



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** December 13, 2021  
**File:** RZ 19-878165

**Re:** Application by Cao Construction for Rezoning at 6531 Francis Road from the "Single Detached (RS1/E)" Zone to the "Arterial Road Two-Unit Dwellings (RDA)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10332, for the rezoning of 6531 Francis Road from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading.

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

WC:na  
Att. 6

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

## Staff Report

### Origin

Cao Construction (Jing Cao) has applied to the City of Richmond, on behalf of the owner, Ya T. Wang, for permission to rezone 6531 Francis Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone in order to permit the property to be subdivided into two duplex lots with shared vehicle access from Francis Road. A location map and aerial photo are provided in Attachment 1. The proposed subdivision plan is provided in Attachment 2. Conceptual development plans are provided in Attachment 3. A Development Permit application will be required to address the form and character of the proposed duplexes.

A Servicing Agreement (SA) for frontage improvements, including a new 1.5 m wide concrete sidewalk and a 1.5 m wide treed and landscaped boulevard, and service connections, is required at the time of subdivision.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

#### Subject Site Existing Housing Profile

There is one existing single-family dwelling on the property, which will be demolished prior to subdivision. The applicant has indicated that the dwelling is currently renter occupied. The house does not contain any secondary suites.

### Surrounding Development

- To the North: Fronting Dunsany Place, a single-family home on a lot zoned “Single Detached (RS1/E)”.
- To the South: Across Francis Road, a single-family home on a lot zoned “Single Detached (RS1/E)”.
- To the East: Fronting Francis Road, a duplex dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the West: Fronting Francis Road, a single-family home on a lot zoned “Single Detached (RS1/E)”.

### Related Policies & Studies

#### Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The development proposal for two duplex lots is consistent with these designations.

### Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside of the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

### 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**

#### Built Form and Architectural Character

The developer proposes to subdivide the site into two lots and construct a new duplex on each lot. Each duplex lot will feature a unit in the front of the property with direct pedestrian access from Francis Road, and one unit at the back of the property with the main entrance from the share drive aisle on site. Unit sizes for the proposed development range from 141 m<sup>2</sup> (1,517 ft<sup>2</sup>) to 153 m<sup>2</sup> (1,646 ft<sup>2</sup>). All units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, each duplex will be two storeys and will feature a peaked roof. The height of both buildings is consistent with the "Arterial Road Two-Unit Dwellings (RDA)" zone, which allows for a maximum height of 9.0 m (29.5 ft.), measured from finished grade.

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

- Review of the architectural character, scale, massing, colour, and materials to ensure that the proposed duplexes are well designed, fit well into the neighbourhood and comply with the design guidelines.

- Review of the building massing and setbacks to ensure compliance with the residential vertical lot width and depth envelopes required in the “Arterial Road Two-Unit Dwellings (RDA)” zone.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Review of a Landscape Plan including new trees to be planted on-site.

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

#### Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the entire rear property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

#### Transportation and Site Access

Francis Road is a minor arterial road. Vehicle access to the proposed duplex lots will be limited to one shared driveway crossing from Francis Road.

As per the parking requirements under the “Arterial Road Two-Unit Dwellings (RDA)” zone, one visitor parking space will be provided. All residential parking spaces will provide Level 2 EV charging outlets.

Prior to rezoning, the applicant is required to provide a \$22,800.00 contribution towards the construction of a special crosswalk at the Francis Road and Milner Road intersection and register a restrictive covenant on title to ensure that, upon subdivision of the property:

- Vehicle access to the two duplex lots is via a single shared driveway crossing, based on a design specified in a Development Permit approved by the City.
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on title of the each of the duplex lots.
- The buildings and driveways on all proposed lots are to be designed to accommodate on site vehicle turn-around 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 two bylaw-sized trees (tag# 75 and 76) on the subject property; one off-site bylaw-sized tree (Tree tag A) located on neighbouring property to the north, one off-site undersized tree (Tree tag B) and one hedge on the neighbouring property to the east; and two hedges on City property.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and has the following comments:

- One on-site tree (tag# 75 40 cm caliper Cherry tree) is to be retained and protected with protective fencing per the Arborist’s recommendations. A Tree Survival Security of \$10,000.00 will be required.
- One on-site tree (tag# 76 33 cm caliper Cherry tree), is to be relocated to the front yard of Lot A with Arborist supervision and a requirement of rezoning. A Tree Survival security of \$10,000.00 will be required and timing of tree relocation will be based on consultation and letter of undertaking with Arborist and tree moving company. Irrigation will also be required to be installed after the tree is removed and exact location of the tree relocation determined at Development Permit stage.
- One neighbouring tree to the north (tag# A 58 cm caliper Cherry tree) is to be retained and protected with protective fencing per the Arborist’s recommendations. A Tree Survival security of \$10,000.00 will be required.
- The neighbouring tree (tag B 15 cm caliper Japanese Maple) and untagged neighbouring hedge along the southeast property line are outside the subject property and do not require additional tree protection barriers on the property.

The City Parks Department has visited the site and supports the Arborist’s findings, with the following comments:

- A Thuja hedge and shrub located in the City-owned boulevard are in conflict with the proposed shared driveway, and conflict with the proposed frontage improvement to Francis Road. No compensation is required for removing the hedge and shrub.

*Tree Replacement*

The applicant has agreed to plant a minimum of two trees on each lot proposed; for a total minimum of four trees. Further review of siting new trees will be done through the provision of a Landscape Plan prior to final rezoning adoption. 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 cm	4 m

*Tree Protection*

One tree (Tag# 75) on the subject property and two trees (tag A and B) and one untagged hedge at the southeast edge on neighbouring properties are to be retained and protected. Protection of tree tag# 76 will also be required until relocation to the rear yard occurs. 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 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.

#### Accessible Housing

The developer has agreed that aging-in-place features will be provided in all units (e.g., inclusion of blocking in bathroom walls for installation of grab-bars, provision of blocking in stair walls to accommodate lift installation at a future date, and provision of lever door handles).

#### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to Section 5.15.1(c) of Zoning Bylaw 8500. The applicant will make a cash contribution of \$8.50 per buildable square foot as per the requirement for a contribution of \$53,771. A list of rezoning considerations is included in Attachment 6 which includes a commitment to provide the cash contribution for affordable housing.

#### Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code 3 requirements. Details on how all units are to be built and maintained to this commitment will be provided as part of the Development Permit.

#### Site Servicing and Frontage Improvements

The developer is required to design and construct frontage improvements and service connections through a Servicing Agreement. A 0.11 m wide road dedication along the entire south frontage is also required to accommodate the required frontage improvements. Works include, but are not limited to, construction of a new 1.5 m wide concrete sidewalk and a 1.5 m wide treed and landscaped boulevard.

At future subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at the time of Building Permit.

