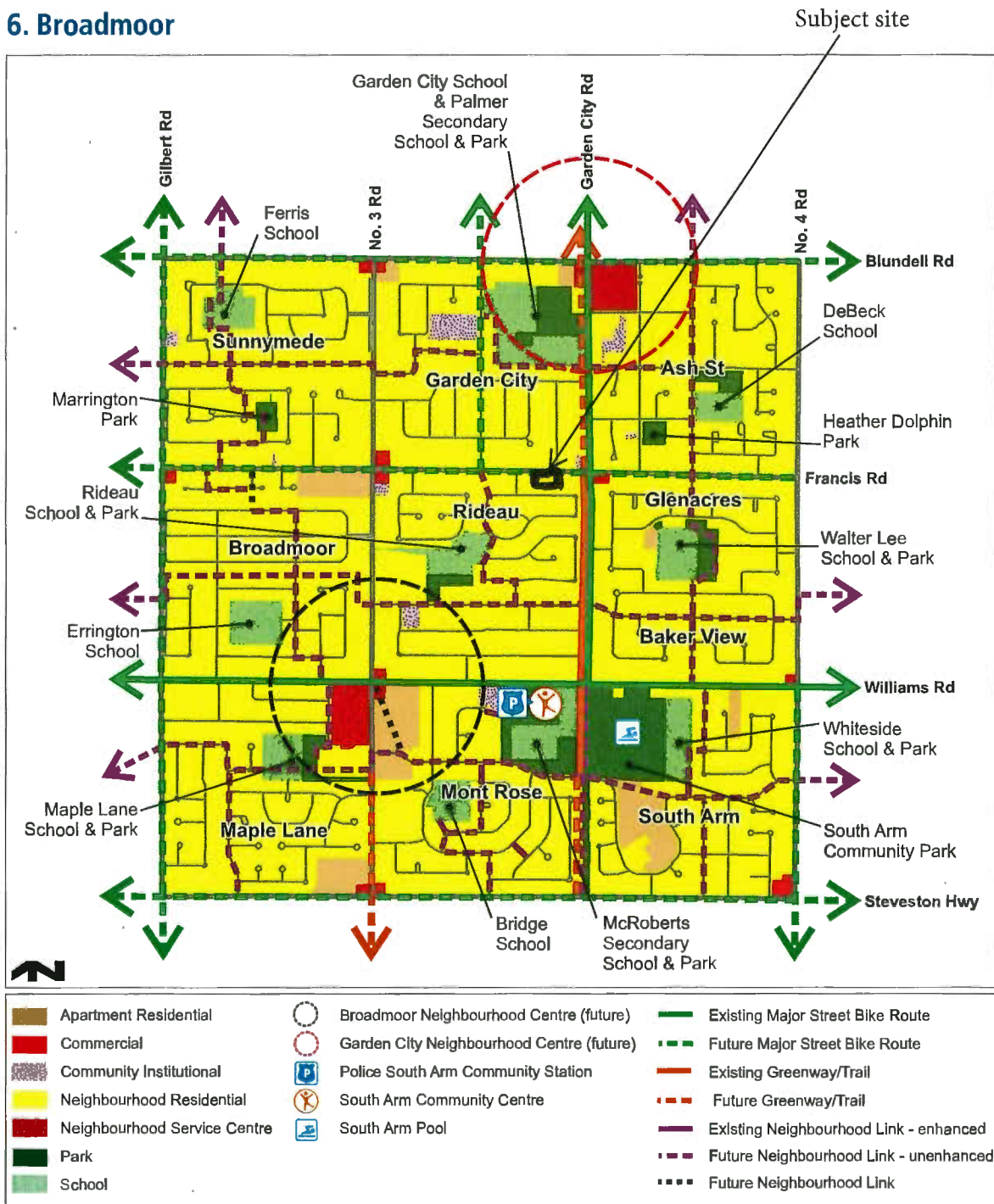


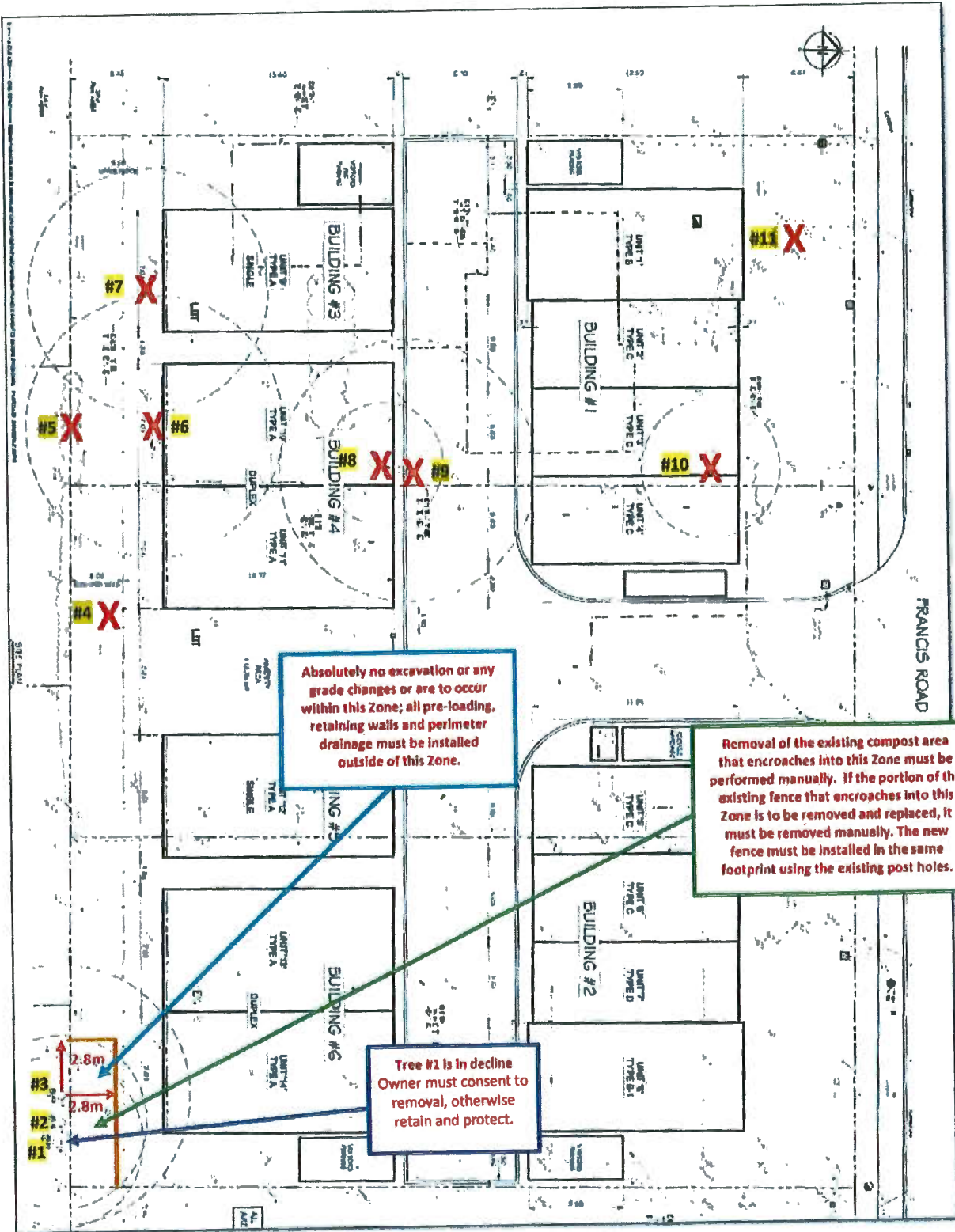
REAR BUILDINGS - WEST ELEVATION

1. PROJECT NO. 2019-100  
 2. DATE 11/18/2019  
 ERIC STINE ARCHITECT INC.  
 11115 15TH AVE S.W.  
 SUITE 100  
 SEASIDE, WA 98148  
 TEL: 206.755.3344  
 FAX: 206.755.3344  
 WWW.ERICSTINEARCHITECT.COM  
 NAME OF CLIENT NEW TOWNHOUSES  
 REGION REEDING  
 4810/1883 Frances Road  
 SEASIDE, WA  
 PROJECT NO. A3.1  
 SHEET NO. 1 OF 1



