



**To:** Planning Committee

**Date:** January 8, 2024

**From:** Wayne Craig  
Director, Development

**File:** RZ 20-891129

**Re:** Application by Shawn Liu for Rezoning at 6660 Francis Road from “Single Detached (RS1/E)” Zone to the “Arterial Road Two-Unit Dwellings (RDA)” Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10529, for the rezoning of 6660 Francis Road from the “Single Detached (RS1/E)” zone to “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given first, second and third reading.

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

WC:le  
Att. 6

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

## Staff Report

### Origin

Shawn Liu has applied on behalf of the property owners, 1323562 BC Ltd. (Director: Herbert Ang) and 1323565 BC Ltd. (Director: Shawn Liu), to the City of Richmond for permission to rezone 6660 Francis Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, to permit a duplex to be developed on the property, with vehicle access from Francis Road via a shared driveway (Attachment 1).

A Development Permit application is required to further address the form and character of the proposed duplex development. Conceptual development plans are provided for reference in Attachment 2.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### Subject Site Existing Housing Profile

The subject site consists of a single-family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently occupied by a rental tenant and that it does not contain a secondary suite. The applicant has advised that the tenants are aware of the proposed development and they are in regular communication with the tenants.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Immediately across Francis Road is Minler Road and single-family homes on lots zoned “Single Detached (RS1/E)”. There is also a duplex on a lot zoned “Two-Unit Dwelling (RD1)” across Francis Road to the northwest.

To the South: Single-family homes on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)” fronting onto Maple Place.

To the East: Single-family homes on lots zoned “Single Detached (RS1/K)” fronting onto Francis Road.

To the West: Single-family homes on lots zoned “Single Detached (RS1/E)” fronting onto Francis Road and a single-family home on a lot zoned RS1/D fronting onto Magnolia Drive.

## **Related Policies & Studies**

### Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential.” This redevelopment proposal to rezone to permit a duplex is consistent with this designation.

### Arterial Road Land Use Policy

The Arterial Road Land Use Policy in the OCP directs appropriate duplex/triplex developments on certain minor arterial roads outside the City Centre. The subject site is identified for “Arterial Road Duplex/Triplex” on the Arterial Road Housing Development Map and this redevelopment proposal to rezone to permit a duplex on the subject site is consistent with this Policy.

### Single-Family Lot Size Policy 5428

The subject site is located within the area governed by Single-Family Lot Size Policy 5428, which was adopted by City Council on December 18, 1989 and subsequently amended on December 15, 2008 (Attachment 4). The Policy identifies minimum single-family lot sizes for the subdivision of properties on specific sections of Francis Road, Magnolia Drive, Maple Road and Woodward Road.

Lot size policies are used to govern the rezoning and subdivision of new single-family lots. The proposed rezoning does not involve the subdivision of land and would permit the construction of a duplex, consistent with the Arterial Road Land Use Policy, which designated the site for “Arterial Road Duplex/Triplex” uses. Accordingly, the proposed rezoning is not subject to Single-Family Lot Size Policy 5428.

### 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.

The Province has granted Royal Assent to Bill 44, *Housing Statutes (Residential Development) Amendment Act, 2023*. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. As a result, City Council may not hold a Public Hearing on the proposed rezoning.

## **Analysis**

### Built Form and Architectural Character

One duplex is proposed for the subject site. A conceptual development plan has been submitted (Attachment 2) and a Development Permit Application (DP 20-891130) has been applied for and will be reviewed to address the form and character of the proposed duplex.

The duplex will be in a "front-to-back" configuration; with one dwelling unit at the front of the property and the second dwelling unit at the back. The front and back units will be connected by individual attached carports. In keeping with the architectural character of the neighbourhood, the duplex will be two storeys and will feature a peaked roof.

### Existing Legal Encumbrances

A 3.0 m wide Statutory Right-of-Way (SRW) is registered on Title of the property for sanitary infrastructure located in the southeast corner of the property. The applicant has been advised that encroachment into the SRW is not permitted.

### Accessible Housing

The applicant has agreed that aging-in-place features will be provided in both units (e.g., the inclusion of blocking in bathroom walls for the installation of grab-bars and the provision of lever-type handles for plumbing fixtures and door handles). In addition, at least one convertible unit will be provided in this duplex development. Details of the accessible housing features will be required for the convertible unit and reviewed through the Development Permit process.

### Transportation and Site Access

The subject property currently has a driveway accessible from Francis Road, which is required to be removed and re-instated with a concrete sidewalk as part of the required Servicing Agreement associated with the proposed rezoning. A new driveway crossing to the site will be constructed to City design standards.

Vehicle access to the duplex lot is proposed via a single shared driveway. An on-site vehicle turn-around will be provided to prevent vehicles from reversing onto Francis Road. Each unit will have two parking stalls in a private carport.

Prior to the final adoption of the Rezoning Bylaw, the applicant is required to provide a 0.6 m wide road dedication across the Francis Road frontage to accommodate the required frontage improvements.

Prior to rezoning bylaw adoption, the applicant is required to provide a \$17,100.00 contribution towards the construction of a special crosswalk at the Francis Road and Minler Road intersection and register a restrictive covenant on Title to ensure that:

- Vehicle access to the two duplex units is via a single shared driveway crossing; and,
- The buildings and driveway on the subject property be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Francis Road.



### 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 ten bylaw-sized trees on the subject property, one bylaw-sized tree on a neighbouring property, and two street trees on City property.

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

- Ten bylaw-sized trees (tags# 1, 2, 3, 4, 5, 6, 7, 8, 9 and 11) are located on the subject property.
- Seven bylaw-sized trees located on the subject property (tags# 1, 2, 4, 6, 7, 9 and 11) are in good condition and are to be retained and protected.
- One bylaw-sized tree located on the subject property, a 21 cm Purple Leaf plum (tag# 3), has a poor structure due to pruning and historical failures; recommended for removal and replacement.
- One bylaw-sized tree located on the subject property, a 42 cm Western Red cedar (tag# 5), is under stress with previous topping and historical shearing; recommended for removal and replacement.
- One bylaw-sized tree, a 36 cm Pacific dogwood (tag# 8), which was surveyed at the time of the initial application and noted to have significant decay, has failed as the result of a wind storm event in 2021 and has since been removed by the applicant with the City's permission.
- One bylaw-sized tree (tag# NG1) located on the neighbouring property to the west (6640 Francis Road) is recommended for retention and protection. 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 OCP.

The City's Park's Department arboriculture staff has reviewed the Arborist's Report and provided the following comments:

- Tree # BL.1 (Fagus sylvatica 'Dawyck', 9 cm) is in good health and condition, and does not conflict with the proposal. This tree must be retained and protected. A \$5,120.00 survival security is required to be submitted prior to rezoning adoption; and, a legal agreement entered into regarding the terms for use/release of the security.
- A new tree was planted by the City, BL.2 (Fagus sylvatica 'Dawyck') which is in good health and condition and does not conflict with the proposal. This tree must be retained and protected. A \$5,120.00 survival security is required to be submitted prior to rezoning adoption and a legal agreement entered into regarding the terms for use/release of the security.

*Tree Replacement*

The applicant wishes to remove two on-site bylaw-sized trees (tags# 3, 5). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant a minimum of four replacement trees. The preliminary landscape plans include the planting of six trees on the development site. 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
4	8.0 cm	4.0 m

The size and species of the minimum four required replacement trees will be incorporated and reviewed in detail through the required Development Permit and overall landscape design. The applicant will be required to provide a Landscape Security in the amount of 100 per cent of the cost estimate for landscaping plus a 10 per cent contingency cost as part of the associated Development Permit.

*Tree Protection*

Seven trees on the subject property (tags# 1, 2, 4, 6, 7, 9 and 11) and one tree (tag# NG1) on the neighbouring property to the west (6640 Francis Road) are to be retained and protected. The applicant has submitted a tree management 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 the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security in the amount of \$61,440.00 for the seven on-site trees (four trees sized 20-30 cm at \$5,120.00 each and three trees sized 31 cm to 90 cm at \$10,240.00 each) and two City trees (two trees sized 20-30cm at \$5,120.00 each) to be retained.

### Affordable Housing Strategy

Consistent with the objectives of the City's Affordable Housing Strategy and the requirements of Section 5.15 of Richmond Zoning Bylaw 8500 respecting rezoning applications that propose the "Arterial Road Duplex (RDA)" zone outside of the City Centre, the applicant has agreed to provide a contribution of \$12.00 per buildable square foot. This contribution, total \$43,206.00, must be provided prior to final adoption of the rezoning bylaw.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of frontage improvements and service connections. Works include, but are not limited to:

- Construct a new 1.5 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard.
- Cut and cap, at main, the existing water service connection and install two new water service connections complete with water meters to be located onsite in a right-of-way.
- Cut, cap and remove the existing storm connections at the inspection chambers and upgrade the existing storm sewer located on Francis Rd to 600 mm from manhole STMH1081 to a proposed new manhole at the site's east property line (approximately 24.0 m).
- Inspect and confirm the capacity and condition of the existing sanitary connection. If the existing storm connection is adequate to be reused, it may be retained. If not, replace the service connection to the proposed lot.
- Prior to the issuance of a Building Permit, the applicant must pay the applicable Development Cost Charges (DCC's) (GVS&DD, GVWD and TransLink), and Address Assignment Fees.

### Development Permit

A Development Permit application will be required to address the form and character of the proposed duplexes. Through the Development Permit process, the following issues are to be further examined:

- Compliance with the Development Permit Guidelines for Arterial Road duplex projects as outlined in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed duplex is well designed, fits in well with the neighbourhood, and does not adversely impact the adjacent single detached homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Review of proposed drive aisle width to ensure that two vehicles can safely pass each other; including the provision of turning templates to ensure safe vehicle entry and exit from each of the carports.

- Refinement of landscape design, including: the provision of a holding area for garbage/recycling material collection, and the size and species of the minimum four on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site and the provision of a security for 100 per cent of the cost estimate of the landscaping, plus a 10 per cent contingency.

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

### **Financial Impact or Economic Impact**

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

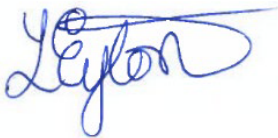
### **Conclusion**

This application is to rezone the property at 6660 Francis Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwelling (RDA)” zone, to permit a duplex to be developed on the property, with vehicle access to Francis Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the Official Community Plan.