**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**

The purpose of this rezoning application is to rezone 6531 Francis Road from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone (Bylaw 10332), in order to permit the development of two duplex lots (four dwelling units in total) on the subject site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10332 be introduced and given first reading.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

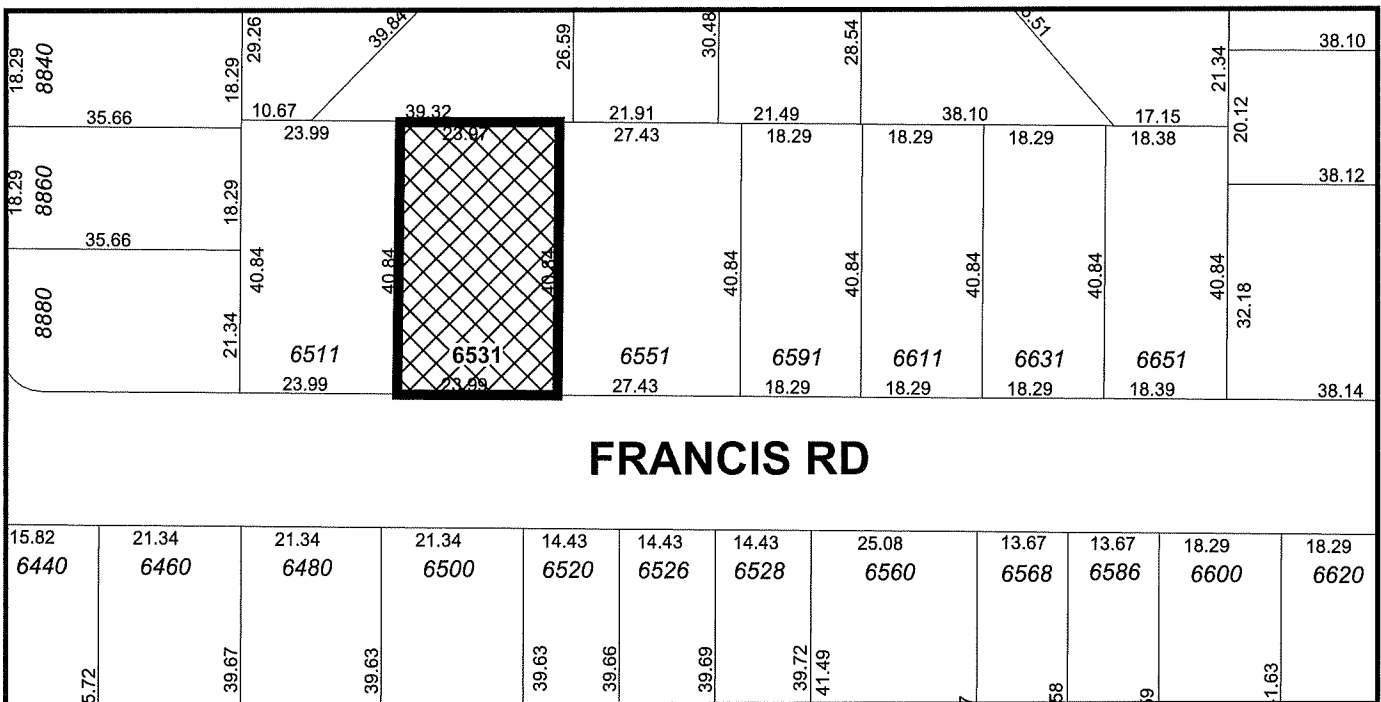
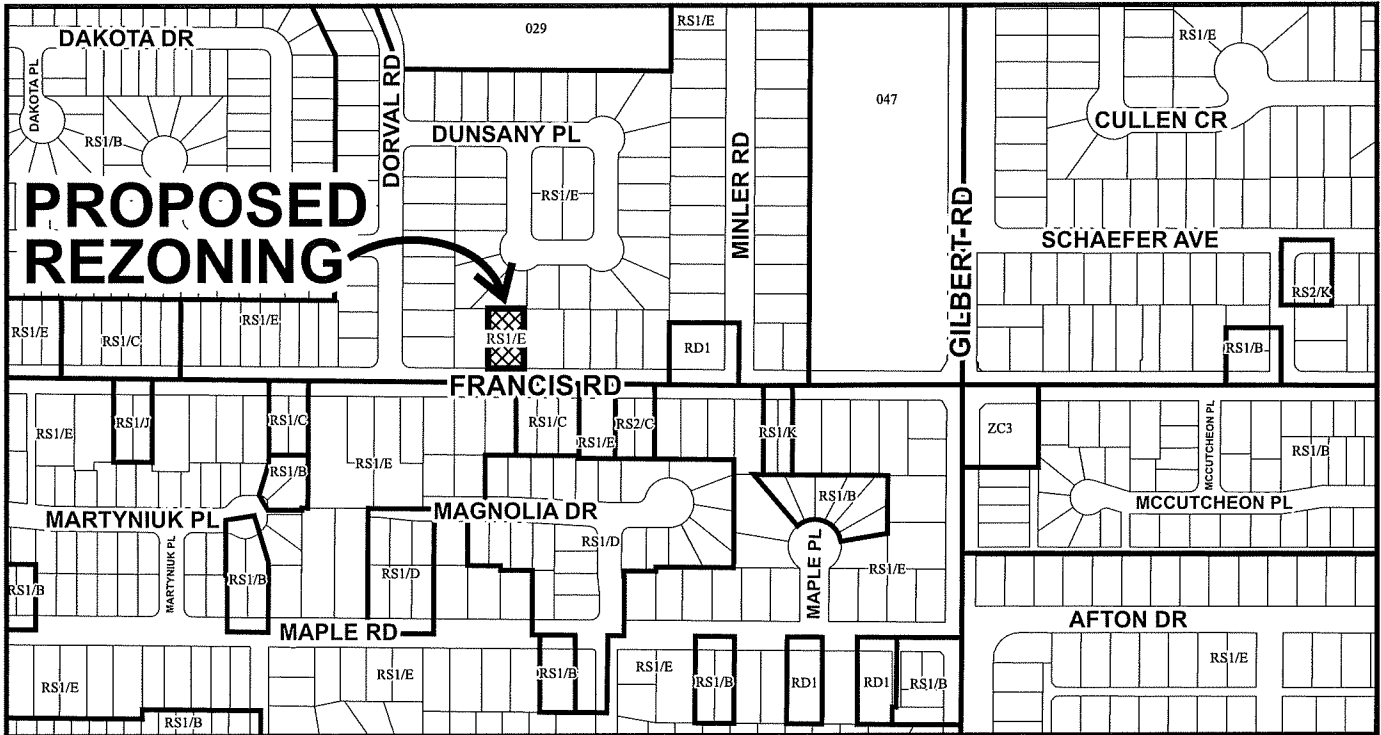
Attachments:

- Attachment 1: Location Map
- Attachment 2: Proposed Survey and Subdivision Plan
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