### 6. Broadmoor





Tree Retention & Removal Plan, Scale 1:300





**Address:** 8600, 8620, 8640, and 8660 Francis Road

**File No.:** RZ 18-814702

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9986, 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. Contribution of \$1,600 per dwelling unit (i.e. \$28,800) in-lieu of on-site indoor amenity space to go towards development of City facilities.
4. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (i.e. \$201,373.50) to the City's Affordable Housing fund.
5. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (i.e. \$20,137.35) to the City's Public fund.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title prohibiting the conversion of tandem parking areas into habitable space.
8. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire area of the proposed driveway entry from Francis Road and the internal drive aisle, in favour of future residential development to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW.
9. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, 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 24 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
6	11 cm	6 m
8	10 cm	5.5 m
2	9 cm	5 m
4	8 cm	4 m
4	6 cm	3.5 m

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, in compliance with the City's Official Community Plan and BC Energy Step Code.

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

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Should the developer wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Removal Permit (Rezoning in Process – T3).
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. 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 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, the following:

*Water Works:*

- Using the OCP Model, there is 483.0 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.
- At Developer's cost, the Developer is required to:
  - 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.
  - Replace approximately 90 m of 300 mm AC water main with PVC in the roadway on Francis Road, complete with fire hydrants per City spacing requirements.
  - Remove the existing AC water main and legally dispose offsite.
  - 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.
- At Developer's cost, the City is to:
  - Reconnect all existing water service connections and hydrant leads to the new water main.
  - Cut, cap, and remove all existing water service connections and meters to the development site.
  - Install one new water service connection, meter to be located onsite in a right of way.
  - Complete all tie-ins for the proposed works to existing City infrastructure.

*Storm Sewer Works:*

- At Developer's cost, the Developer is required to:
  - Perform a capacity analysis to size the proposed storm sewer in Francis Road. The analysis shall consider both the existing condition and the 2041 OCP condition. Storm sewers shall be interconnected where possible. Minimum pipe size shall be 600 mm.

- Install approximately 95 m of new storm sewer in Francis Road, sized via the required capacity analysis. The new storm sewer shall be located in the roadway.
  - Remove the existing 300 mm storm sewer.
  - Install one new storm service connection, complete with inspection chamber. Inspection chamber to be located in a right-of-way onsite.
  - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.
- At Developer's cost, the City is to:
    - Cut and cap all existing storm service connections to the development site and remove inspection chambers.
    - Reconnect all existing storm connections, catch basins, and lawn basins to the proposed storm sewer.
    - Complete all tie-ins for the proposed works to existing City infrastructure.

#### *Sanitary Sewer Works*

- At Developer's cost, the Developer is required to:
  - Not start onsite excavation or foundation construction prior to completion of rear-yard sanitary works by City crews.
- At Developer's cost, the City is to:
  - Install one new sanitary service connection, complete with inspection chamber.
  - Cut and cap all existing service connections to the development site, and remove inspection chambers.

#### *Frontage Improvements:*

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

- Provide other frontage improvements as per Transportation's requirements, including
  - Removal of the existing sidewalk and boulevard and replacement with new 1.5 m wide concrete sidewalk at the property line, min. 1.5 m wide landscaped boulevard with street trees and lighting, and 0.15 concrete curb;
  - Removal of the four existing driveways and replacement with frontage works as described above;
  - Construction of a new driveway to the development site; and
  - All works to tie-in to existing condition to the east and west of the development site.

*General Items:*

- At Developer's cost, the Developer is required to:
  - 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.
  - 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 fronting the development site and provide mitigation recommendations.
  - Provide a video inspection report of the existing storm and sanitary sewers along the development's frontages 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.
  - 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.
  - 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.

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



Richmond Zoning Bylaw 8500
Amendment Bylaw 9986 (RZ 18-814072)
8600, 8620, 8640, 8660 Francis Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 003-840-301

Lot 24 Except: Firstly: Part Subdivided by Plan 25175, Secondly: Part Subdivided by Plan 42395, Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 003-823-997

Lot 81 Section 28 Block 4 North Range 6 West New Westminster District Plan 25175

P.I.D. 000-474-011

Lot 79 Section 28 Block 4 North Range 6 West New Westminster District Plan 24547

P.I.D. 003-555-658

Lot 25 Except: Firstly: Part Subdivided by Plan 24547, Secondly: Part Subdivided by Plan 42395, Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9986".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for signatures and dates.

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

MAYOR

CORPORATE OFFICER