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 10529 be introduced and given first reading.



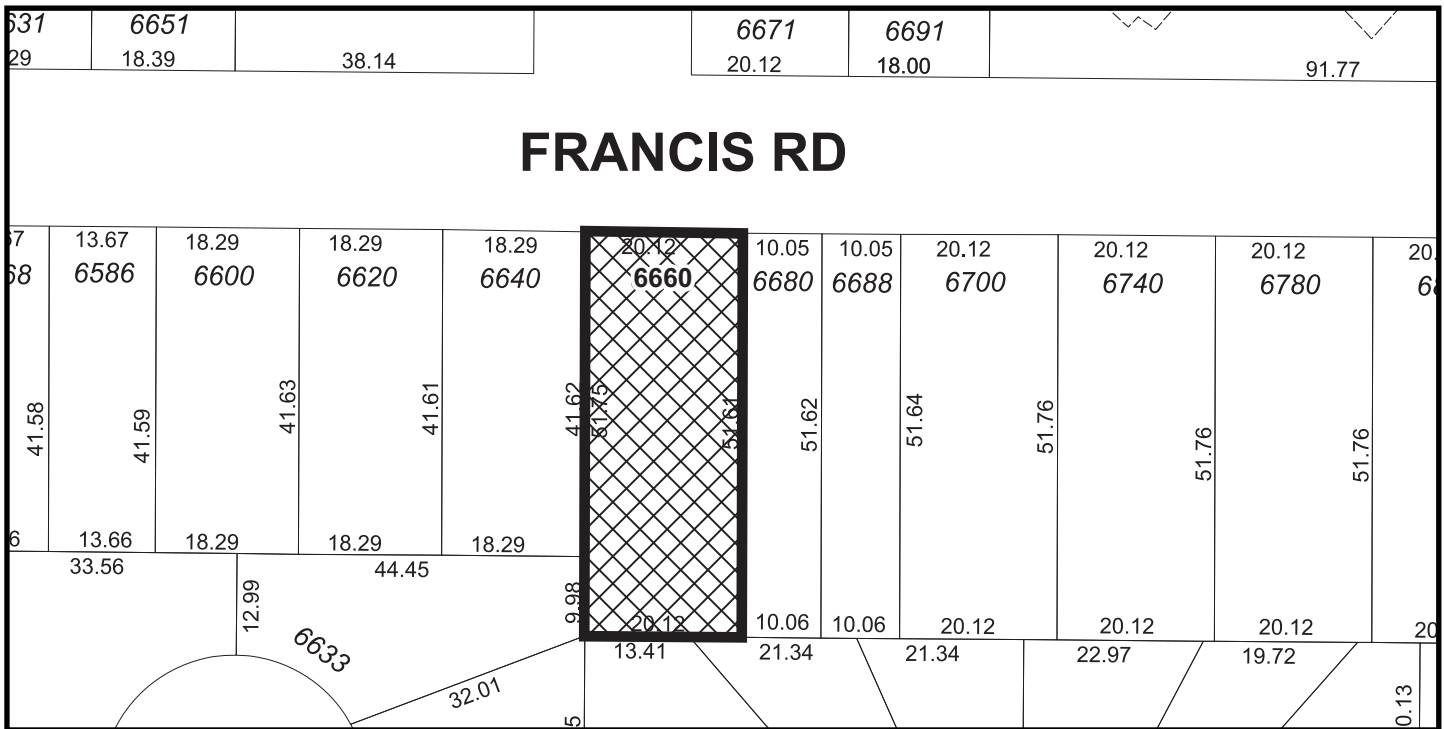
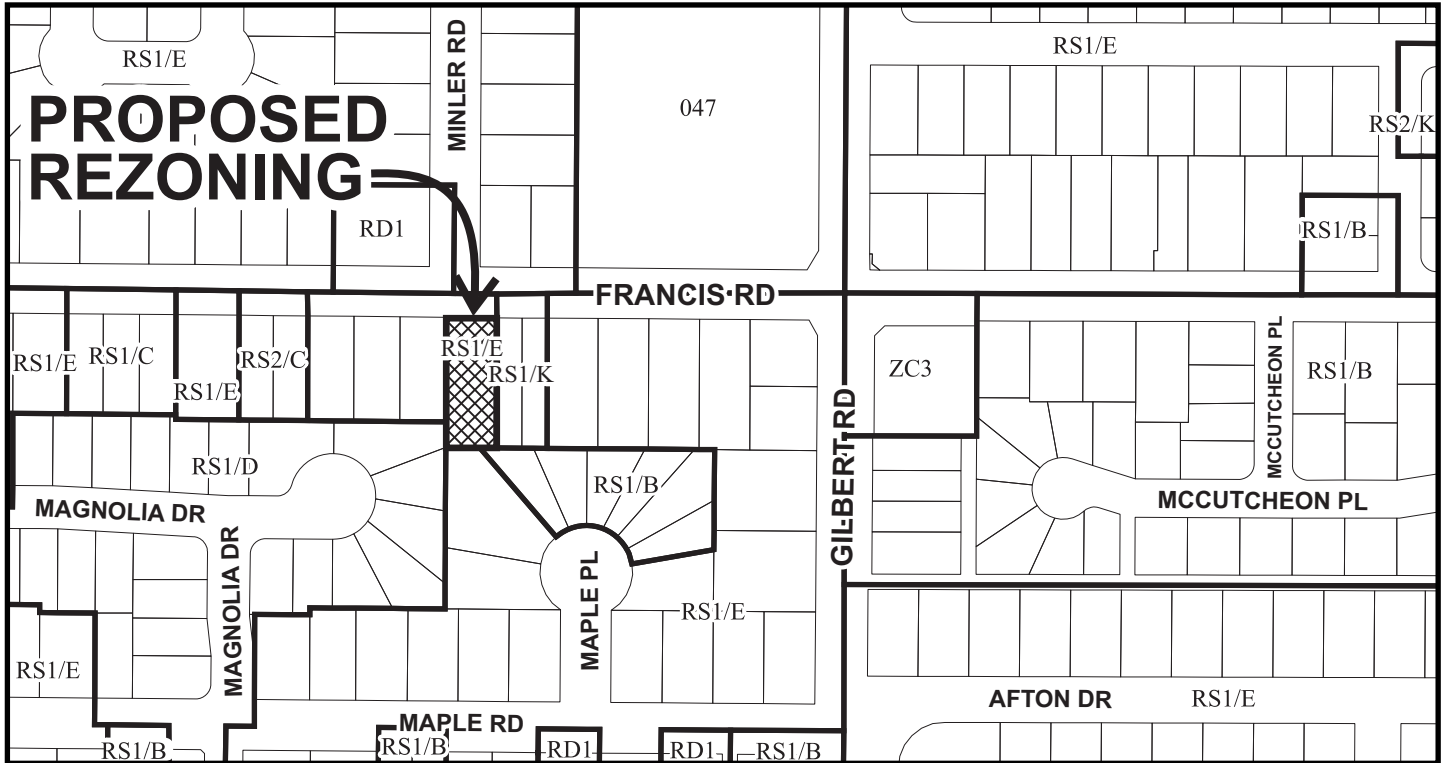
Laurel Eyton  
Planning Technician  
(604-276-4262)


LE:he

- Att. 1: Location Map  
2: Conceptual Development Plans  
3: Development Application Data Sheet  
4: Single Family Lot Size Policy 5428  
5: Tree Management Plan  
6: Rezoning Considerations



City of  
Richmond

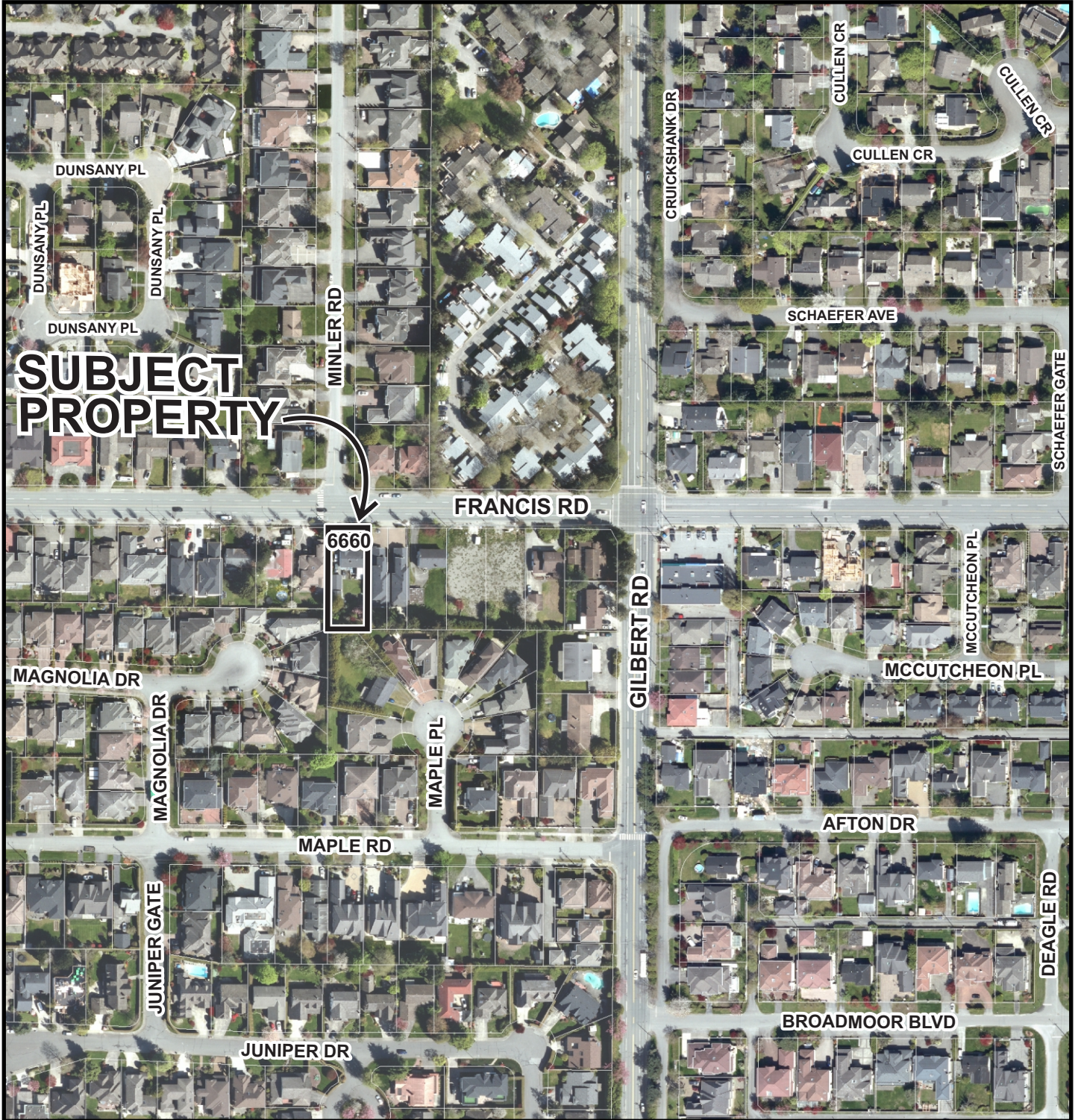


	RZ 20-891129	Original Date: 01/29/20
	PLN - 20	Revision Date:
		Note: Dimensions are in METRES