# City of Richmond

ATTACHMENT 1



## FRANCIS RD



# RZ 19-878165

Original Date: 11/18/19

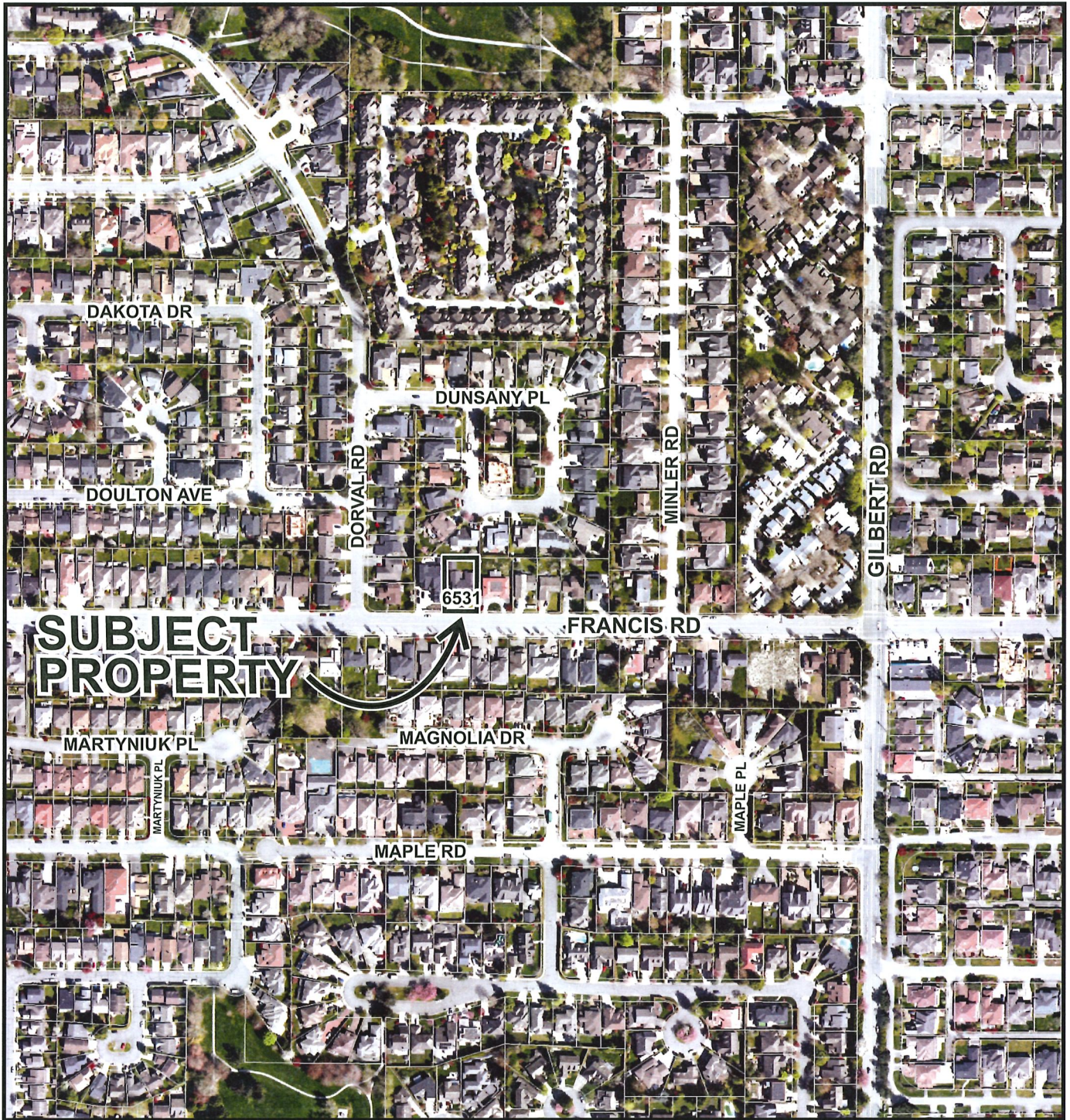
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



**RZ 19-878165**

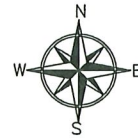
Original Date: 11/18/19

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION  
OF LOT 93 SECTION 19 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 48044**

ATTACHMENT 2



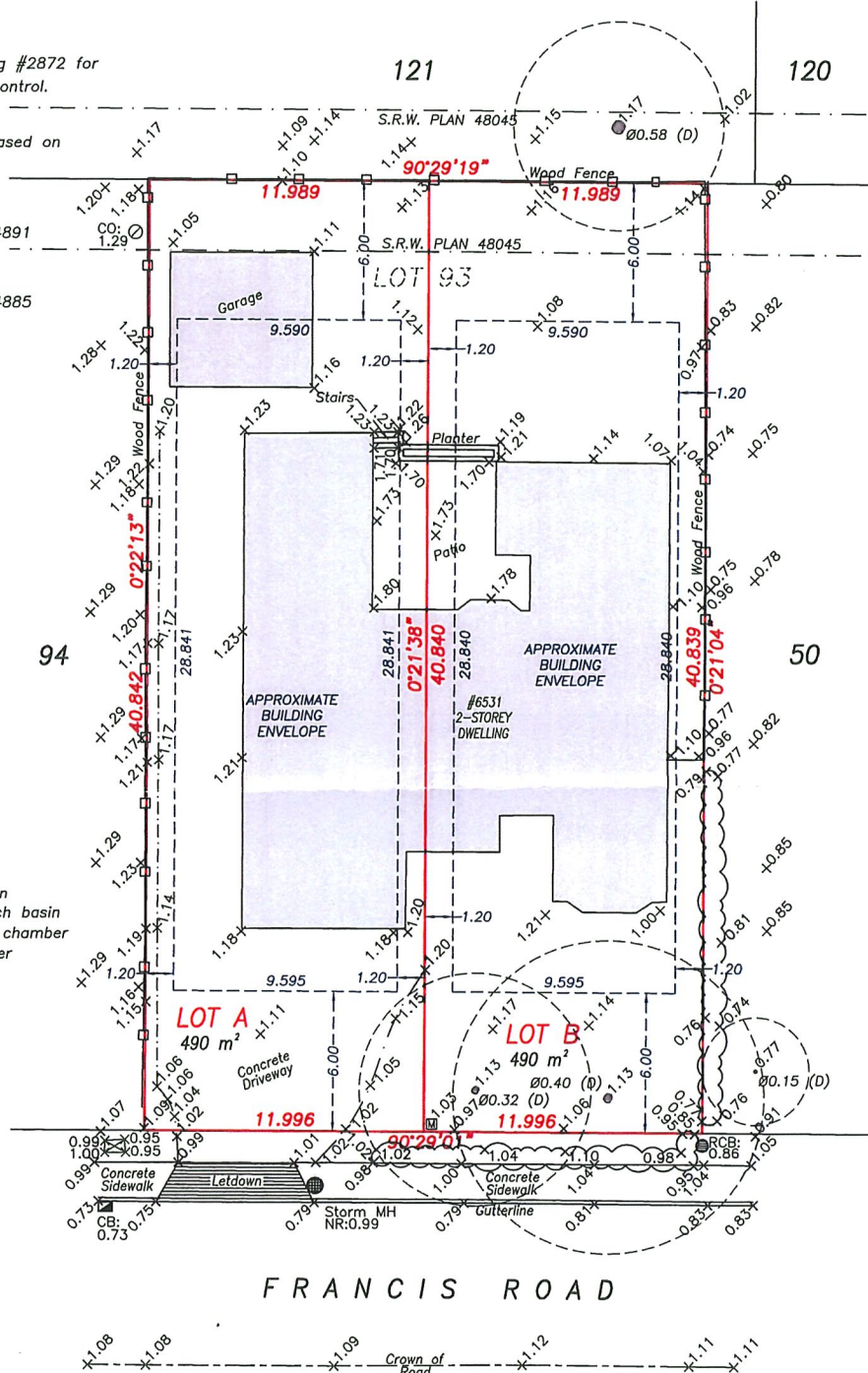
#6531 FRANCIS ROAD,  
RICHMOND, B.C.  
P.I.D. 004-030-664