# City of Richmond



## RZ 20-891129

PLN - 21

Original Date: 01/29/20

Revision Date: 01/04/23

Note: Dimensions are in METRES



# Attachment 2

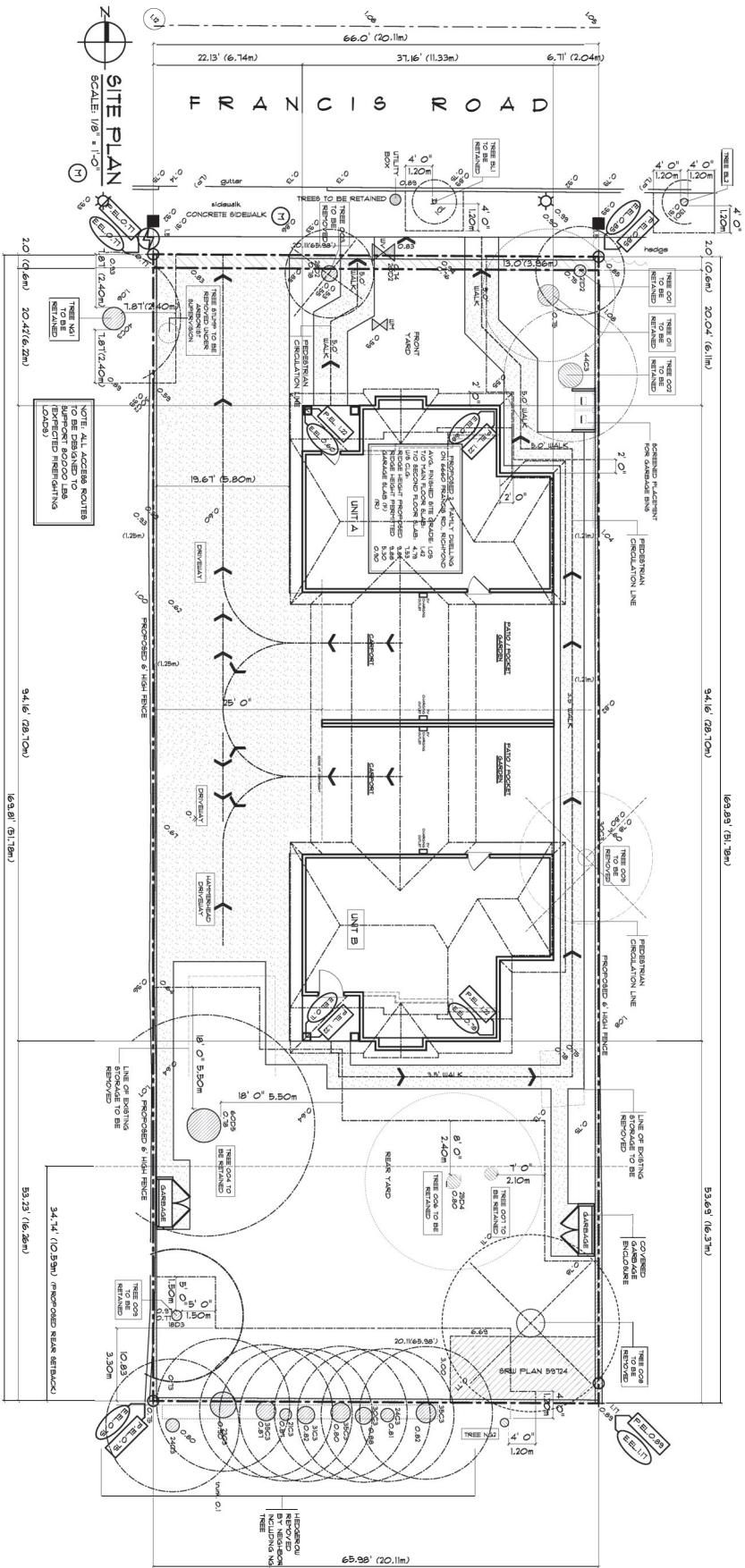
## PROPOSED TWO-FAMILY DWELLING FOR SHAWN UU 6660 FRANCIS ROAD, RICHMOND, B.C.

### FIRE HYDRANT LOCATION MAP



**SUBJECT PROPERTY 6660  
FRANCIS ROAD, RICHMOND, B.C.**

**FIRE HYDRANT LOCATED  
APPROXIMATELY 70' WEST  
OF SUBJECT PROPERTY 6660  
FRANCIS ROAD, RICHMOND  
B.C.**



NOTE: ALL ACCESS ROUTES  
SHOWN ARE FOR THE  
EXPECTED FUTURE  
CONSTRUCTION

NOTE: ALL ACCESS ROUTES  
SHOWN ARE FOR THE  
EXPECTED FUTURE  
CONSTRUCTION

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SCALE: 1/8" = 1'-0"  
DATE: NOV. 20, 2022

PLAN NO. 304-1-22  
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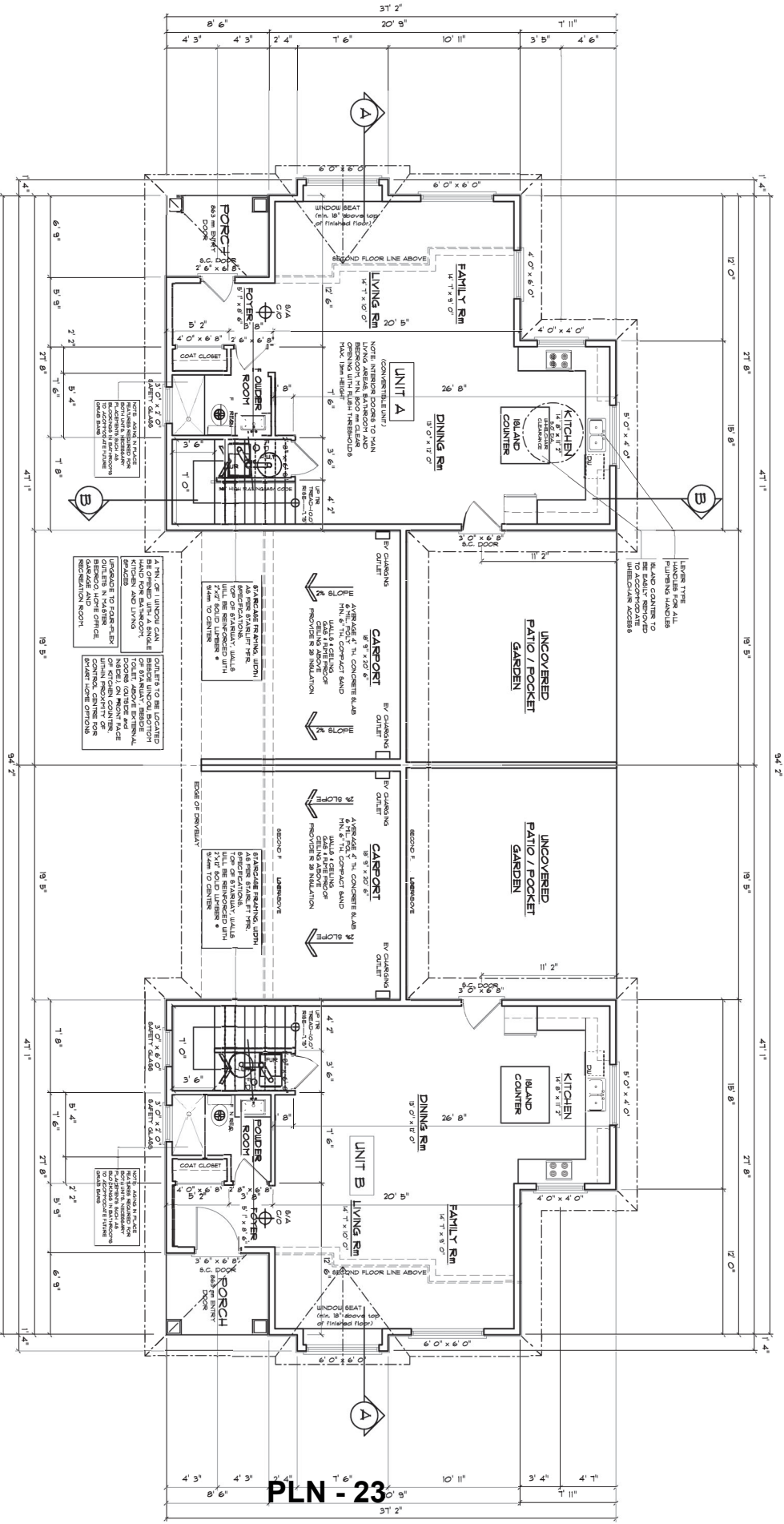
**PROJECT DESCRIPTION:**  
CIVIC ADDRESS: 6660 FRANCIS RD., RICHMOND, BC  
LEGAL ADDRESS: LOT 6, SEC 30, BLK 4 NORTH,  
RANGE 6 WEST, N.U.D., PLAN 14954

**ZONING:** RES-1  
**LOT AREA:** 11,000.00 s.f. (1,011 sq m)  
**SITE COVERAGE ALLOWED:** 5,041.00 s.f. (468.40 sq m)  
**SITE COVERAGE PROPOSED:** 3,814.00 s.f. (352.70 sq m)

**PROPOSED MIN. FLOOR:** 1,750.00 s.f. (162.83 sq m)  
**PROPOSED GARAGE:** 804.00 s.f. (74.72 sq m)  
**SECOND FLOOR:** 1,750.00 s.f. (162.83 sq m)  
**PROPOSED DECK:** 510.00 s.f. (47.40 sq m)  
**NET COVERED AREA:** 2,650.00 s.f. (246.88 sq m) (incl. garage)

**PERMITTED AREA:** 3,593.00 s.f. (333.92 sq m)  
**PROPOSED AREA:** 3,593.00 s.f. (333.92 sq m)

**NOTES:**  
1. THE FIRE CODE TO BE USED FOR THIS PROJECT IS THE 2018 BC FIRE CODE, 2018 BC FIRE CODE AMENDMENTS AND THE 2018 BC FIRE CODE (PART 9.10.1) AS APPLIED TO THE PROJECT.  
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**MAIN FLOOR PLAN**

UNITS: 21'0" x 27'0" (UNIT A), 21'0" x 27'0" (UNIT B)  
 GARAGE: 12'0" x 20'0" (UNIT A), 12'0" x 20'0" (UNIT B)  
 DRIVEWAY: 12'0" x 20'0" (UNIT A), 12'0" x 20'0" (UNIT B)  
 TOTAL COVER AREA: 1,100.00 SQ. FT. (GROSS)  
 SQUARE FOOTAGE: 1,100.00 SQ. FT. (GROSS)  
 SQUARE FOOTAGE: 1,100.00 SQ. FT. (GROSS)  
 SQUARE FOOTAGE: 1,100.00 SQ. FT. (GROSS)

Note: All design and construction shall be in accordance with the applicable codes and regulations. The architect shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

Note: All design and construction shall be in accordance with the applicable codes and regulations. The architect shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

PROPOSED TWO-FAMILY DWELLING FOR SHAWN UJ  
 6660 FRANCIS ROAD, RICHMOND, B C

This drawing/design is the exclusive property of SIMPLEX DESIGN LTD. (hereby is authorized to use from SIMPLEX HOME DESIGN LTD.)

SCALE: 1/4" = 1'-0"  
 DATE: NOV 20, 2022

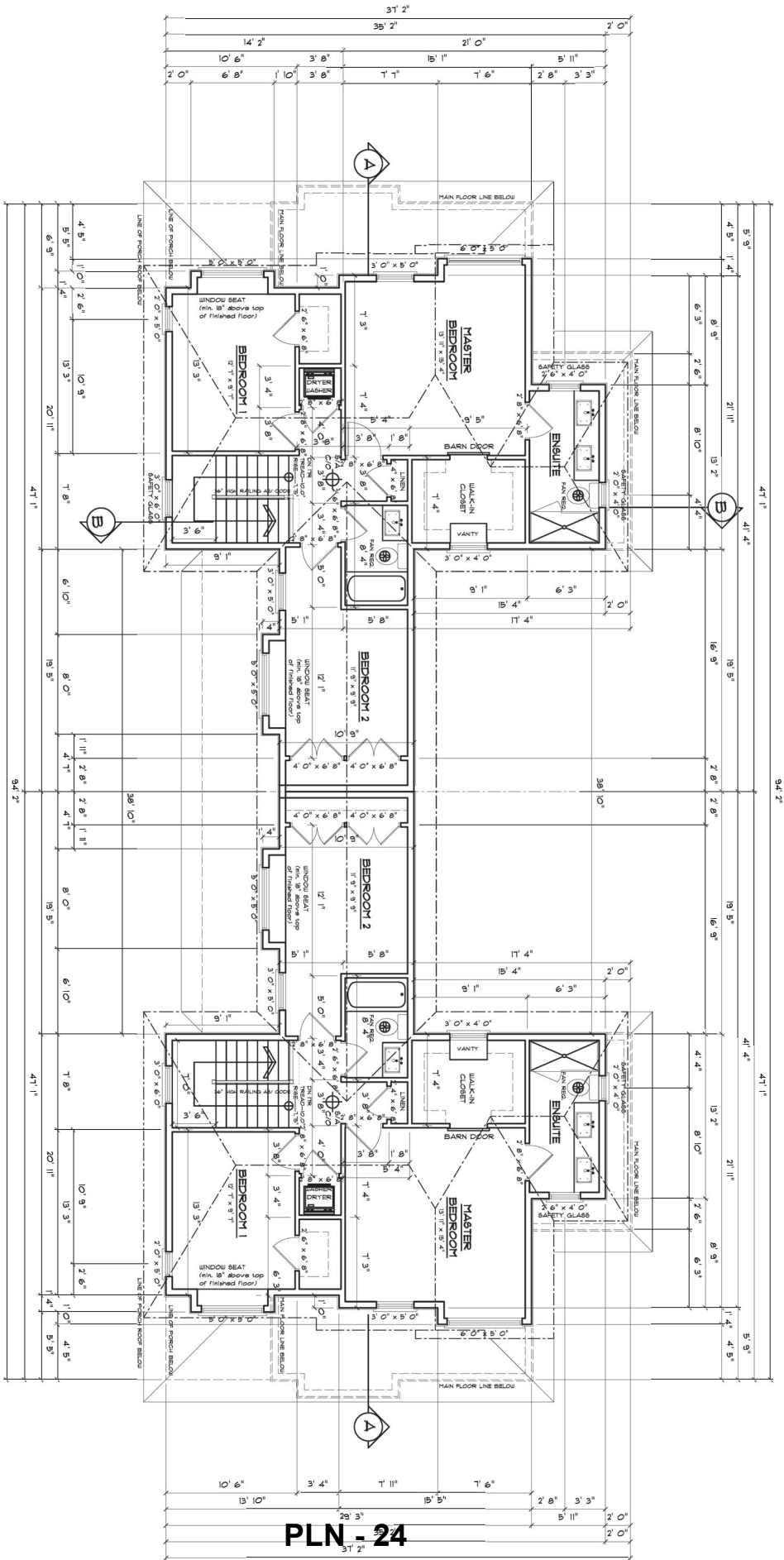
PLAN NO: 304-1-22  
 DRAWN BY: DRPHUM RP

**2**

**simplex**  
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PLN - 23






  
 SECOND FLOOR PLAN

PROPOSED TWO-FAMILY DWELLING FOR SHAWN UJ  
 6660 FRANCIS ROAD, RICHMOND, B C

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SCHE: RS SHOLIN  
 DATE: NOV 20, 2022

PLAN NO. 3041.22  
 DRWING: RP

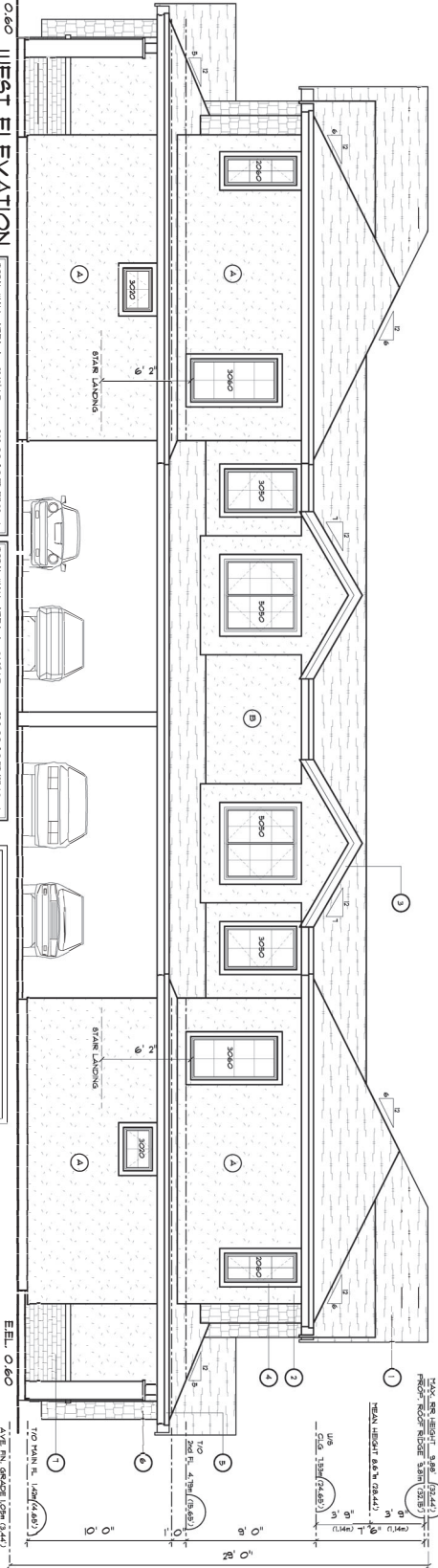
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 simplex home design ltd.  
 4881 HWY 108 UNIT 108  
 VANCOUVER, BC V6N 1V7  
 TEL: 604.271.5555 | WWW.SIMPLEXDESIGN.COM

E.E.L. 0.60  
P.E.L. 122  
**WEST ELEVATION**

TOTAL WALL AREA: 4,421.12 SQ. FT. (130.78 SQ. M)  
PERCENTAGE AREA OF WINDOW OPENINGS ALLOWED: 15.64%  
TOTAL WINDOW OPENING AREA: 691.12 SQ. FT. (64.14 SQ. M)  
TOTAL WINDOW OPENING PERMITTED: 712.00 SQ. FT. (65.84 SQ. M)