**NOTE:**

Use site Benchmark Tag #2872 for construction elevation control.

**NOTE:**

Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #234  
Control Monument 77H4891  
Elevation: 1.125m  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 1.103m



**LEGEND:**

- (D) denotes deciduous
- ☐ denotes catch basin
- ⊙ denotes round catch basin
- ⊠ denotes inspection chamber
- ⊞ denotes water meter
- ⊕ denotes manhole
- ⊚ denotes cleanout

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: (604) 214-8928  
Fax: (604) 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 7331  
FB-368 P134-137  
Drawn By: WK

Nail in aluminum  
Tag #2872  
Site Benchmark  
Elevation: 0.85m

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
MARCH 25th, 2019.

DWG No. 7331-Topo

**ALLOWABLE AREAS (Lot B)**

Allowable FSR	Allowable Int. Stairs Covered Porch	MIN. LANDSCAPE AREA
5272 SF	316 SF	1318 SF

**ALLOWABLE AREAS (Lot A)**

Allowable FSR	Allowable Int. Stairs Covered Porch	MIN. LANDSCAPE AREA
5272 SF	316 SF	1318 SF

**FSR (Lot B Unit 3 & 4)**

FSR	Lot Coverage (Lot B)
3,154 SF	2139.3 SF

**FSR (Lot A Unit 1 & 2)**

FSR	Lot Coverage (Lot A)
3,154 SF	2139.7 SF

**FSR Calculations (Lot B Unit 3 & 4)**

Name	Areas
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE AND OPEN TO ABOVE (UNIT 3)	652 SF
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE & OPEN TO ABOVE (UNIT 4)	646 SF
SECOND FLOOR (UNIT 3)	597 SF
SECOND FLOOR (UNIT 4)	646 SF
Grand Total:	3,154 SF

**FSR Calculations (Lot A Unit 1 & 2) METRIC**

Name	Areas
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE AND OPEN TO ABOVE (UNIT 1)	61 m <sup>2</sup>
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE & OPEN TO ABOVE (UNIT 2)	60 m <sup>2</sup>
SECOND FLOOR (UNIT 1)	55 m <sup>2</sup>
SECOND FLOOR (UNIT 2)	59 m <sup>2</sup>
Grand Total:	255 m <sup>2</sup>

**Lot Coverage (Lot B) Calculations**

Name	Areas
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE AND OPEN TO ABOVE (UNIT 3)	552.3 SF
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE & OPEN TO ABOVE (UNIT 4)	492.2 SF
SECOND FLOOR (UNIT 3)	545.7 SF
SECOND FLOOR (UNIT 4)	415.2 SF
Garage Floor (Unit 3)	2139.3 SF
Grand Total:	2139.3 SF

**Lot Coverage (Lot A) Calculations**

Name	Areas
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE AND OPEN TO ABOVE (UNIT 1)	552.3 SF
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE & OPEN TO ABOVE (UNIT 2)	492.2 SF
SECOND FLOOR (UNIT 1)	545.0 SF
SECOND FLOOR (UNIT 2)	415.2 SF
Garage Floor (Unit 1)	2139.7 SF
Grand Total:	2139.7 SF

**Proposed Covered Porch Area (Lot B)**

Name	Areas
COVERED PORCH (LOT B)	20 SF
Total Existing Covered Porch Area	20 SF

**Imperviousness Calculations (Lot A + B)**

Name	Areas
VISITOR PARKER PORCH (LOT A UNIT 2)	Not Placed
PORCH (LOT A UNIT 2)	64 SF
OPEN TO ABOVE (LOT B UNIT 2)	Not Placed
OPEN TO ABOVE (LOT B UNIT 1)	Not Placed
OPEN TO ABOVE (LOT A UNIT 1)	Not Placed
LOT B CONCRETE SIDEWALK	510 SF
LANDSCAPE GARAGE (LOT B UNIT 4)	51 SF
INTERIOR STAIRCASE (LOT B UNIT 2)	61 SF
INTERIOR STAIRCASE (LOT A UNIT 1)	61 SF
INTERIOR STAIRCASE (LOT A UNIT 2)	61 SF
GARAGE FLOOR (UNIT 3)	426 SF
GARAGE FLOOR (UNIT 4)	415 SF
GARAGE FLOOR (UNIT 1)	415 SF
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE AND OPEN TO ABOVE (UNIT 4)	652 SF
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE AND OPEN TO ABOVE (UNIT 3)	652 SF
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE & OPEN TO ABOVE (UNIT 2)	646 SF
FIRST FLOOR EXCLUDING INTERIOR STAIRCASE & OPEN TO ABOVE (UNIT 1)	646 SF
DRIVEWAY INCLUDING SIDEWALK COVERED PORCH (LOT B UNIT 3)	1240 SF
COVERED PORCH (LOT A UNIT 1)	20 SF
Grand Total:	7059 SF