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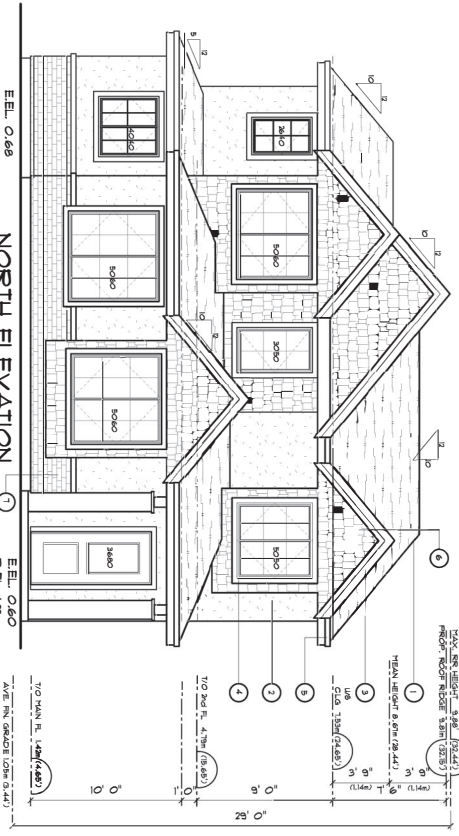
E.E.L. 0.60  
P.E.L. 122

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TOTAL WINDOW OPENING PERMITTED: 712.00 SQ. FT. (65.84 SQ. M)

E.E.L. 0.66  
P.E.L. 122  
**NORTH ELEVATION**

TOTAL WALL AREA: 4,421.12 SQ. FT. (130.78 SQ. M)  
PERCENTAGE AREA OF WINDOW OPENINGS ALLOWED: 15.64%  
TOTAL WINDOW OPENING AREA: 691.12 SQ. FT. (64.14 SQ. M)  
TOTAL WINDOW OPENING PERMITTED: 712.00 SQ. FT. (65.84 SQ. M)

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- MATERIAL LEGEND**
- 1. BRICK VENEER
  - 2. BRICK VENEER
  - 3. BRICK VENEER
  - 4. BRICK VENEER
  - 5. BRICK VENEER
  - 6. BRICK VENEER
  - 7. BRICK VENEER
  - 8. BRICK VENEER
  - 9. BRICK VENEER

- MATERIAL BOARD**
- 1. BRICK VENEER - BRICK VENEER
  - 2. BRICK VENEER - BRICK VENEER
  - 3. BRICK VENEER - BRICK VENEER
  - 4. BRICK VENEER - BRICK VENEER
  - 5. BRICK VENEER - BRICK VENEER
  - 6. BRICK VENEER - BRICK VENEER
  - 7. BRICK VENEER - BRICK VENEER
  - 8. BRICK VENEER - BRICK VENEER
  - 9. BRICK VENEER - BRICK VENEER

PROPOSED TWO-FAMILY DWELLING FOR SHAWN UJ  
6660 FRANCIS ROAD, RICHMOND, B C

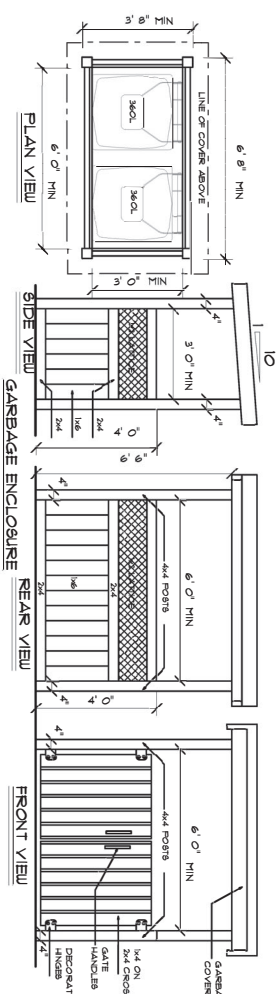
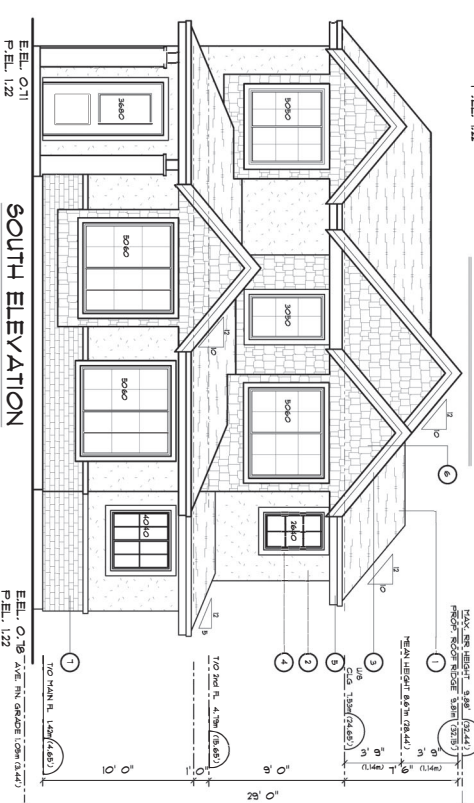
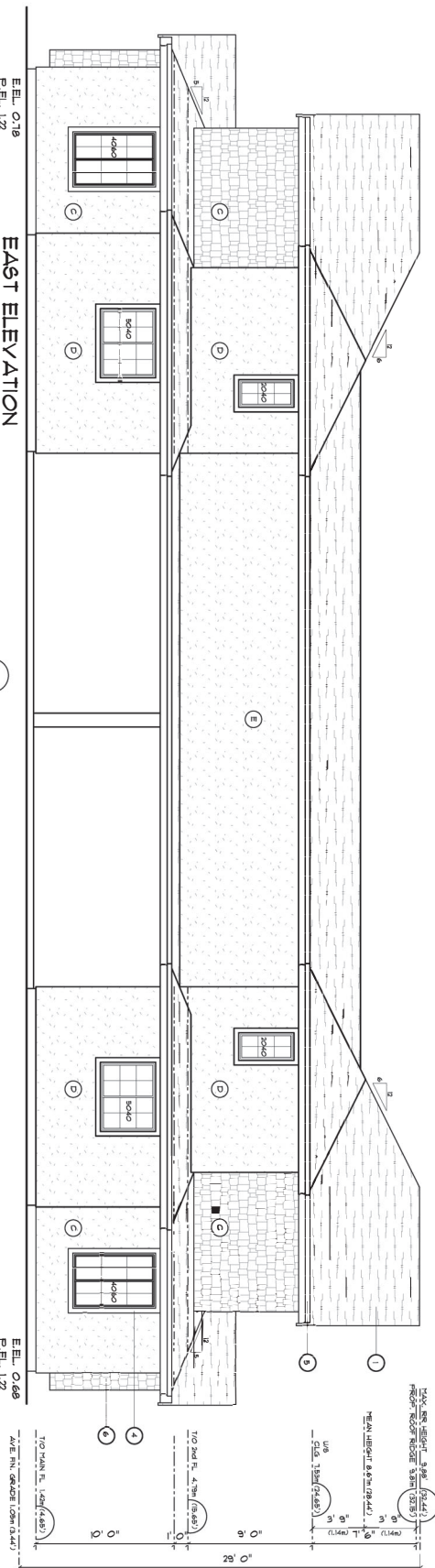
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PLAN NO. 3048.1-22

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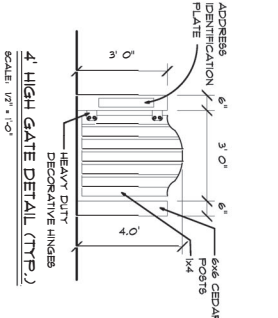
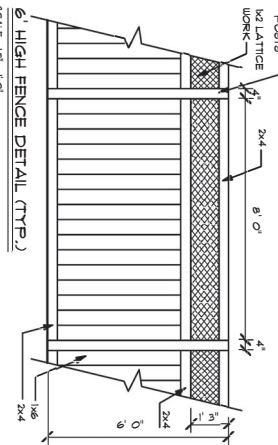


**MATERIAL BOARD**

- 1. LARGER BRICK CHIMNEY FINISH AS SHOWN ON THIS PLAN.
- 2. BRICK FINISH - UPPER SHITS
- 3. WHITE ALUMINUM ALCOY® W/ CLEAR GLASS
- 4. ADHESIVE FINISHES (SEE SPECIFICATIONS FOR MATERIALS) - 50% FLOORING
- 5. BRICK FINISH - LOWER SHITS

**MATERIAL LEGEND**

- 1. ADHESIVE FINISHES (SEE SPECIFICATIONS FOR MATERIALS) - 50% FLOORING
- 2. BRICK FINISH - LOWER SHITS
- 3. BRICK FINISH - UPPER SHITS
- 4. LARGER BRICK CHIMNEY FINISH AS SHOWN ON THIS PLAN
- 5. WHITE ALUMINUM ALCOY® W/ CLEAR GLASS