**LEGAL DESCRIPTION: LOT 93 SECTION 19 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 48044**

**ZONING: RS1-E**

**CIVIC ADDRESS 6531 FRANCIS RD., RICHMOND, BC**

**Proposed Covered Porch Area (Lot A)**

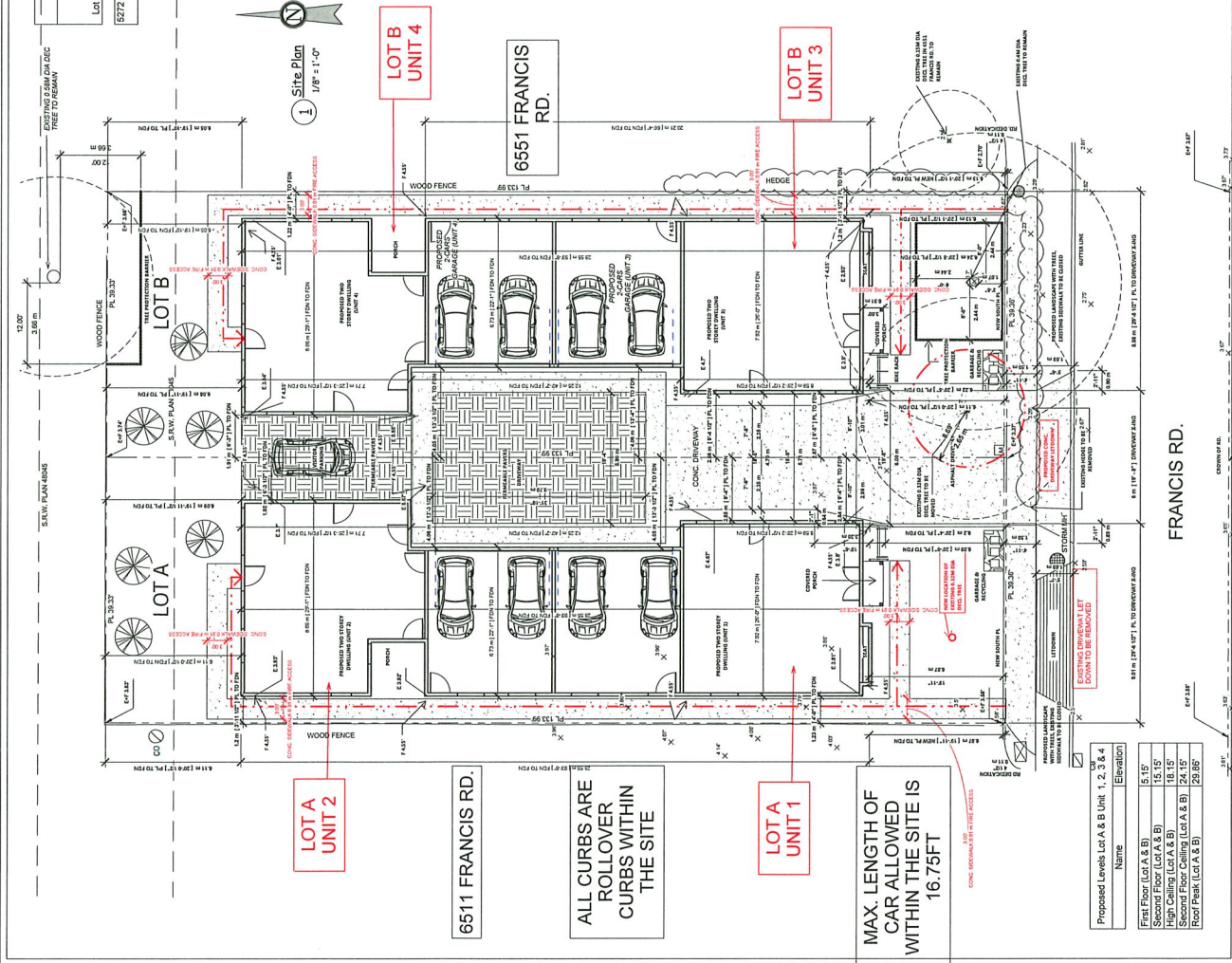
Name	Areas
COVERED PORCH (LOT A)	20 SF
Total Existing Covered Porch Area	20 SF

**Site Plans**

MBD Maple Building Design Inc.

6000 Main Street, Vancouver, BC, V6K 3H6 Canada  
Tel: 604-234-2372  
e-mail: info@mbdinc.com  
www.mbdinc.com

Builder: JNE CAO 04 22 2018  
Date: 14 DEC 2020  
Drawing No: 2 OF 15  
Site Address: 6531 FRANCIS RD., RICHMOND, BC  
Scale: 1/8" = 1'-0"



**LOT A UNIT 2**

**LOT B UNIT 4**

**LOT B UNIT 3**

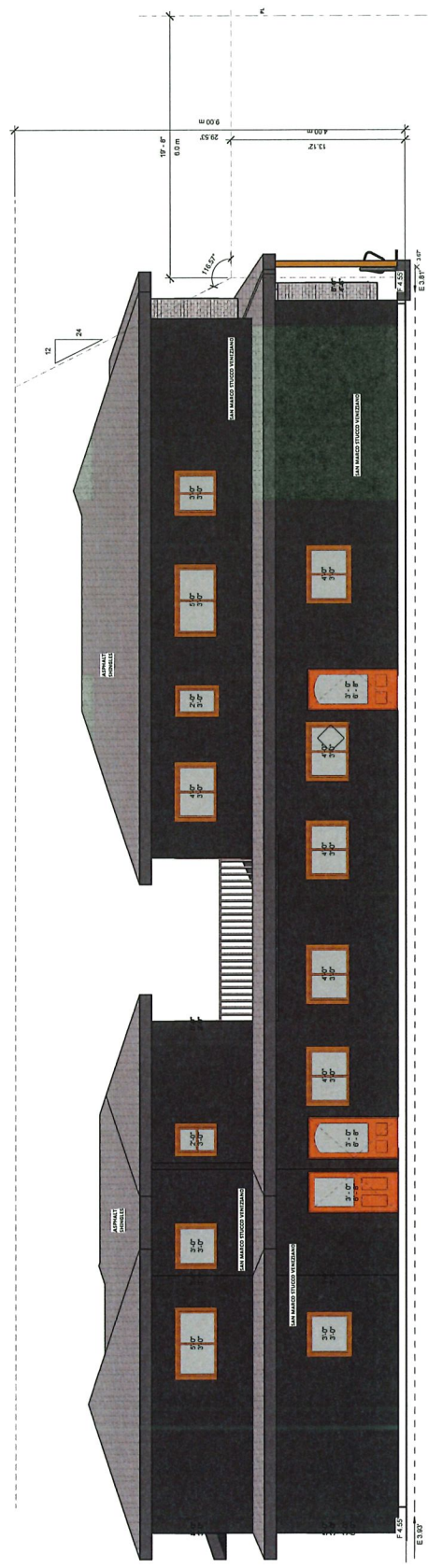
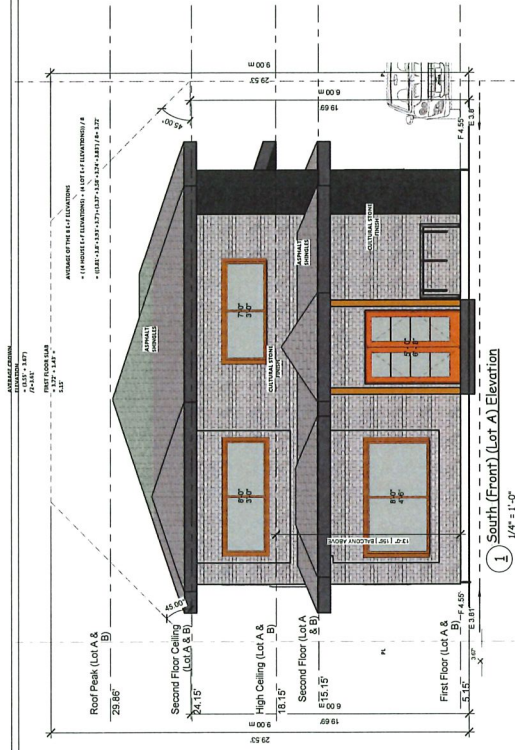
**LOT A UNIT 1**