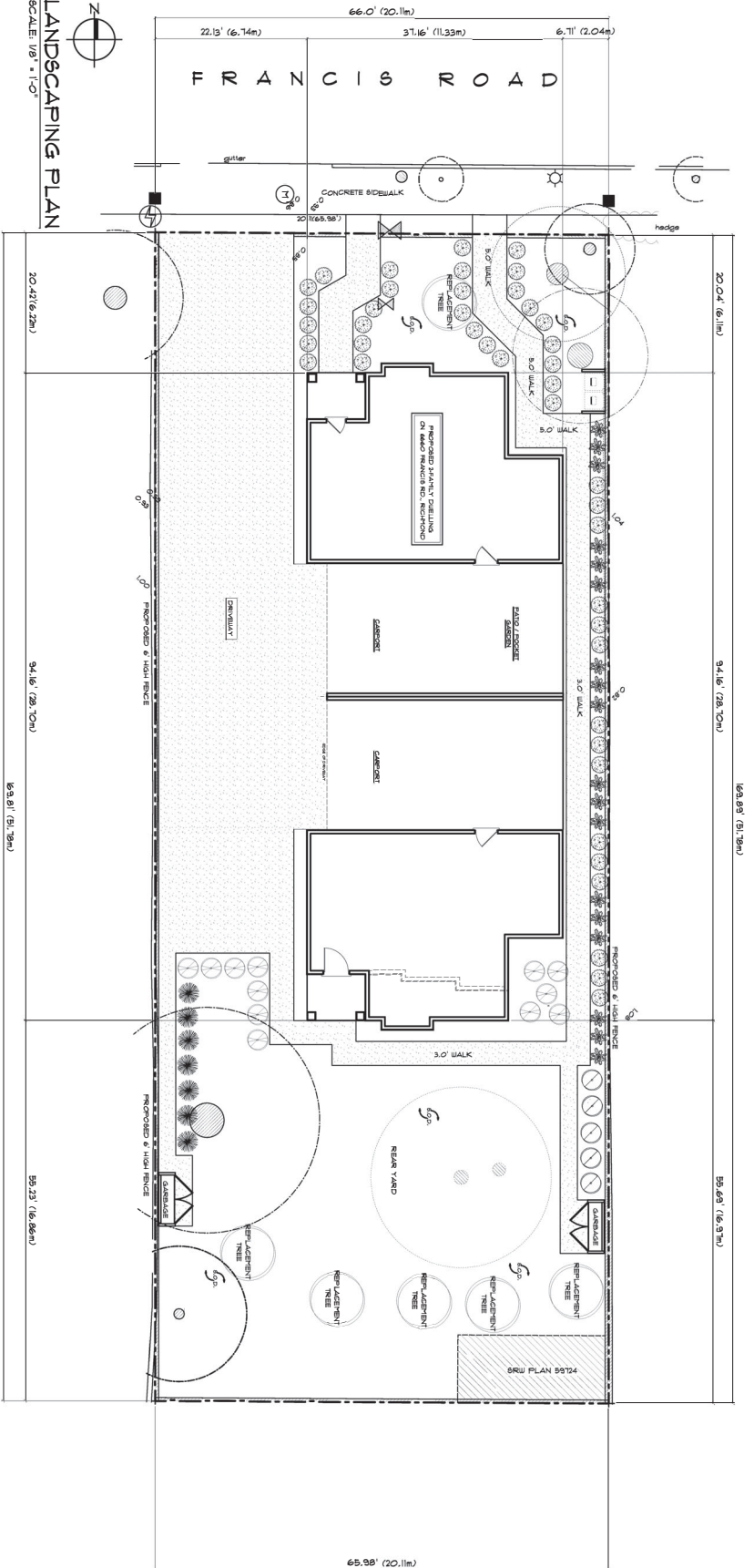
PROPOSED TWO-FAMILY DWELLING FOR SHAWN LU  
 6660 FRANCIS ROAD, RICHMOND, B C

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

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PLN - 27

HARDSCAPE		PLANT LIST SYMBOLS		
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	9	ROYAL HOLLOW A. LARK	ROYAL HOLLOW	4" POT
[Symbol]	43	BLOOD SPIDER VINE	BOX WOOD	4" POT
[Symbol]	1	PIERIS JAPONICA	LET OF THE VALLEY SHrub	4" HIGH
[Symbol]	1	PAUNONIA ADIRICAPPA	OREGON SALVAGE	4" POT
[Symbol]	5	ACER RUBRUM	RED MAPLE	4" POT
[Symbol]	5	CALLUNEA VICTORIA	HEERING WORTKA	4" POT
[Symbol]	2		SPYRIS	12" HIGH

10% LIVE PLANT COVERAGE

PROPOSED TWO-FAMILY DWELLING FOR SHAWN UU  
6660 FRANCIS ROAD, RICHMOND, B C

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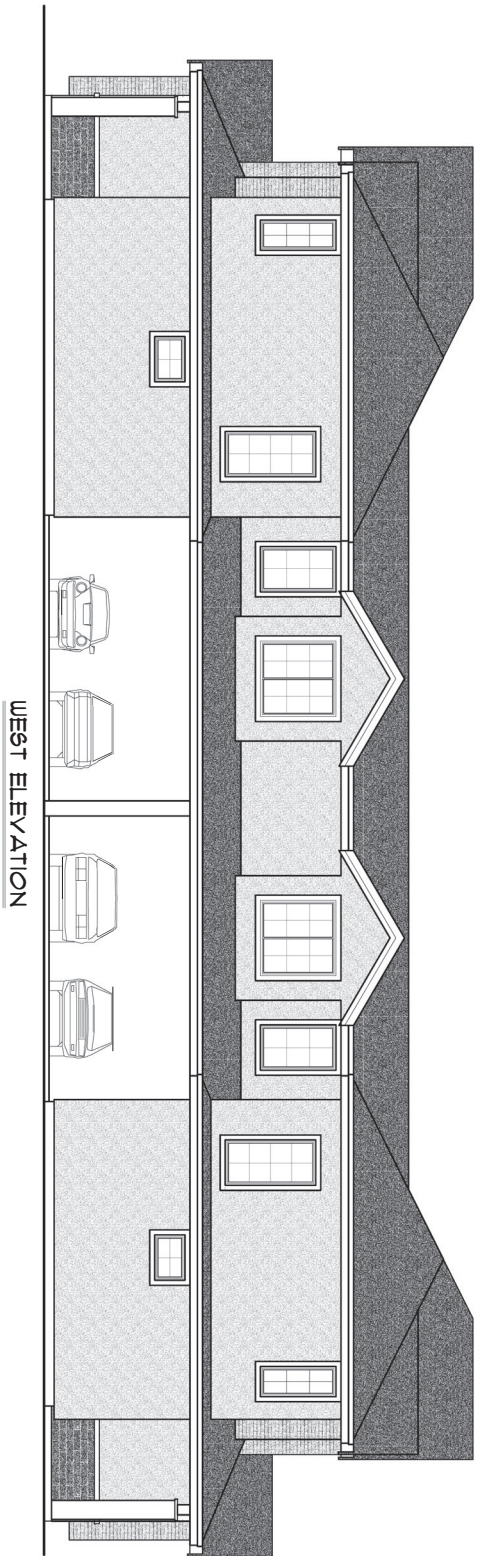
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DATE: NOV 20, 2022

PLAN NO. 3041-22  
DRAWING: RP

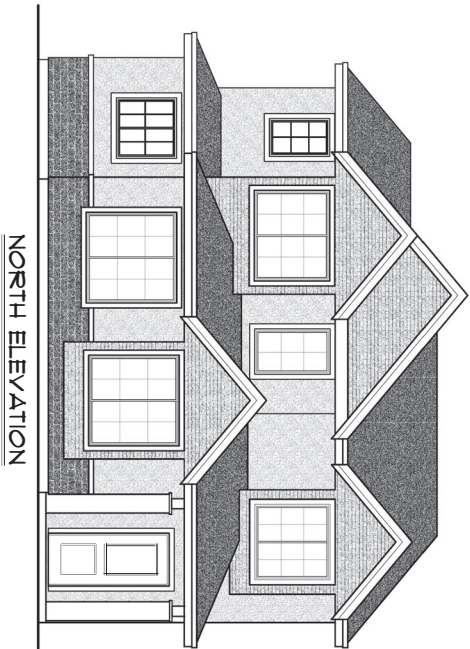
7







WEST ELEVATION



NORTH ELEVATION

MATERIAL BOARD	
	UNFINISHED STONE VENEER
	FINISHED STONE VENEER
	WHITE ALUMINUM SIDING w/ CLAYTON SILLING
	STUCCO FINISH - BROWN SILLING
	BRICK - HARBOR, KENTON, GREY

PROPOSED TWO-FAMILY DWELLING FOR SHAWN UU  
 6660 FRANCIS ROAD, RICHMOND, B C

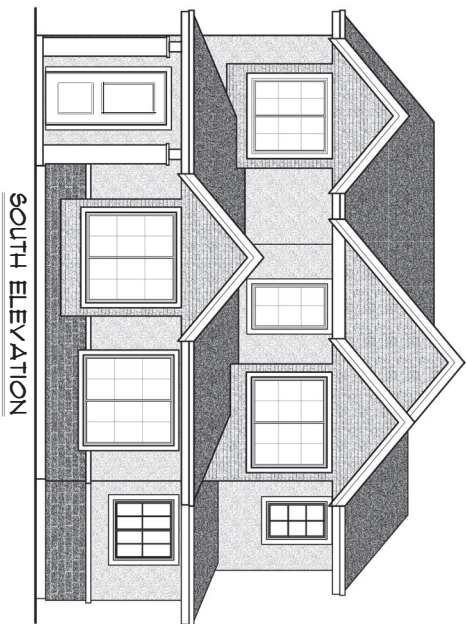
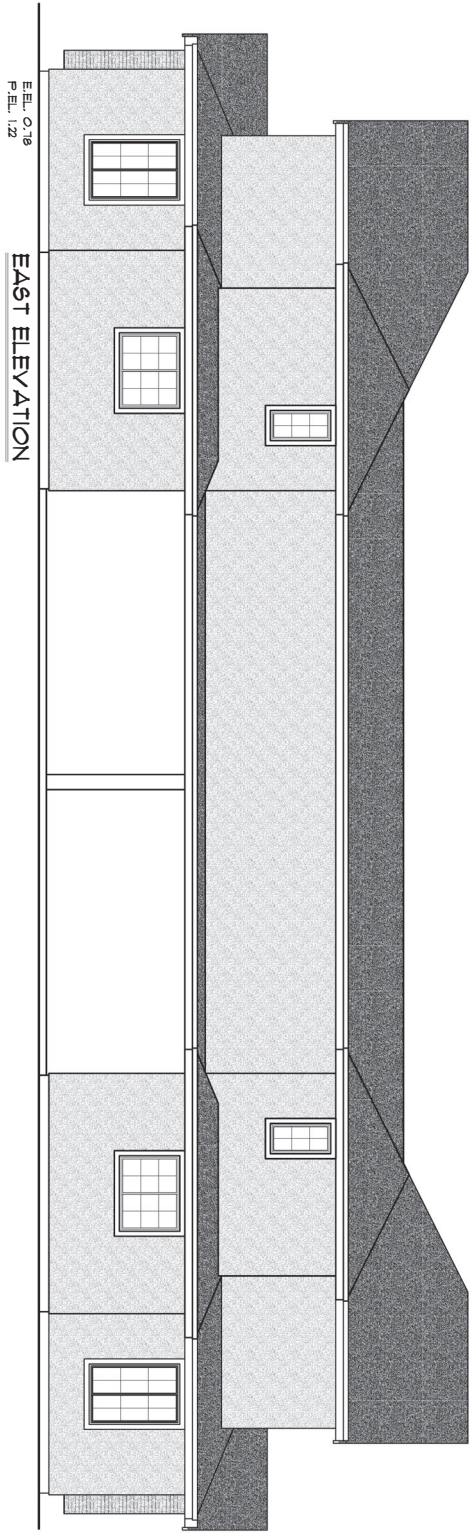
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SCALE: 1/8" = 1'-0"  
 DATE: NOV 20, 2022

PLAN NO. 3041.1-22  
 DRAWING: RP

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**MATERIAL BOARD**

	HARDER GREEN CEMENT SANKLES RANDOMIZED STONE PANELS
	STUDIO FINISH - WARM WHITE
	WHITE ALUMINUM SIDELIGHT w/ CLEAR GLASS
	ADORNED TILEWORK ON STONE PORCH with 2" x 4" x 12" tiles
	BRICK VENEER CAPITAL SILL

PROPOSED TWO-FAMILY DWELLING FOR SHAWN UU  
6660 FRANCIS ROAD, RICHMOND, B C

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SCALE: 1/8" = 1'-0"  
DATE: NOV 20, 2022

PLAN NO. 3041.1.22  
DRAWING: RP

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**RZ 20-891129**

**Attachment 3**

Address: 6660 Francis Road

Applicant: Shawn Liu

Planning Area(s): Blundell

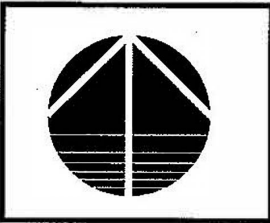
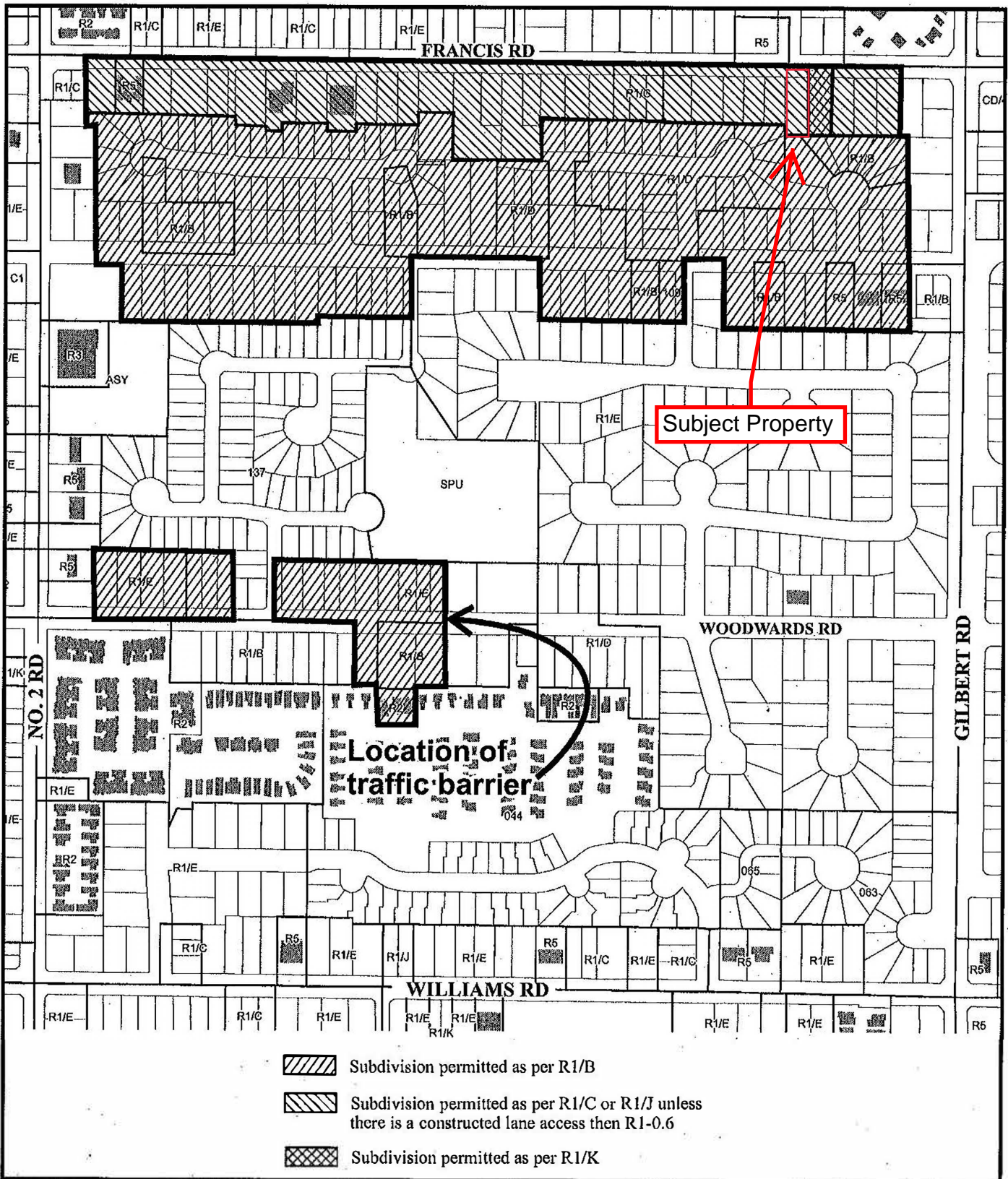
	Existing	Proposed
<b>Owners:</b>	Shawn Liu and Herbert Ang	Strata Lot 1: TBD Strata Lot 2: TBD
<b>Site Size (m<sup>2</sup>):</b>	1041.1 m <sup>2</sup>	1029.0 m <sup>2</sup>
<b>Land Uses:</b>	One single detached dwelling	One duplex (two-family attached dwelling)
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Arterial Road Strategy Designation:</b>	Arterial Road Duplex/Triplex	No change
<b>Single Family Lot Size Policy Designation:</b>	5428 permits subdivision as per R1/C or R1/J, unless there is a constructed lane, then R1-0.6	Not applicable
<b>Zoning:</b>	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
<b>Number of Units:</b>	One	Two

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	The lesser of 0.60 FAR and 334.5 m <sup>2</sup>	0.32	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 334.5 m <sup>2</sup> (3600.5 ft <sup>2</sup> )	333.92 m <sup>2</sup> (3,593.0 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live plant material: Min. 25%	Building: Max. 29% Non-porous Surfaces: Max. 52% Live plant material: Min. 33%	none
Lot Size:	Min. 464.5 m <sup>2</sup>	1029.0 m <sup>2</sup>	none
Lot Dimensions (m):	Min. Width: 13.4 m Min. Depth: 30.0 m	Width: 20.1 m Depth: 51.1 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 2.0 m Rear: Min. 9.5 m for up to 60% of 1st storey rear wall and 10.7 m for at least 40% of 1st storey rear wall and all of 2nd storey	Front: Min. 6.11 m Rear: Min. 16.26 m East Side: Min. 2.04 m West Side: Min. 6.74 m	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Height (m):	The lesser of 2 storeys or 9.0 m	8.84 m (2 storeys)	none

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



**Policy 5428  
Section 30-4-6**

Adopted Date: 12/18/89

Amended Date: 12/15/08

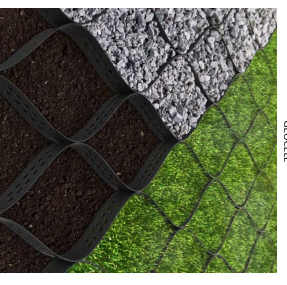
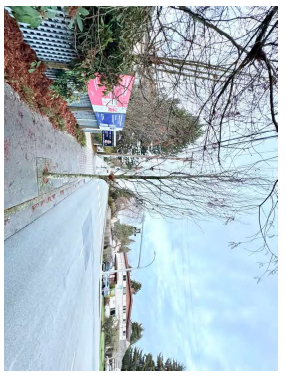
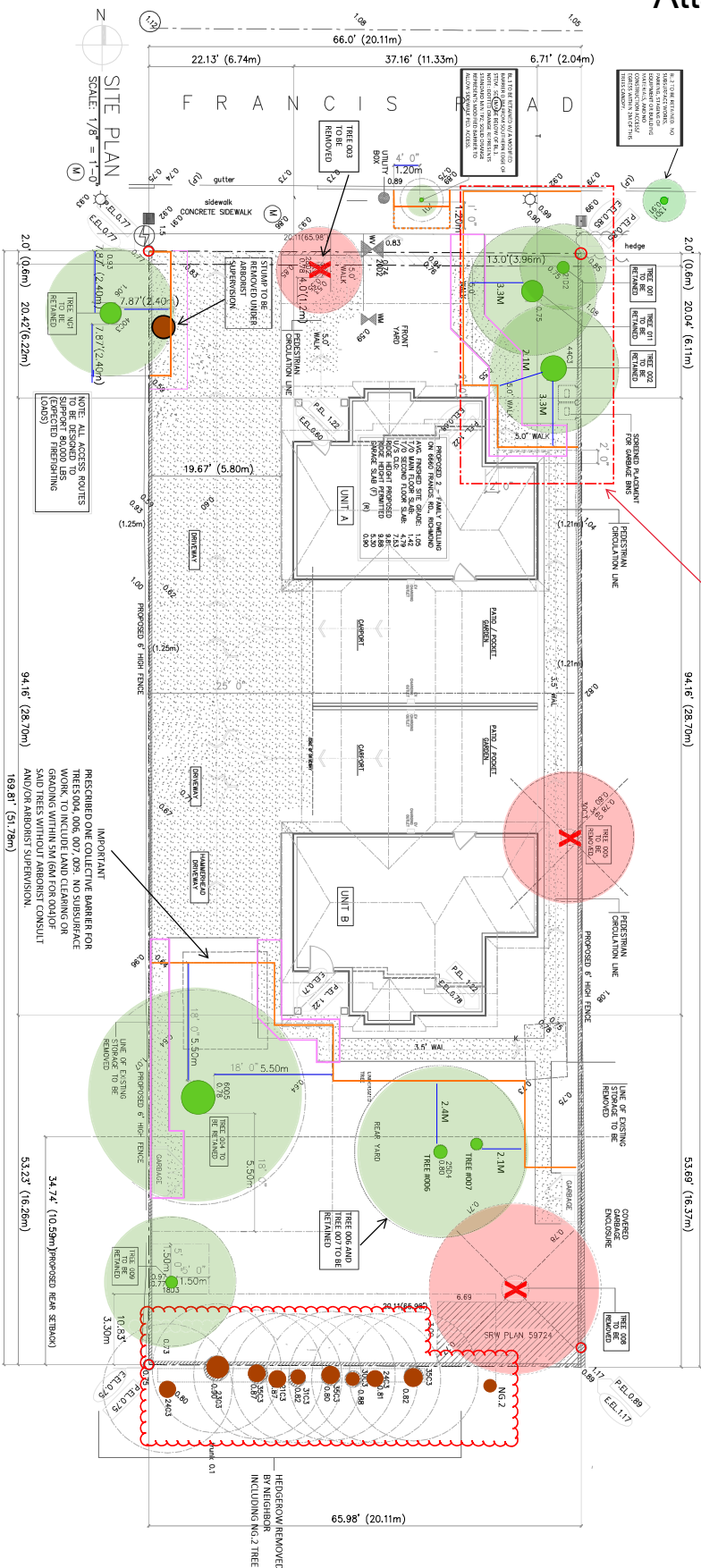
Note: Dimensions are in METRES