**ALL CURBS ARE ROLLER CURBS WITHIN THE SITE**

**MAX. LENGTH OF CAR ALLOWED WITHIN THE SITE IS 16.75FT**

**Proposed Levels Lot A & B Unit 1, 2, 3 & 4**

Name	Elevation
First Floor (Lot A & B)	5.15'
Second Floor (Lot A & B)	15.15'
High Ceiling (Lot A & B)	19.15'
Second Floor Ceiling (Lot A & B)	26.00'
First Floor (Lot A & B)	25.00'

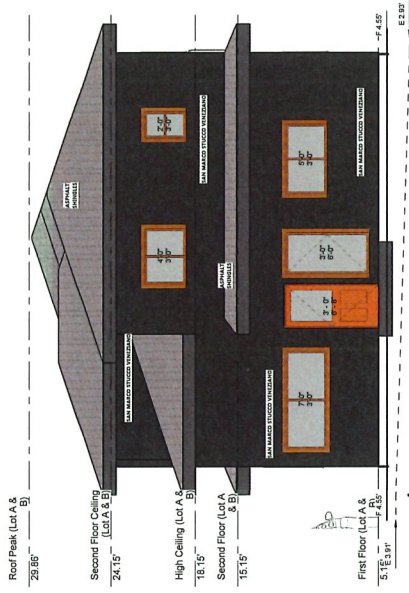


**MSD Maple Building Design Inc.**

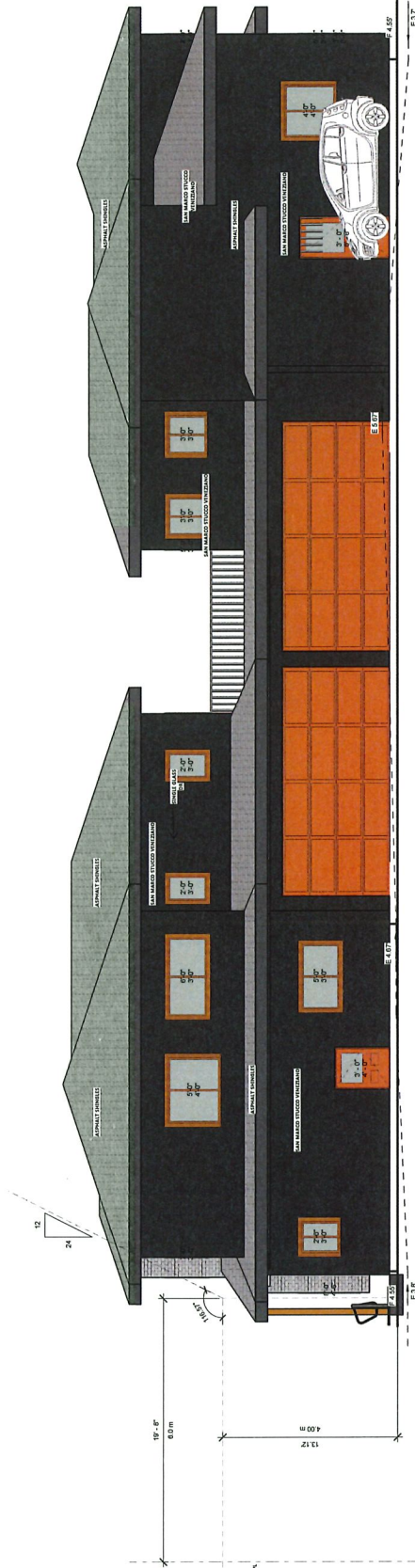
6008 Main Street, Vancouver, BC V6X 3A9 Canada  
 Tel: 604-234-2372  
 e-mail: info@msdbd.com  
 www.msdbuildingdesign.com

**Front and Left Elevations (Lot A Units 1 & 2)**

Builder:	Date:	14 DEC 2020
JING CAO 604 322 8878	Drawn by:	AUTHOR
	DRAWING NO.	8 OF 15
	Site Address:	6511 FRANCIS RD., RICHMOND, BC
	Scale:	1/4" = 1'-0"



1 North (Rear) (Lot A) Elevation  
1/4" = 1'-0"



2 East (Right) (Lot A) Elevation  
1/4" = 1'-0"

**MBD Maple Building Design Inc.**  
 6800 Main Street, Vancouver, BC V6X 2H4 Canada  
 Tel: (604) 234-2272  
 Fax: (604) 234-2272  
 www.mbd.com  
 www.maplebuildingdesign.com