**LEGEND**

- REPRESENTS TREE TO BE RETAINED
- REPRESENTS TREE TO BE REMOVED
- REPRESENTS MAIN TREE PROTECTION BARRIER
- REPRESENTS AREAS REQUIRING GEOTEXTILE FOR SOIL AND ROOT COMPACTION
- REPRESENTS BOUNDARY LOT POINTS

**TREE MANAGEMENT PLAN**

**IMPORTANT! THE DOTTED RED BOUNDARY:**  
 NO WORK PERMITTED WITHIN 5M OF TREE #002. NO LIFTING OF STEPS WITHIN 5M OF TREE #002. ALL WORK WITHIN 5M OF TREE #002 TO BE SUPERVISED BY ARBORIST. SET DOTTED RED NO WORK ZONE WHO ARE SUPERVISING - MOST IMPORTANTLY DURING INITIAL EXCAVATION.



**IMPORTANT NOTE**

THE REPLACEMENT PROTOCOL WILL BE 2:1 RESULTING IN 6 REQUIRED REPLACEMENT TREES. 5 OF 6 CAN BE INSTALLED WITHIN THE SOUTHERN GREENSPACE, AND 1 CAN BE INSTALLED WITHIN THE NORTHERN GREENSPACE.

<b>URBAN FOR</b>	<b>ARBORIST</b>	SEAN M. KITCHEN
	<b>CLIENT</b>	SHAWN LIU
	<b>TITLE</b>	TREE MANAGEMENT PLAN
	<b>PROJECT SITE ADDRESS</b>	6680 FRANCIS ROAD RICHMOND BC
	<b>SCALE</b>	1/8" = 1'-0"
	<b>DATE</b>	JAN 2, 2024
	<b>DESIGNED BY</b>	SK
	<b>CHECKED BY</b>	SK
	<b>APPROVED BY</b>	SK
	<b>REVISION NO.</b>	4
	<b>5898</b>	TMP-1

**PLN - 34**

**NOTES**

1. It is our opinion that either 2:1 or 3:1 geotextile (depending on final grades) is required for the proposed driveway and walkways conflict with min. TPZ's more specifically, within the CRZ of #002, #011, #004 and NG.1 trees, ABSOLUTELY NO GRADE DECREASED PERMITTED IN THESE AREAS. GRADE INCREASE NO > 8".

2. All utilities must be original min. TPZ. If there will be any trenching installed during the final landscape / hardscape phase, no trenching is permitted. Rather, manual digging and using sawtooth tubes for the post base will be required within the TPZ's of all retained trees.

3. **REFERENCE DRAWING:**  
 2023 12 14 - UrbanFor - 6680 Francis - 01.dwg

**INDIVIDUAL TREE RECOMMENDATIONS:**

It is our opinion that 9 of the 12 on and off-site protected trees can be reasonably retained and protected during the proposed development, all having standard and/or slightly modified reduced tree protection standards. Specifically, tree #002, #011, #004, #005, #007, #009, #010, #011, #012, #013, #014, #015, #016, #017, #018, #019, #020, #021, #022, #023, #024, #025, #026, #027, #028, #029, #030, #031, #032, #033, #034, #035, #036, #037, #038, #039, #040, #041, #042, #043, #044, #045, #046, #047, #048, #049, #050, #051, #052, #053, #054, #055, #056, #057, #058, #059, #060, #061, #062, #063, #064, #065, #066, #067, #068, #069, #070, #071, #072, #073, #074, #075, #076, #077, #078, #079, #080, #081, #082, #083, #084, #085, #086, #087, #088, #089, #090, #091, #092, #093, #094, #095, #096, #097, #098, #099, #100, #101, #102, #103, #104, #105, #106, #107, #108, #109, #110, #111, #112, #113, #114, #115, #116, #117, #118, #119, #120, #121, #122, #123, #124, #125, #126, #127, #128, #129, #130, #131, #132, #133, #134, #135, #136, #137, #138, #139, #140, #141, #142, #143, #144, #145, #146, #147, #148, #149, #150, #151, #152, #153, #154, #155, #156, #157, #158, #159, #160, #161, #162, #163, #164, #165, #166, 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#997, #998, #999, #1000.





**Address:** 6660 Francis Road

**File No.:** RZ 20-891129

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10529, the developer is required to complete the following:**

1. 0.6 m road dedication along the entire Francis Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant, subject to the approved Servicing Agreement design for frontage improvements.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$61,440.00 for the seven on-site trees (four on-site trees sized 20 to 30 cm at \$5,120.00 each and three trees sized 31 to 90cm at \$10,240.00 each) and two City trees (two trees sized 20 to 30 cm at \$5,120.00 each) to be retained.
4. 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.
5. Registration of an on-site approximately 1.5 m wide Statutory Right-of-Way behind the new north property line after road dedication to accommodate the new water meters and inspection chambers.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that:
  - a) Vehicle access to the two duplex units is via a single shared driveway crossing along the west side of the subject property.
  - b) The building and driveway on the subject property be designed to accommodate on-site vehicle tum-around capability to prevent vehicles from reversing onto Francis Road.
8. City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$43,206.00) to the City's Affordable Housing Reserve Fund.
9. City acceptance of the developer's offer to voluntarily contribute \$17,100.00 towards the construction of a special crosswalk at the Francis Road/ Minler Road intersection. The special crosswalk will feature: traffic poles, overhead illuminated signs, amber flashers, strobe lights, Audible Pedestrian Signal, a special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. (Account No. 3132-10-550-55001-0000).
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
11. Payment of all fees in full for the cost associated with required public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
12. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

*Water Works:*

- a) Using the OCP Model, there is 683 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
  - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection.

Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- ii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

c) At Developer's cost, the City will:

- i. Cut and cap, at main, the existing water service connection and remove water meter.
- ii. Install two new water service connections, one for each house to serve the lot, complete with water meters. The meter boxes are to be located onsite in a right-of-way.

*Storm Sewer Works:*

d) At Developer's cost, the City will:

- i. Cut and cap and remove the existing storm connections at the inspection chambers (IC). Retain the ICs to serve the adjacent properties.
- ii. Upgrade the existing storm sewer located on Francis Rd from manhole STMH1081 to a newly proposed manhole fronting the proposed site's east property line to 600mm. The upgrade shall be approximately 24 m.
- iii. Install a new storm connection, complete with IC, to serve the proposed development. Tie-in to the newly proposed storm sewer.
- iv. Cut and cap the lawn basin at the north property line of the lot once the property is raised to match the surrounding area and the need for the lawn basin is eliminated. The developer is to confirm that removal of the lawn basin will not adversely affect drainage in the area and retain/relocate if required.
- v. Site drainage must be directed towards the service connection IC fronting Francis Road to prevent storm water from ponding on the boulevard, roads, and driveways.

e) At Developer's cost, the City will:

- i. Complete all tie-ins for the proposed works to existing City infrastructure.

*Sanitary Sewer Works:*

f) At Developer's cost, the Developer is required to:

- i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews. At Developer's cost, the City will:
- ii. Inspect and confirm the capacity and condition of the existing sanitary connection. If the existing storm connection is adequate to be reused, it may be retained. If not, replace the service connection to the proposed lot.

*Frontage Improvements:*

g) At Developer's cost, the Developer is required to:

- i. Coordinate with BC Hydro, Telus and other private communication service providers:
  1. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- ii. Review street lighting levels along all road and lane frontages, and upgrade as required.
- iii. Complete other frontage improvements as per Transportation requirements

1. Remove the existing sidewalk and construct a new 2.0 m wide concrete sidewalk at 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 (south to north) are to include:
  - New north property line of the site.
  - 2.0 m wide concrete sidewalk (per Arterial Road Sidewalk Policy).
  - 1.5 m wide landscaped boulevard with street trees.
  - 0.15 m wide existing south curb of Francis Road.
- iv. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site. The sidewalk transition sections are to be based on a reverse curve design (3 m x 3 m).
- v. The new sidewalk is to be aligned around trees that have been identified for protection.
- vi. All existing driveways on the subject property along the Francis Road development frontage are to be closed permanently. The new vehicle driveway access to the site must be constructed to City design standards.
- vii. Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- viii. Consult Engineering on lighting and other utility requirements as part of the frontage works.

*General Items:*

h) At Developer’s cost, the Developer is required to:

- i. Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- ii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City’s Engineering Department.
- iii. 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, 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 Development Permit Issuance, the developer must complete the following requirements:**

1. Submission of a convertible unit plan for the accessible housing unit.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should:
  - a. comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line;
  - b. include a mix of coniferous and deciduous trees;
  - c. include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - d. include at minimum the four required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree
4	8 cm

or

Minimum Height of Coniferous Tree
4.0 m

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

1. Payment of Address Assignment Fees and applicable Development Cost Charges (DCCs) – Translink, Greater Vancouver Water District (GVWD), and Greater Vancouver Sewerage and Drainage District (GVS&DD).
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.

**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

(Signed copy on file)



Richmond Zoning Bylaw 8500
Amendment Bylaw 10529 (RZ 20-891129)
6660 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 "ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)".

P.I.D. 010-028-013

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

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10529".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signatures and dates.

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

MAYOR

CORPORATE OFFICER