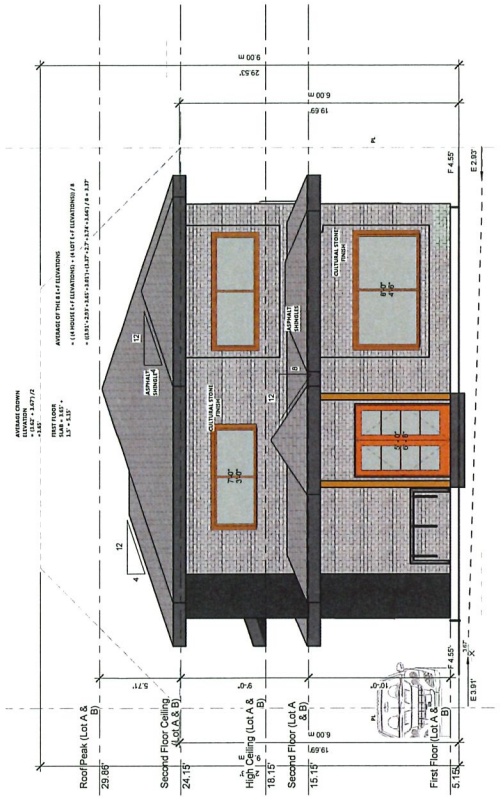
**MBD**

**Rear and Right Elevations (Lot A Units 1 & 2)**

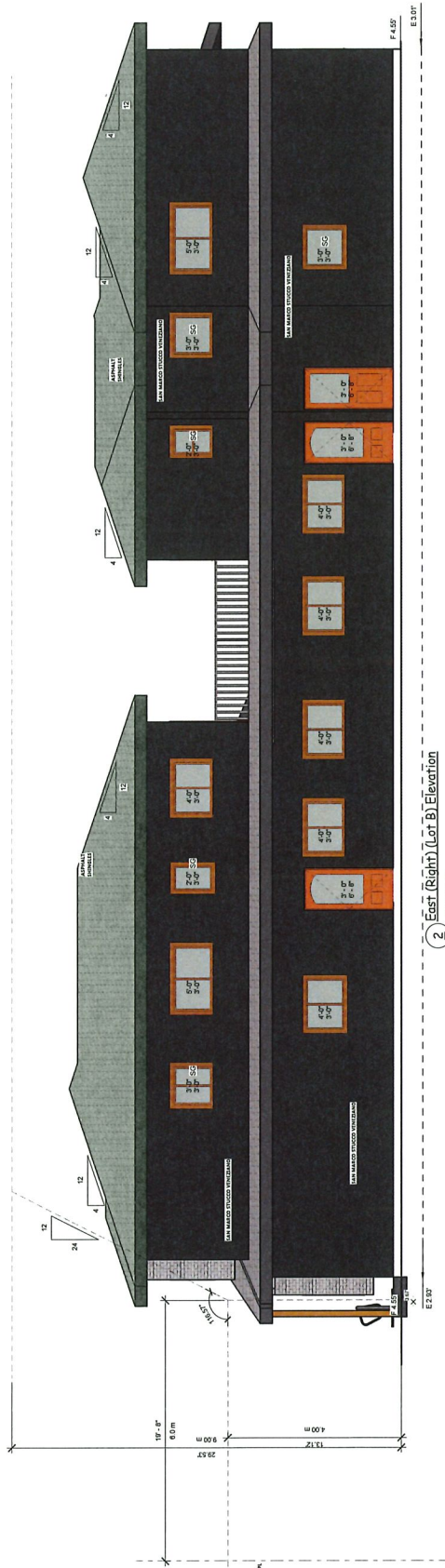
Builder:	Date:	14 DEC 2020
JING CAO 604 232 8218	Drawn by:	AUJUB
	Author:	9 0F 15
	Drawings No.:	9 0F 15

Site Address:  
 6511 FRANCIS RD., RICHMOND, BC

Scale: 1/4" = 1'-0"



1 South (Front) (Lot B) Elevation  
1/4" = 1'-0"



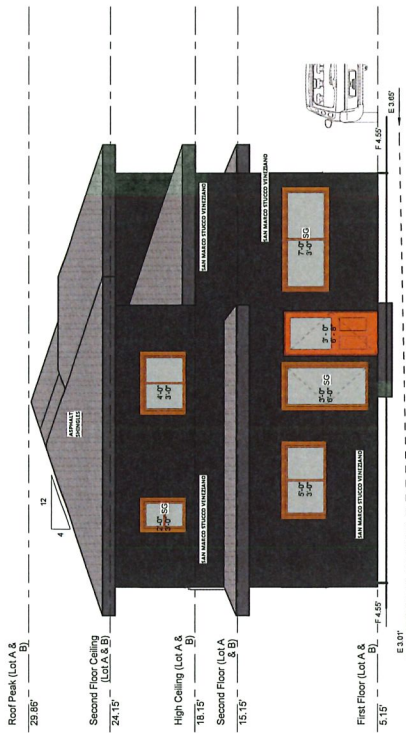
2 East (Right) (Lot B) Elevation  
1/4" = 1'-0"



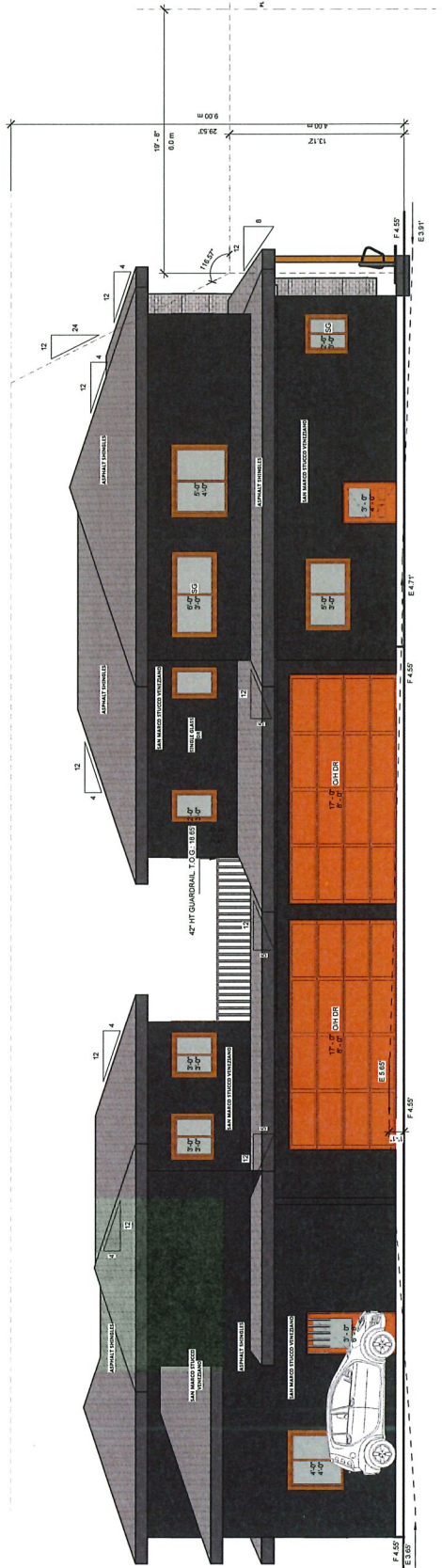
MBD Maple Building  
Design Inc.

Builder:	Date:	14 DEC 2020
JING CAO 604 322 8616	Drawn by:	GL
	Drawing No.:	10 DF 15
	Site Address:	4511 FRANCIS RD, RICHMOND, BC
	Scale:	1/4" = 1'-0"

6008 Main Street, Vancouver, BC V6X 3H2 Canada  
 Tel: 604-234-2572  
 e-mail: info@mbddesign.com  
 www.mbdmaplebuildingdesign.com



1 North (Rear) (Lot B) Elevation  
1/4" = 1'-0"



2 West (Left) (Lot B) Elevation  
1/4" = 1'-0"

**MBD Maple Building Design Inc.**

6808 Main Street, Vancouver, BC V6X 3J2 Canada  
 Tel: 604-234-2272  
 Fax: 604-234-2272  
 e-mail: info@mbd.com  
 www.mbd.com

**MBD**

Rear and Right Elevations (Lot B Units 3 & 4)

Builder: JING CAO 604-222-8274  
 Date: 14 DEC 2020  
 Drawn by: GS  
 Drawing No.: 11 OF 15

Site Address: 6511 FRANCIS RD., RICHMOND, BC  
 Scale: 1/4" = 1'-0"



**RZ 19-878165**

**Attachment 4**

Address: 6531 Francis Road

Applicant: CAO Construction

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Ya T. Wang	No change
<b>Site Size (m<sup>2</sup>):</b>	980 m <sup>2</sup>	Lot A: 490 m <sup>2</sup> Lot B: 490 m <sup>2</sup>
<b>Land Uses:</b>	Single-family dwelling	Two-unit dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
<b>Number of Units:</b>	1	4
<b>Other Designations:</b>	Arterial Road Policy Designation: Arterial Road Duplex/Triplex	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR and 334.5 m <sup>2</sup>	0.6	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 294 m <sup>2</sup> (3163 ft <sup>2</sup> ) Lot B: Max. 294 m <sup>2</sup> (3163 ft <sup>2</sup> )	Lot A: 293 m <sup>2</sup> (3,152 ft <sup>2</sup> ) Lot B: 293 m <sup>2</sup> (3,152 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 464.5 m <sup>2</sup>	Lot A: 489.7 m <sup>2</sup> Lot B: 489.7 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 10.35 m for proposed lots with shared vehicle access and Min. 13.4 m for proposed lot with individual vehicle access Depth: Min. 30 m	Width: 11.99 m Depth: 40.84 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys)	none
Off-street Parking Spaces – Regular (R):	2 per unit	2 per unit	none
Off-street Parking Spaces – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	none
Off-street Parking (total):	5	5	none
Tandem Parking Spaces:	Permitted	0	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.

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION  
OF LOT 93 SECTION 19 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 48044**

#6531 FRANCIS ROAD,  
RICHMOND, B.C.  
P.I.D. 004-030-684

**NOTE:**

Use site Benchmark Tag #2872 for construction elevation control.

**NOTE:**

Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #234  
Control Monument 77H4891  
Elevation: 1.125m  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 1.103m



**3.6 METRES  
OR 12 FEET  
RADIAL SPAN**

**TREE A  
RETAIN**

**ARBORIST  
INCLUSION  
NOT RQD  
REFER TO  
REPORT BODY**

**REFER TO TPB  
& TREE  
IMPACT SUMMARY  
TABLE WITHIN  
REPORT BODY**

**LEGEND:**

- (D) denotes deciduous
- ☐ denotes catch basin
- denotes round catch basin
- ☒ denotes inspection chamber
- ⊕ denotes water meter
- ⊙ denotes manhole
- ⊖ denotes cleanout

Tree tag#76 to be relocated to front yard of Lot A

**1.8 METRES  
OR 6 FEET  
RADIAL SPAN**

**2.4 METRES  
OR 8 FEET  
RADIAL SPAN**

**ARBORIST LEGEND**

- # - TREE ID
- ☐ - TPB AREA
- # - TPB SIZE
- RADIAL SPAN

Hedge on City property to be removed for access and sidewalk

© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V8X 3Z7  
Telephone: (604) 214-8928  
Fax: (604) 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 7331  
FB-388 P134-137  
Drawn By: WK

DWG No. 7331-Topo

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.

MARCH 25th, 2019.



**Address:** 6531 Francis Road

**File No.:** RZ 19-878165

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10332, the developer is required to complete the following:**

1. 0.11 m wide road dedication along the entire south frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information and via functional plan to be submitted by the applicant.
2. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
  - a) Vehicle access is via a single shared driveway crossing, based on a design specified in a Development Permit approved by the City;
  - b) A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each of the two lots.
  - c) The buildings and driveways on the two proposed lots are to be designed to accommodate on-site vehicle turn-around to prevent vehicles from reversing onto Railway Avenue.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, a cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall will be registered on titles of the new lots.
4. Registration of a flood indemnity covenant on title.
5. 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.
6. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the 3 trees to be retained.
7. Relocation of tree tag# 76 is to be done with Arborist supervision as per Arborist Contract and integration of the relocated tree in the preliminary Landscape Plan required prior to Development Permit Panel.
8. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. each lot for a total amount \$53,771.00) to the City's affordable housing fund.
9. City acceptance of the developer's offer to voluntarily contribute \$22,800.00 towards the construction of a special crosswalk at the Francis Road/Milner 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.

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

1. Review of Convertible Unit inclusion into redevelopment to improve accessible housing options.
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. 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 relocated tree tag# 76 to the front yard of Lot A;

- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 4 required replacement trees with the following minimum sizes:

<b>No. of Replacement Trees</b>	<b>Minimum Caliper of Deciduous Tree</b>	or	<b>Minimum Height of Coniferous Tree</b>
4	8 cm		4 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 661 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 95 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.
- c) At Developer’s cost, the City will:
  - i) Cap and remove the existing water service connection.
  - ii) Install four new water service connections, complete with water meters – one to serve each proposed unit.

Storm Sewer Works:

- d) At Developer’s cost, the City will:
  - i) Based on the recommendation from the developer’s engineer in the memorandum from Terra Nobis Consulting Inc. “6531 Francis Rd, Richmond – Perimeter Drain” dated April 15<sup>th</sup>, 2020, cap and remove the existing perimeter drain along the east property line of the development site.
  - i) Cap the existing storm connection at the inspection chamber.
  - ii) Install one new storm service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Sanitary Sewer Works:

- e) 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.
- f) At Developer’s cost, the City will:
  - i) Cap the existing sanitary connection at the inspection chamber.
  - ii) Install one new sanitary service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Frontage Improvements:

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

- iii) Coordinate with BC Hydro, Telus and other private communication service providers before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

iv) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. 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 architectural plans/functional plan:

- 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 – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

v) Complete other frontage improvements as per Transportation requirements:

- The works include the construction of a new 1.5 m wide concrete sidewalk at the new property line and a new grass/tree boulevard over the remaining width between the sidewalk and the north curb of Francis Road. Note that a 0.11 m wide road dedication across the entire Francis Road site frontage is required to meet minimum frontage improvement standards. The exact road dedication is to be determined through legal surveys. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site. The cross-section of the frontage improvements, measuring from the new south property line of the site to the north curb of Francis Road, are to include:
  - New south property line.
  - 1.5 m wide concrete sidewalk.
  - 1.5 m wide landscaped boulevard with street trees.
  - Existing 0.15 m wide curb.
- All existing driveways along the Francis Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described under Item 2 above.
- The new vehicle driveway access to the site must be constructed to City design standards.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- Consult Engineering on lighting and other utility requirements as part of the frontage works.

#### Special Crosswalk

- The Developer is required to make a \$22,800 partial contribution towards the construction of a special crosswalk at the Francis Road/Milner Road intersection. The total cost of the special crosswalk is \$108,300. The special crosswalk will have these features: traffic poles; overhead illuminated signs; amber flashers; strobe lights; Audible Pedestrian Signal; special crosswalk cabinet; Hydro service panel; and conduit/junction boxes. (Account No. 3132-10-550-55001-0000).

#### Electric Vehicle Charging Equipment

- Per 8500 Amendment Bylaw No. 9756, the Developer is required to provide, for all residential parking spaces (excluding visitor parking), Level 2 EV charging outlets (208V to 240V AC and current of 16A to 80A). The EV charging equipment calculations are to be shown as part of the site development statistics. The site plan and building layout are also to show the location of all EV charging equipment.

General Items:

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

- i) 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.
- ii) 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.

**Prior to Demolition 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
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



Richmond Zoning Bylaw 8500
Amendment Bylaw 10332 (RZ 19-878165)
6531 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. 004-030-664
Lot 93 Section 19 Block 4 North Range 6 West New Westminster District Plan 48044

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10332".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER