



To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 8, 2024
File: RZ 22-005593

Re: **Application by Manswell Enterprises Ltd. for Rezoning at 9371 and 9391 Francis Road from the “Single Detached (RS1/C)” Zone to the “Low Density Townhouses (RTL4)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10527, for the rezoning of 9371 and 9391 Francis Road from the “Single Detached (RS1/C)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

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

WC:js
Att. 7

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

Staff Report

Origin

Manswell Enterprises Ltd. (Incorporation number: BC0497028; Director: Jason Lam and Marian Lee), has applied to the City of Richmond for permission to rezone 9371 and 9391 Francis Road (Attachment 1) from the “Single Detached (RS1/C)” zone to the “Low Density Townhouses (RTL4)” zone in order to permit the development of nine townhouse units with one secondary suite and one convertible unit. Vehicle access is proposed from Francis Road. A preliminary site plan, building elevations and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for the design and construction of frontage beautification works and service connections.

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 currently contains two single-family homes. The applicant advised that there are no existing secondary suites on these properties and both homes are currently tenanted. It is noted that both tenants are on a one-year fixed term lease (end of May 2024) with no renewable clause.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North and West: An existing 24-unit townhouse complex fronting Francis Road, on a lot zoned “Low Density Townhouses (RTL1)”.

To the North and East: Existing single-family dwellings fronting on Ash Street on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/C)”.

To the South: Across Francis Road, existing single-family dwellings on lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan/ Broadmoor Area – Ash Street Sub-Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Broadmoor Area – Ash Street Sub-Area Plan designates the site as “Low Density Residential” (Attachment 4). This redevelopment proposal for nine townhouses is consistent with the land use designation.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy in the City's 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Townhouse" on the Arterial Road Housing Development Map and the proposal is generally in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

Residual Site

The proposed site assembly will leave a residual development site to the east at 8891, 8897 and 8899 Ash Street. These properties facing and addressed off a local road (Ash Street) are identified for townhouse development under the Arterial Road Policy since they are located within 35 m from an arterial road (Francis Road) on a block designated for townhouse developments. This residual development site will have an approximately 23 m frontage along Francis Road, which is less than the minimum frontage requirement of 40 m on a minor arterial road, under the Policy.

The developer has made multiple attempts to explore the opportunity to include the residual development site into the proposed townhouse development; however, the acquisition attempt was not successful (Attachment 5). To proceed with the subject development proposal, the developer has agreed to provide vehicle access from the subject site to future multiple-family residential development on 8891, 8897 and 8899 Ash Street, in support of the future redevelopment of the residual development site. A Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site to allow use of the driveway will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

The proposed development will not restrict redevelopment of the residual development site. The applicant has provided a preliminary concept (on file) for the residual development site to demonstrate that it could be redeveloped into a multiple-family residential development generally in keeping with the site's OCP designation in the future.

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 received one piece of correspondence from the public about the rezoning application in response to the placement of the rezoning sign on the property. The submission is from a cyclist enquiring about the opportunity for cycling infrastructure improvements along Francis Road as part of the subject rezoning application (Attachment 6). Staff responded to the enquiry at the time and there has been no additional correspondence. The suggestions are listed below with staff's responses provided in *italics*:

1. Remove street parking and provide a bike lane in front of the development.

The implementation of cycling facilities in the City is guided by the Cycling Network Plan, the update of which was endorsed by Council on July 26, 2022. The Plan was developed based on extensive stakeholder and public engagements. In the Plan development, considerations were given to factors such as safety, connectivity, utility and convenience, feasibility, network gaps and social equity. Francis Road, from No. 4 Road to west dyke, is identified as a future major cycling route in the Official Community Plan. Based on the work completed in the recent Cycling Network Plan update which identifies priorities for the next 15 years, this section of Francis Road falls outside of that 15-year priority list. Installation of cycling facilities along Francis Road are not required by the developer at this time; future construction of cycling facilities will be undertaken by the City.

All townhouse developments are required to provide on-site off-street car parking facilities for residents and visitors. The Zoning Bylaw rates are 2.0 spaces and 0.2 spaces per dwelling unit for resident and visitor parking respectively.

2. Development to provide secure bike parking options for residents.

The proposed development features bicycle parking spaces in garages for residents and short-term bicycle parking for visitors within the outdoor amenity space located opposite to the entry driveway.

3. Minimize the number of driveways connecting to the road, and thus minimize the number of traffic conflict zones for cyclists.

A fundamental component of the City's Arterial Road Policy is to limit the number of driveway access points to arterial roads upon redevelopment. The subject development was able to consolidate the number of driveways from two to one; a Statutory Right-of-ways (SRW) to provide shared cross access to future neighbouring developments is also secured as part of Rezoning.

The Province has granted Royal Assent to Bill 44, Housing Statues (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. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the two properties into one development parcel, with a total net site area of 1,887 m². The proposal consists of nine townhouses, in a mix of two-storey and three-storey townhouse units in four clusters.

The layout of the townhouse units is oriented around a single driveway providing access to the site from Francis Road and an east-west internal maneuvering aisle providing access to the unit garages. An outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site, opposite to the entry driveway.

All three-storey units are proposed along Francis Road; a minimum 7.5 m interior side yard setback is provided to the third floor of the street-fronting buildings to minimize potential privacy concerns with the single-family dwelling to the east and the townhouse development to the west. Two-storey detached and duplex units are proposed along the rear (north) lot lines to serve as a transition to the two-storey townhouse units to the northwest and single-family homes to the northeast. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 18 resident vehicle parking spaces are proposed within nine individual side-by-side garages. Also consistent with the parking requirements, a total of two visitor vehicle parking spaces and two visitor (Class 2) bicycle parking spaces are proposed on-site. In addition, a total of 18 resident (Class 1) bicycle parking spaces are proposed, which exceeds the 1.25 space per unit requirements under the Zoning Bylaw 8500.

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 16 bylaw-sized trees on the subject property, one tree on neighbouring properties and five 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:

On-site Trees:

- A 76 cm caliper beech tree (tag# 6) located in the southeast corner of the site is identified as being in good condition and should be retained. Due to its proximity to proposed Building A, cantilevered foundations will be required within the tree protection zone to retain this tree. Arborist supervision will be required for site preparation and construction activities. A Tree Survival Security of \$10,240.00 will be required for this tree.
- A 50 cm caliper plum tree (tag# 20) located on-site along the rear (north) property line identified in fair condition is to be retained and protected on site. A Tree Survival Security of \$10,240.00 will be required for this tree.
- A multi-branched cherry plum tree (tag# 11; 144 cm combined calliper size) is identified in fair condition with decay. This tree is not a good candidate for retention and should be replaced.

- Ten trees located on site (tag# 7, 8, 9, 10, 12, 13, 17, 18, 19 & 21), are in fair to poor condition - historically topped and exhibiting decay pockets at main unions, significant cracks in the main trunk, weak structure as well as sparse foliage. These trees are not good candidates for retention and should be replaced.
- Three mature Emerald Green Arborvitae trees located on site (tag# 14, 15, 16), with calliper sizes 55 cm, 40 cm and 26 cm respectively, are identified in good condition but with open dead sections and poor structure. Therefore, these remnant hedging cedars are not good candidates for long term retention and should be replaced.

Off-site Trees:

- One tree (tag# 22) located on the neighbouring property is to be protected as per the Arborist Report recommendations.
- Four Chanticleer pear trees (tag # C1 - C4), located in the existing City's boulevard in front of the site, are in poor condition and in conflict with the required frontage improvement works. These trees are approved for removal by the Parks Department, a \$3,072.00 tree compensation contribution is required.
- One honey locust tree (tag# C5) located at the southwest corner of the site, within the City's boulevard, is identified in good condition and to be retained. A Tree Survival Security of \$5,120.00 will be required for this trees.
- There are Thuja hedges along the road frontage of each property. A large portion of these hedgerows is located within the existing City's boulevard and the required road dedication area. These hedges are approved for removal by the Parks Department due to their condition and conflict with the required frontage improvement works; no tree compensation contribution is required.

Tree Replacement

The applicant wishes to remove 13 bylaw-sized trees on-site; the 2:1 replacement ratio would require 26 replacement trees. In addition, the applicant wishes to remove one significant tree on-site (tag# 11), the 3:1 replacement ratio would require an additional three replacement trees. Therefore, the total number of replacement trees required for the proposed removal of 14 trees on-site is 29.

According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 20 new trees on-site. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The developer will be required to provide \$768.00 to the City's Tree Compensation Fund for each and any number of trees short of the required 29 replacement trees included within the Development Permit landscape plans.

Tree Protection and Relocation

The applicant has also committed to retain and protect two trees on-site. 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 7). 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 final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$25,600.00 to ensure that the two on-site trees (specifically tag# 6 & 20) and one street tree (tag# C5), identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- 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 are completed.

Existing Legal Encumbrances

There are existing 3.0 m wide utility Right-of-Ways (ROWs) generally along the north and east property lines at the northeast corner of the subject site for existing sanitary main and connections. The developer is aware that no construction is permitted in these areas.

Transportation and Site Access

One vehicular access from Francis Road is proposed. The proposed vehicle access is envisioned to be utilized by adjacent properties to the east if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Francis Road and the internal east-west manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.6 m wide road across the entire Francis Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. Based on the rate identified in the OCP (i.e., \$2,066.00 per unit for the first 19 units), the total cash contribution required for the nine-unit townhouse development is \$18,594.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 109 m² exceeds the minimum requirements under the Official Community Plan (OCP) of 6 m² of outdoor space per unit. Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with the use of a Low Carbon Energy System. Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy (AHS) seeks cash-in-lieu contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of built low-end-of-market (LEMR) housing units. In this case, the application proposes a nine-unit townhouse development.

Consistent with the City's Affordable Housing Strategy and Richmond Zoning Bylaw 8500, the applicant proposes to submit a contribution of \$12.00 per buildable square foot (for sites outside of the City Centre). For this proposal the contribution requirement is \$145,245.89 and must be provided to the City prior to final adoption of the rezoning bylaw. The applicant has also voluntarily proposed the inclusion of one secondary suite (approx. 33 m² (355 ft²) in area) within the development.

Market Rental Housing Policy

The City of Richmond's Official Community Plan establishes a policy framework for the provision of market rental housing. Smaller-scaled projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a cash-in-lieu (CIL) contribution is made into the City's Affordable Housing Reserve Fund. The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot. Consistent with the OCP, the CIL contribution applicable to this proposal is \$32,295.97 and must be provided to the City prior to final adoption of the rezoning bylaw.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.99 per buildable square foot (2023 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$12,065.29.

Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

1. Reduce the front yard setback from 6.0 m to 4.5 m.
 - The applicant is proposing a reduced front yard setback in order to provide a larger rear yard setback to facilitate a greater separation between the proposed townhouse development and the adjacent residential developments to the north. The increased rear yard setback would also provide a larger protection buffer to the existing cherry plum tree along the north property line that is to be retained as part of the development.
 - The resulting distance from the back of curb to the building face would be approximately 8.0 m. To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Francis Road, a restrictive covenant will be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is to be incorporated into dwelling unit design and construction. Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.
 - Staff support the requested variance recognizing that a minor road dedication (approximately 0.6 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties.
2. Allow six small car parking stalls.
 - The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site.

The proposed nine-unit townhouse development will provide 18 residential, plus two visitor parking spaces on-site. The small car stalls will be featured in six of the side-by-side double garages. Each of those garages will contain one small car stall alongside with one standard-size stall. The proposed variance allows for a more flexible site layout.

- The applicant is providing two Class 1 bicycle parking spaces per dwelling unit (instead of the bylaw requirement of 1.25 spaces per unit) as compensating measures.
- Transportation staff support the proposed variances to allow one small car stall in six of the side-by-side double-car garages.

These variances will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Development Permit

A Development Permit processed to a satisfactory level is a requirement of rezoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development and the adjacent existing developments.
- Refinement of site layout to maximize planting areas along internal drive aisles and to better define private vs. semi-private spaces on-site.
- Refinement of the proposed building form to demonstrate individuality of dwelling units and to achieve sufficient variety in design to create a cohesive yet interesting streetscape along Francis Road and internal drive aisles.
- Refinement of landscape design to optimize replacement tree planting on-site, to maximize permeable surface areas and to better articulate hard surface treatments on-site.
- Review of sizes and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the sustainability strategy for the development proposal.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections (Attachment 8).

The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

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 proposed nine-unit townhouse development is generally consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high-quality project and design consistent with the existing neighbourhood context and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10527 be introduced and given first reading.



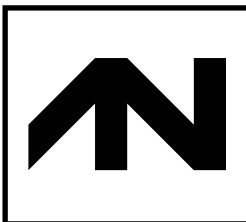
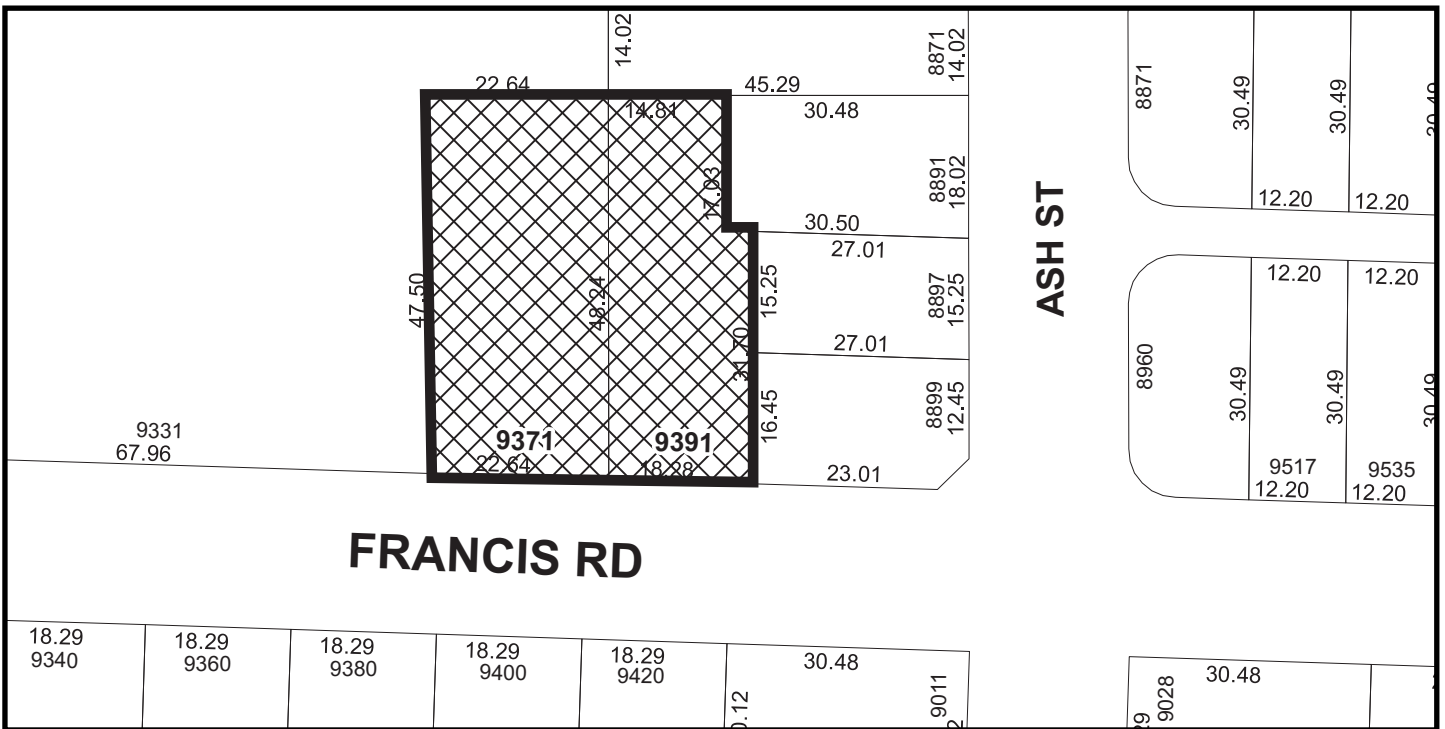
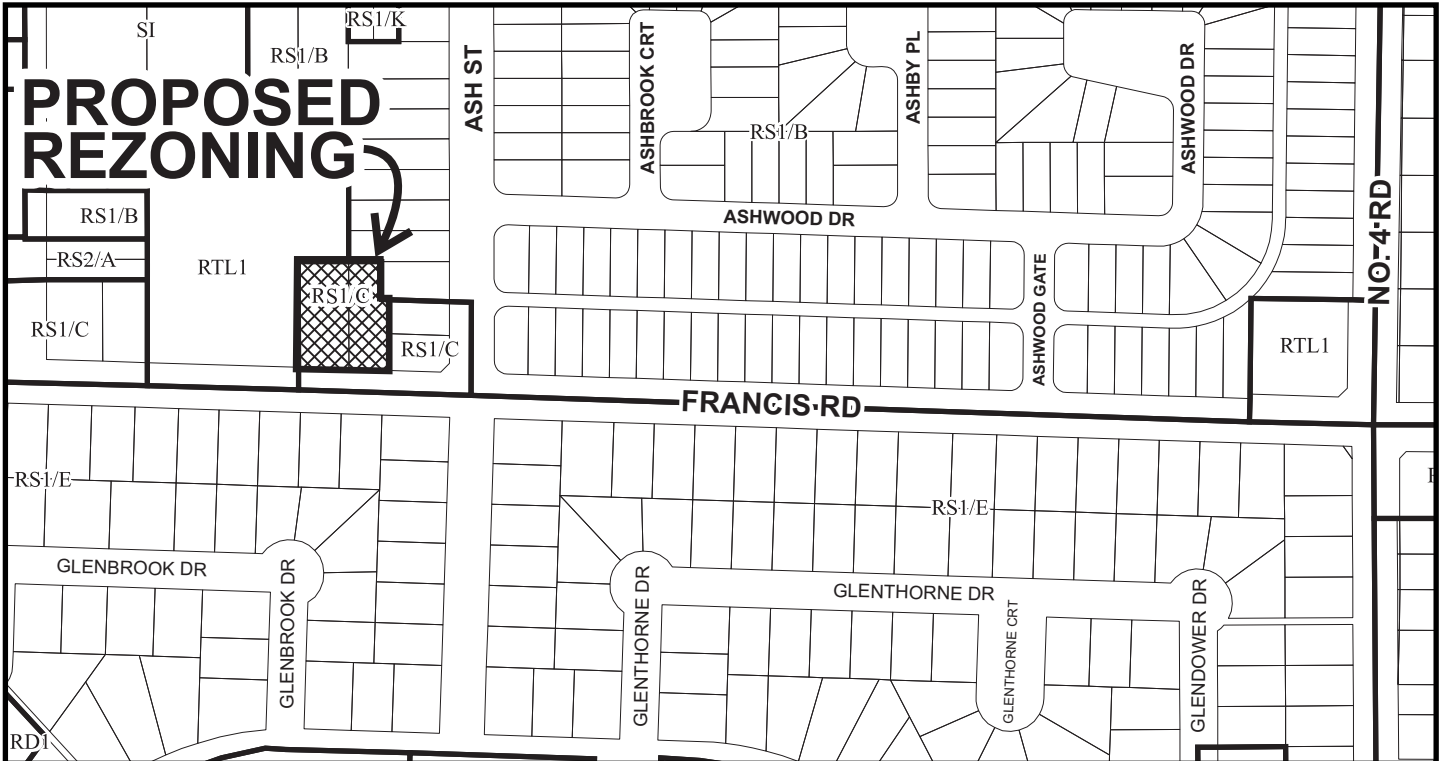
Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att. 1: Location Map
2: Conceptual Development Plans
3: Development Application Data Sheet
4: Broadmoor Area – Ash Street Sub-Area Plan
5: Proof of Acquisition Attempts
6: Correspondence Received
7: Tree Management Plan
8: Rezoning Considerations



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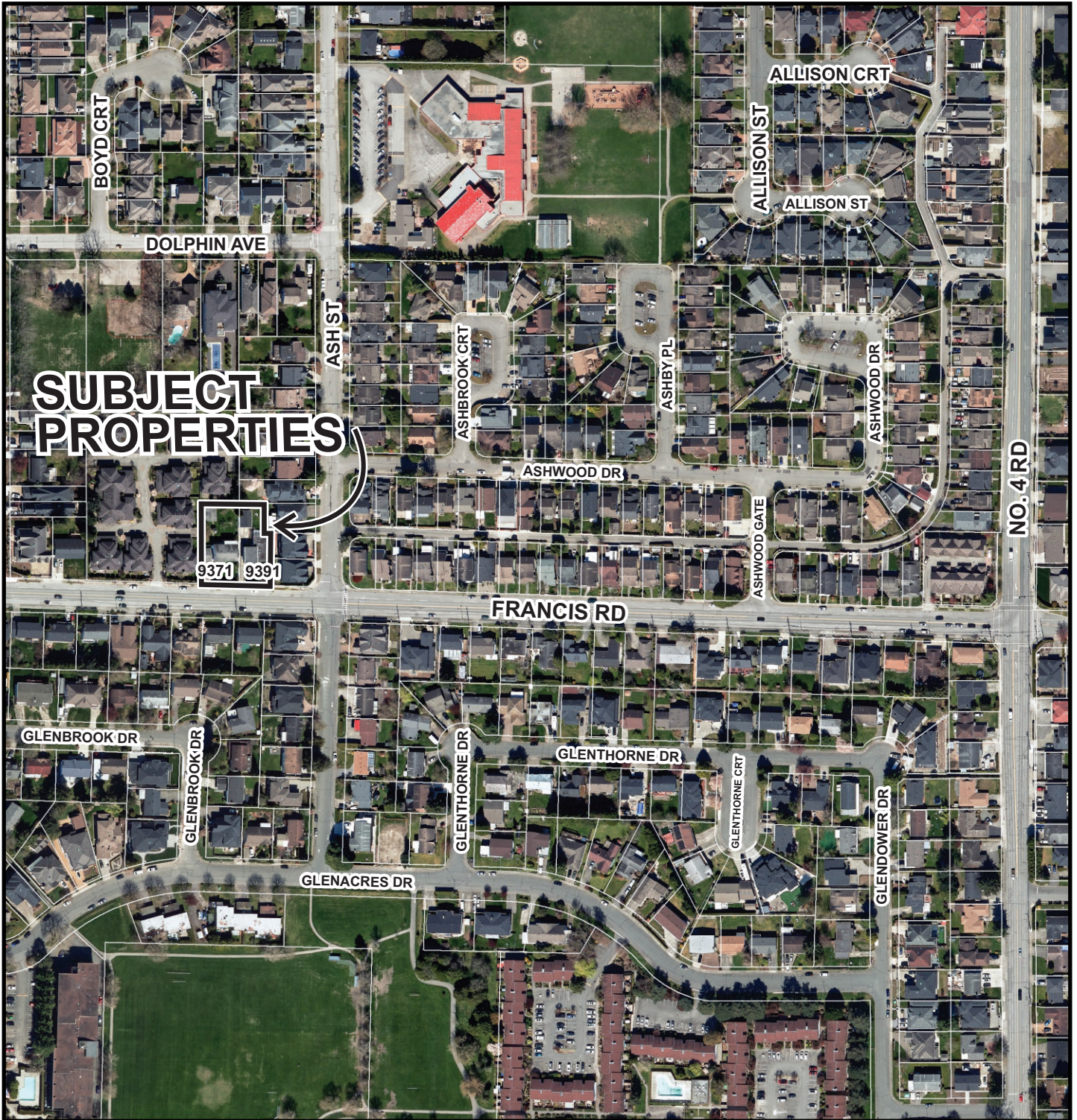


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 Note: Dimensions are in METRES



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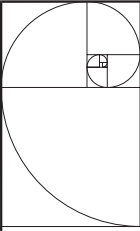
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Original Date: 02/02/22

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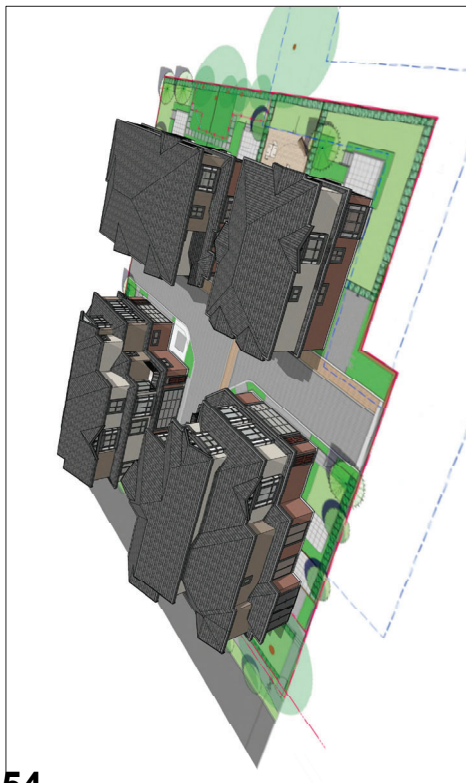
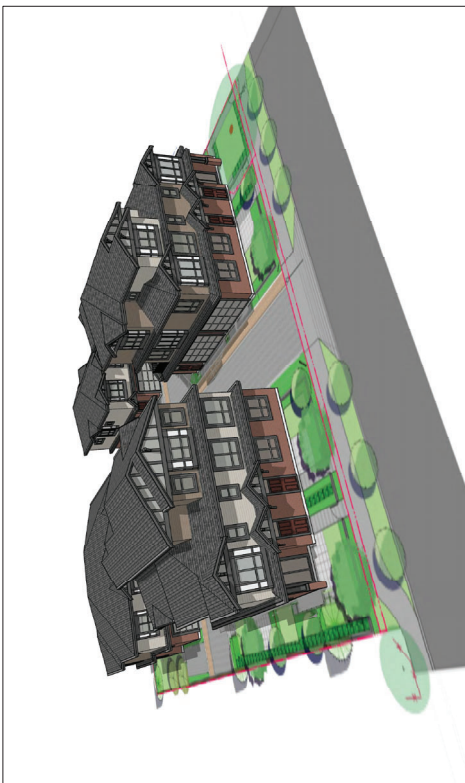
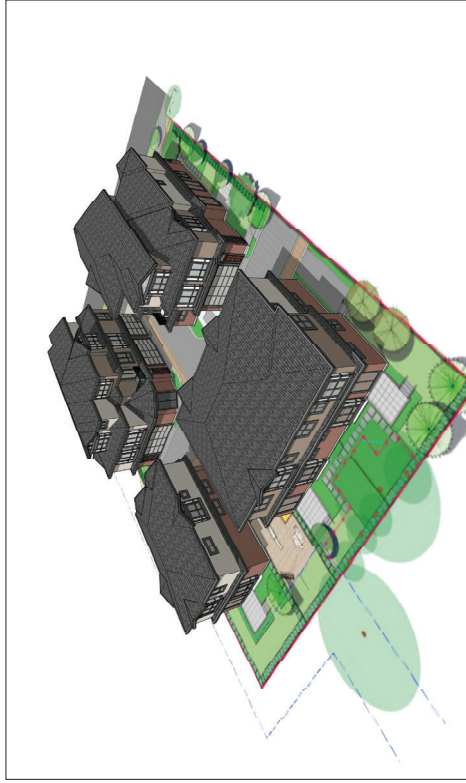
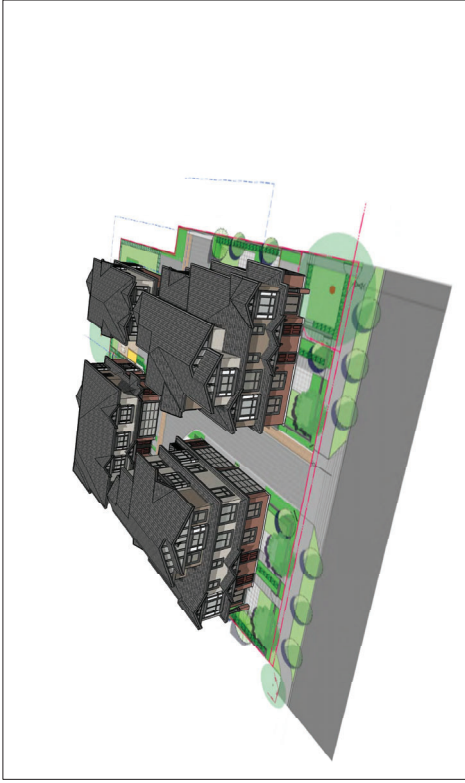
TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC
(RZ-22-005593)

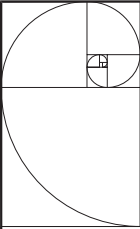
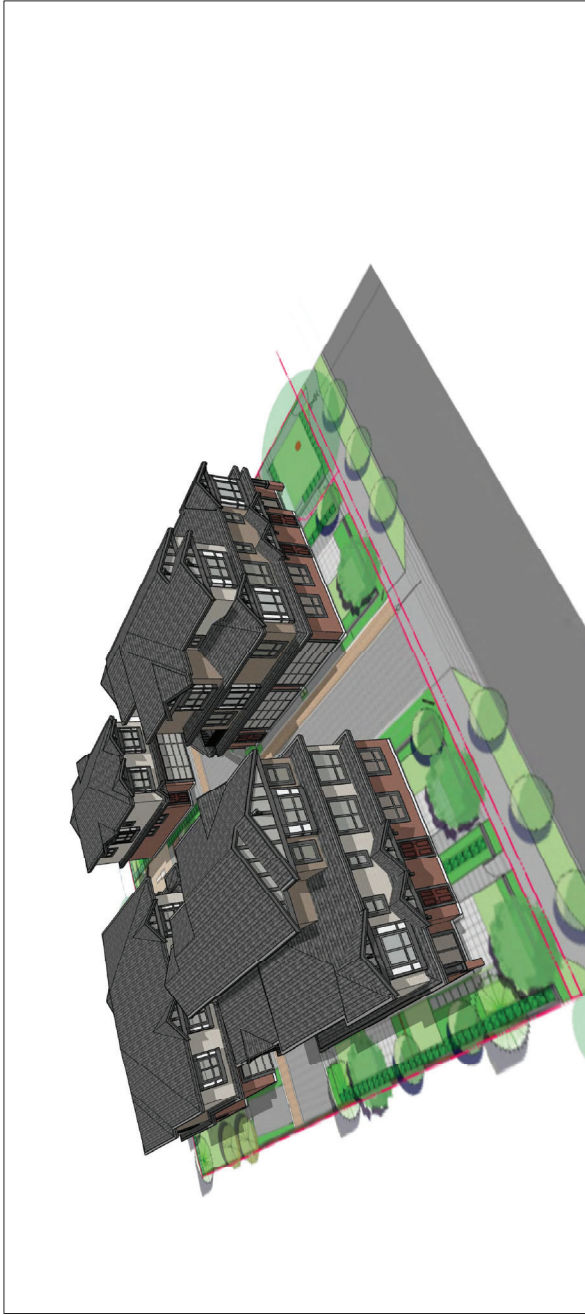
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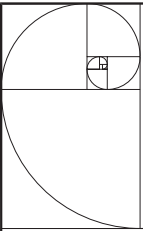
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 2023-09-12

TOWNHOUSE DEVELOPMENT
 9371 / FRANCIS ROAD
 RICHMOND, BC
 (RZ 22-005593)

COLOR RENDERINGS

Project No. #6272
 Sheet N.T.S.
 of A 0.2



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TOWNHOUSE DEVELOPMENT
 9371 / 9391 FRANCIS ROAD
 RICHMOND, BC
 (R2-22-005593)

SITE CONTEXT PLAN &
 STREETScape

Project No. #6272
 Date AS NOTED
 Scale 1/8" = 1'-0"

A 0.5 of





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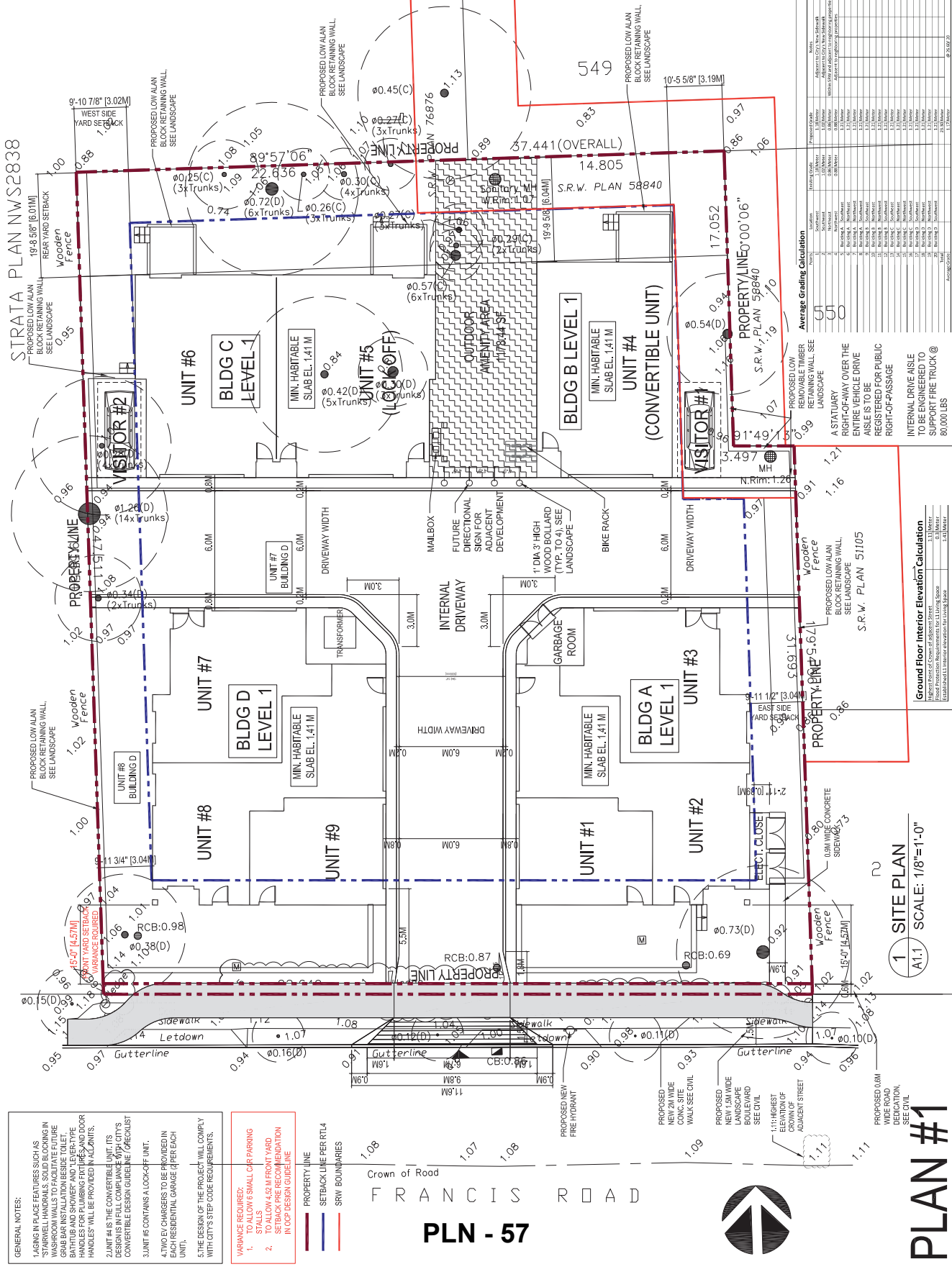
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TOWNHOUSE DEVELOPMENT
 9371 / 9391 FRANCIS ROAD
 RICHMOND, BC
 (RZ 22-005583)

SITE PLAN
 SHEET 1 OF 1
A1.1

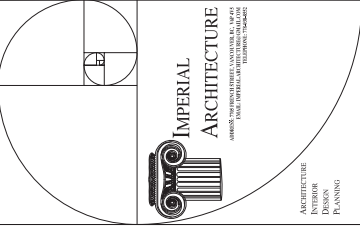


Crown of Road
FRANCIS ROAD

PLN - 57



PLAN #1



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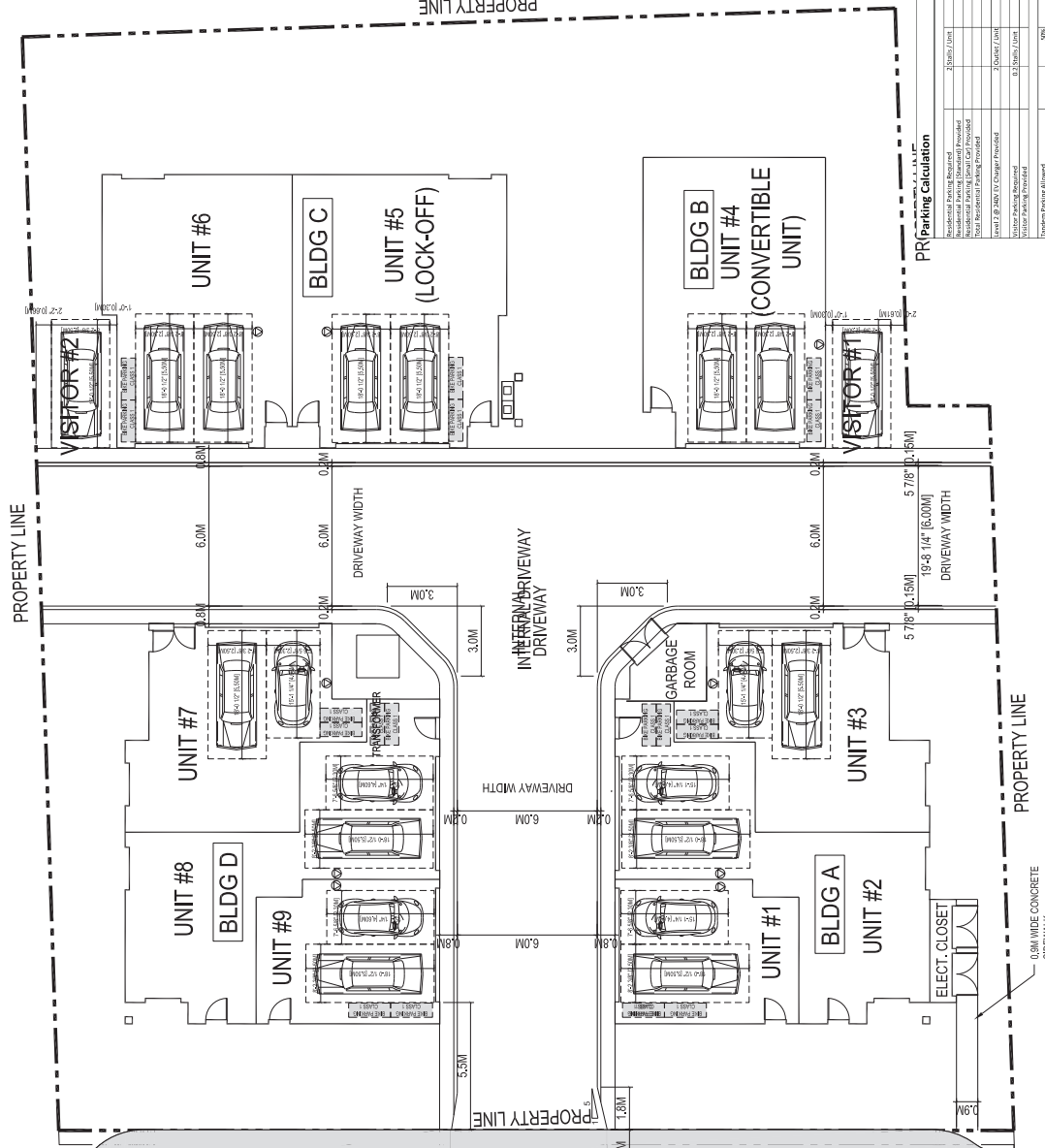
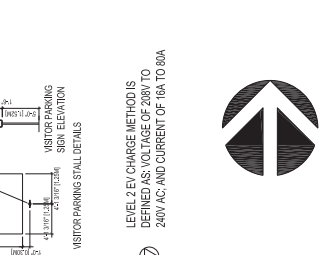
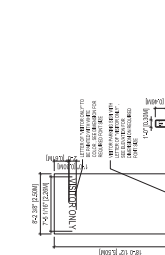
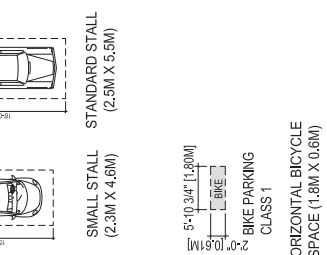
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RICHMOND, BC
(RZ 22-005593)

PARKING PLAN

Page No: #0272
Sheet 1/3 of 1-0"

A1.2

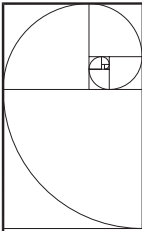


Parking Calculation By Unit

Unit	Unit A	Unit B	Unit C	Unit D	Unit E	Unit F	Unit G	Unit H	Unit I	Unit J	Unit K	Unit L	Unit M	Unit N	Unit O	Unit P	Unit Q	Unit R	Unit S	Unit T	Unit U	Unit V	Unit W	Unit X	Unit Y	Unit Z
Unit #1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Unit #9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Visitor #1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Visitor #2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bike	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

PLAN #2

1 PARKING PLAN
SCALE: 1/8"=1'-0"



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PROJECT: TOWNHOUSE DEVELOPMENT
 9371 / 9391 FRANCIS ROAD
 RICHMOND, BC
 (RZ 22-005593)

PROJECT: BUILDING A ELEVATIONS

Sheet: 1/8"=1'-0"

Project: A3.1 of

ISSUED FOR REZONING RESUBMISSION 2023-09-12

TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD
 RICHMOND, BC
 (RZ 22-005593)

BUILDING A ELEVATIONS

Sheet: 1/8"=1'-0"

Project: A3.1 of

ISSUED FOR REZONING RESUBMISSION 2023-09-12

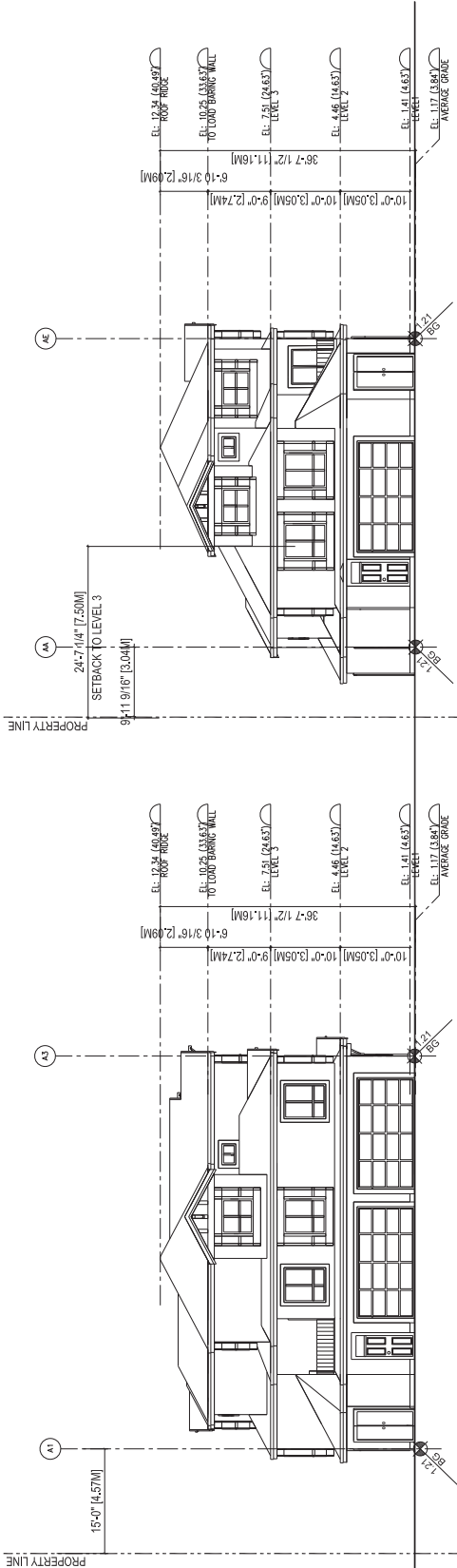
TOWNHOUSE DEVELOPMENT

9371 / 9391 FRANCIS ROAD
 RICHMOND, BC
 (RZ 22-005593)

BUILDING A ELEVATIONS

Sheet: 1/8"=1'-0"

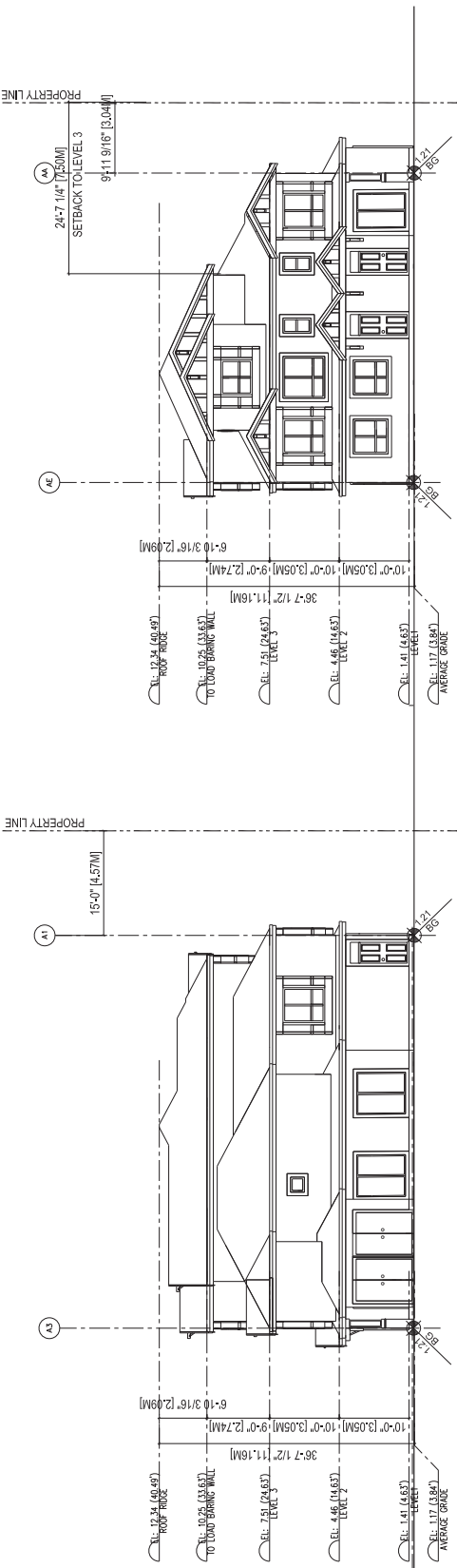
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1 BUILDING A WEST ELEVATION
 SCALE: 1/8"=1'-0"

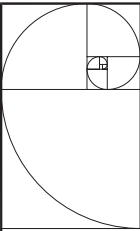
2 BUILDING A NORTH ELEVATION
 SCALE: 1/8"=1'-0"

PLN - 59



3 BUILDING A EAST ELEVATION
 SCALE: 1/8"=1'-0"

4 BUILDING A SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



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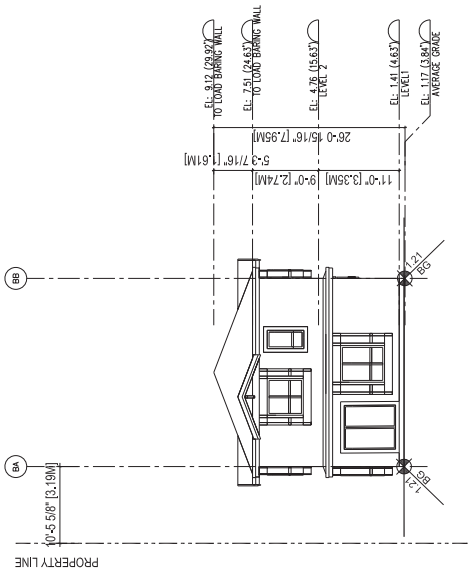
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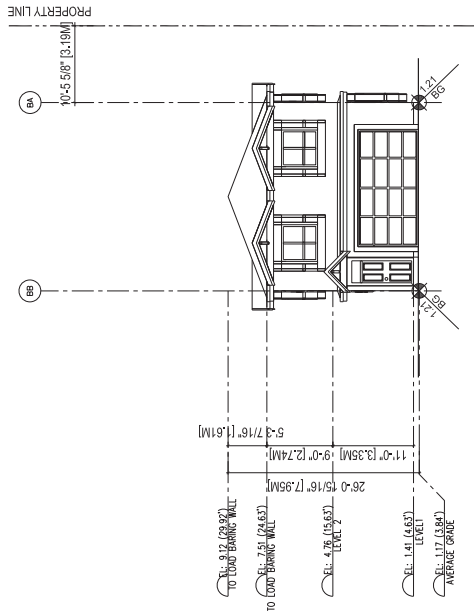
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 RICHMOND, BC
 (PZ 22-005593)

BUILDING B ELEVATIONS

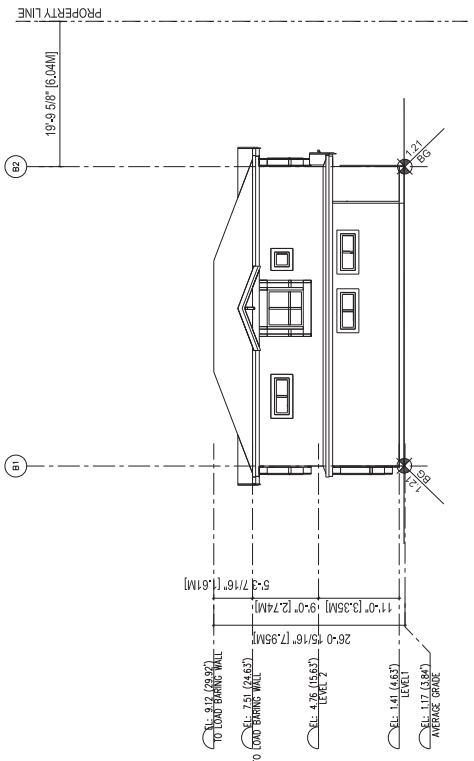
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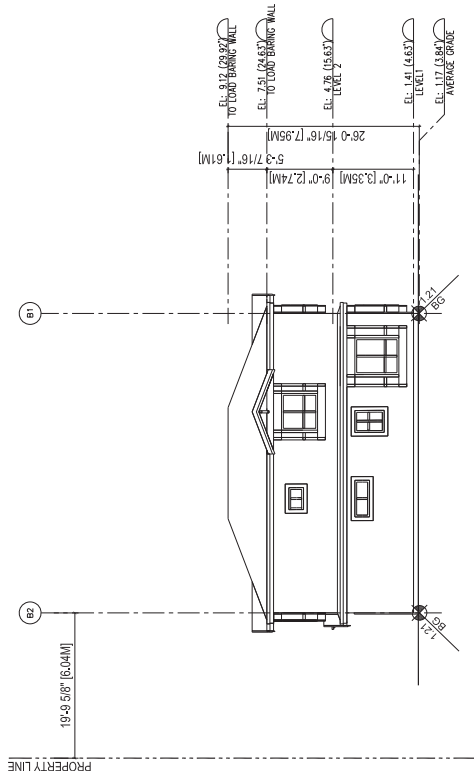
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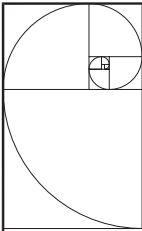
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 A3.2 SCALE: 1/8"=1'-0"



1 BUILDING B WEST ELEVATION
 A3.2 SCALE: 1/8"=1'-0"



3 BUILDING B EAST ELEVATION
 A3.2 SCALE: 1/8"=1'-0"



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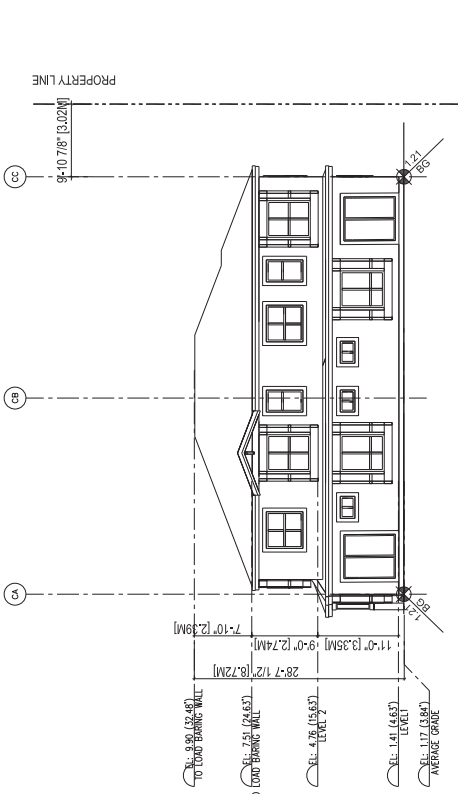
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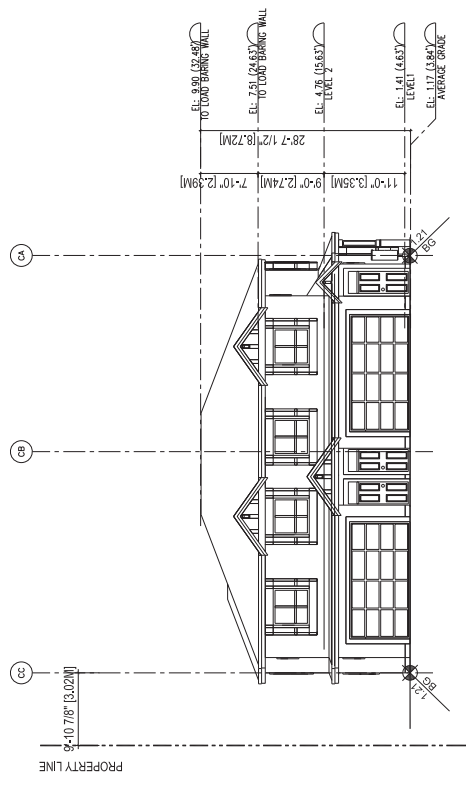
BUILDING C ELEVATIONS

Sheet 1/8"=1'-0"
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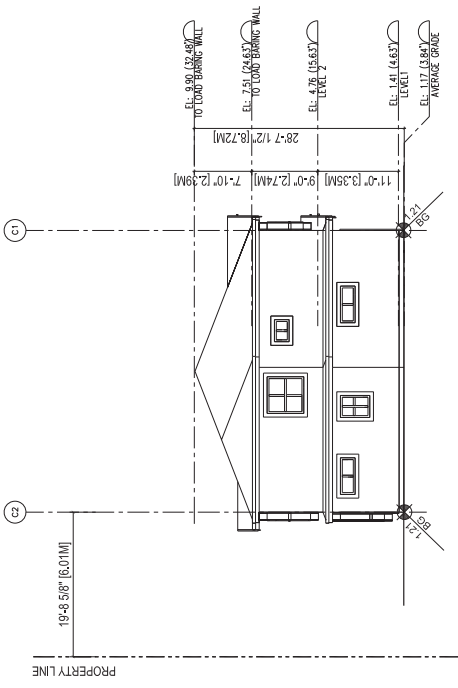
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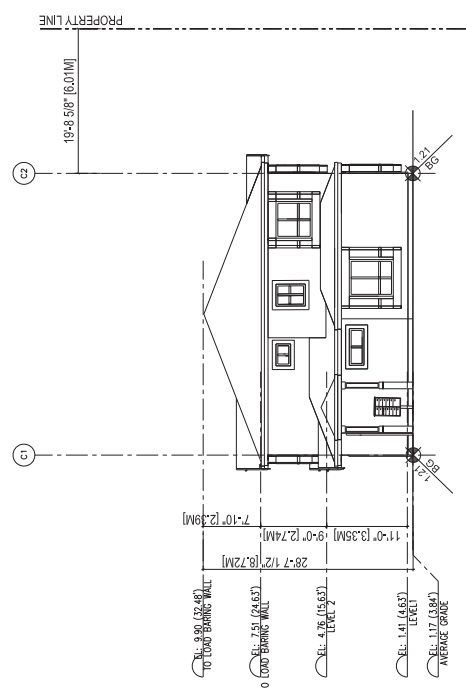
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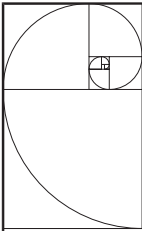
4 BUILDING C SOUTH ELEVATION
 A3.3 SCALE: 1/8"=1'-0"



1 BUILDING C WEST ELEVATION
 A3.3 SCALE: 1/8"=1'-0"



3 BUILDING C EAST ELEVATION
 A3.3 SCALE: 1/8"=1'-0"



IMPERIAL ARCHITECTURE
 ARCHITECTURE
 INTERIOR
 PLANNING

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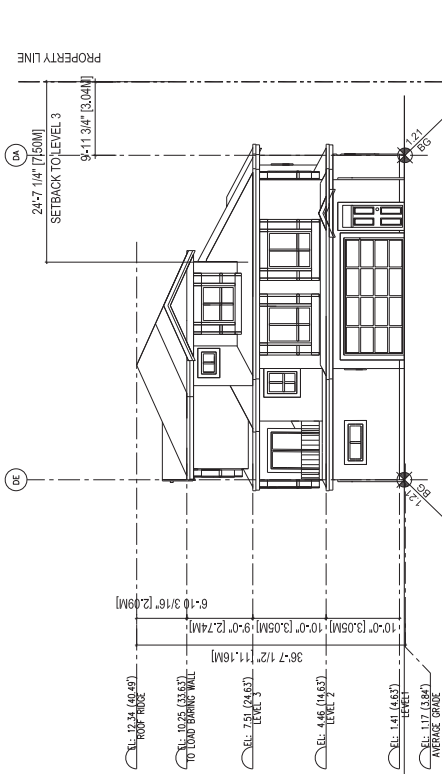
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ISSUED FOR REZONING RESUBMISSION
 2023-09-12

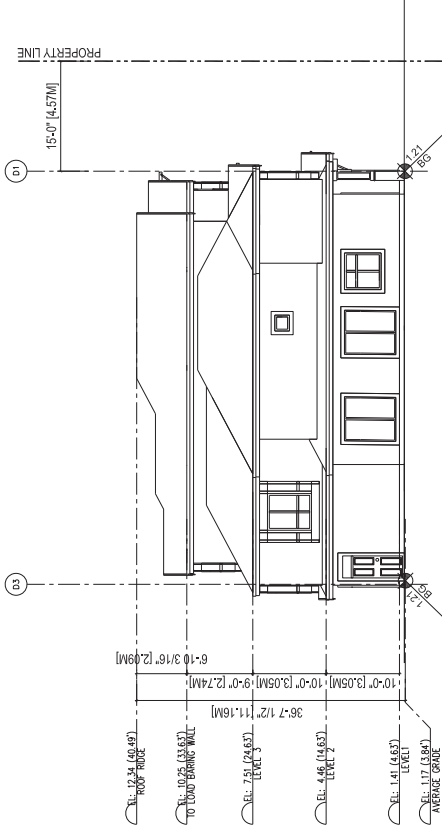
TOWNHOUSE DEVELOPMENT
 9371 / 9391 FRANCIS ROAD
 RICHMOND, BC
 (RZ 22-005593)

PROJECT #6272
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 DRAWING TITLE
 BUILDING D ELEVATIONS

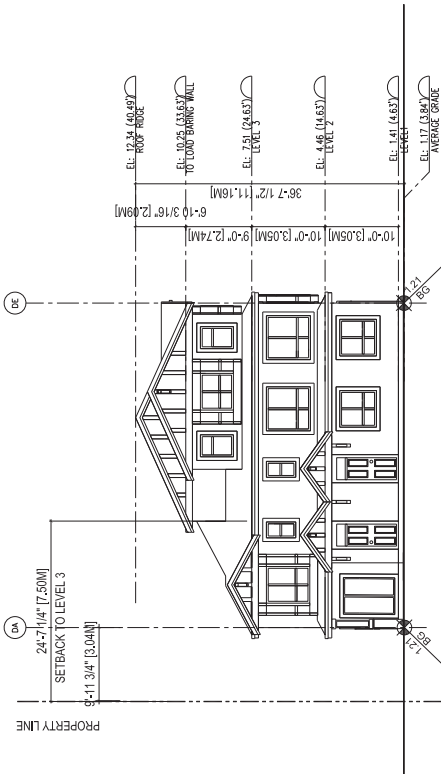
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 SHEET 1/8 OF 1-0"
 DRAWING TITLE
A3.4



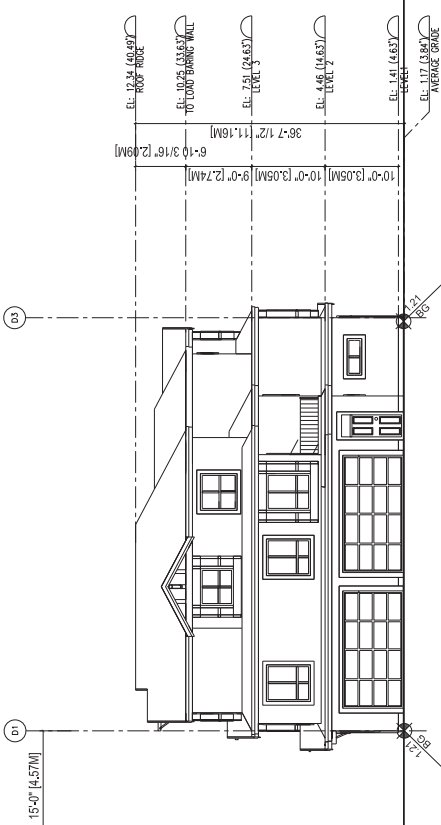
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 A3.4



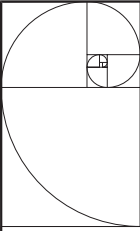
2 BUILDING D NORTH ELEVATION
 SCALE: 1/8"=1'-0"
 A3.4



3 BUILDING D SOUTH ELEVATION
 SCALE: 1/8"=1'-0"
 A3.4



4 BUILDING D EAST ELEVATION
 SCALE: 1/8"=1'-0"
 A3.4



IMPERIAL ARCHITECTURE
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DISCLAIMER
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NO.	DATE	DESCRIPTION
1	2023-09-12	ISSUED FOR REZONING RESUBMISSION
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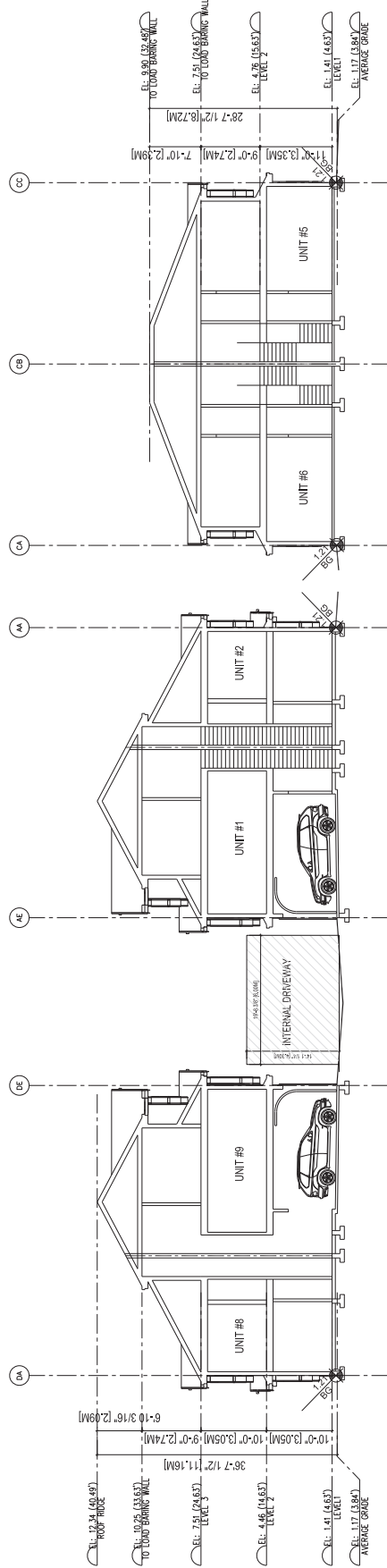
ISSUED FOR
 REZONING RESUBMISSION
 2023-09-12

TOWNHOUSE DEVELOPMENT
 9371 / 9381 FRANCIS ROAD
 RICHMOND, BC
 (RZ 22-005593)

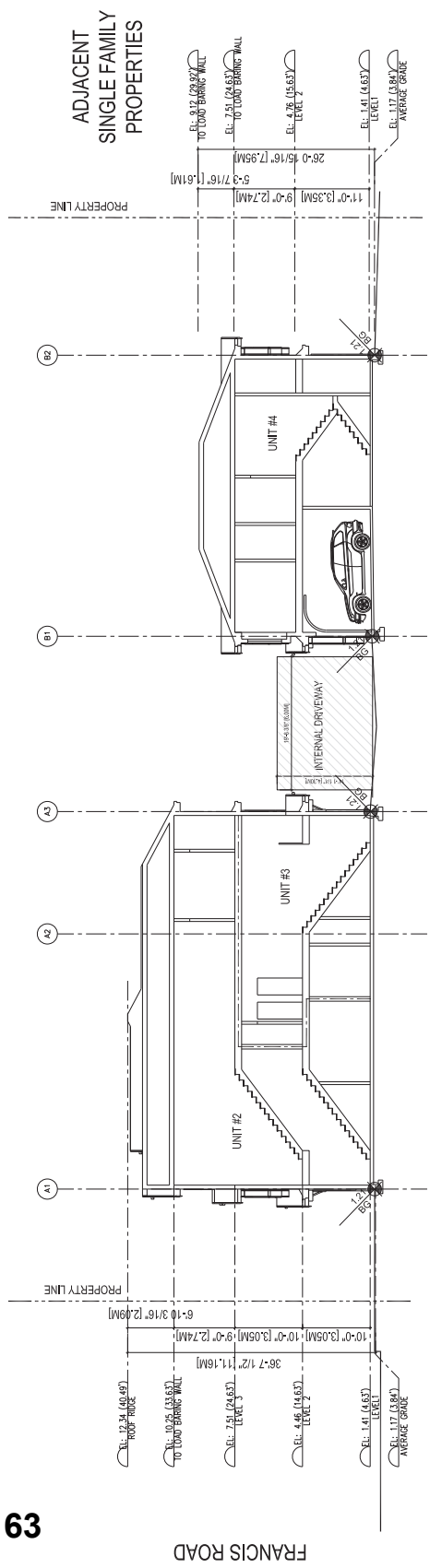
BUILDING SECTIONS

Project No: #6272
 Scale: 1/8"=1'-0"
 Sheet: 1 of 1

A4.1



2 BUILDING C SECTION
 SCALE: 1/8"=1'-0"



PLN - 63

FRANCIS ROAD

SEE EXISTENTIAL LINES
 --- EXISTENTIAL LINES
 - - - - - ONE-PHASE P.A.C.

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE	2/L3.0
	UNIT PAVERS	5/L3.0
	CONCRETE SLAB PAVING	1/L3.0
	C/P CONCRETE PAVING	3/L3.0
	80MM AQUA PAVERS STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVERS STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH SURFACE	3/L3.0
	WOOD CHIPS PLAYGROUND SURFACE	4/L3.3
	LAWN	2/L3.3
	PLANTING BED	4/L3.0
	GRAVEL	1/L3.1
	BIKE RACK	6/L3.2
	RAISED WOOD PLANTER WITH TRELLIS PER DETAIL 6/L3.2	5/L3.2
	PICNIC TABLE AND BENCHES	4/L3.1
	BENCH	1/L3.2
	SANDBOX	3/L3.1
	6\"/>	2/L3.1
	STEPPING STONE PATH	
	EXISTING TREES TO BE RETAINED	

PLN - 64

LANDSCAPE NOTES

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- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, EXISTING TREES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



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Revisions

NO.	Date	Note
A	2023-11-06	ISSUED FOR REZONING & DP
B	2023-05-15	ISSUED FOR REZONING & DP
C	2023-06-29	ISSUED FOR REZONING & DP
D	2023-09-12	ISSUED FOR REZONING & DP

9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34
SCALE: 1:100
DRAWN BY: EL
REVIEWED BY: EL

Landscape Layout and Materials Plan

L1.0



**HOMING
LANDSCAPE
ARCHITECTURE**
VANCOUVER, BC, CANADA V6T 1K9
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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BE SEVENTH DRAWINGS AND THE
ASSOCIATED WITH THE PROJECT. THE CONSULT
LANDSCAPE ARCHITECT TO OBTAIN THE
PROCEEDING WITH APPROVAL.

Revisions

NO.	Date	Note
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D	2023-09-12	ISSUED FOR REZONING & DP

**9371/9391 FRANCIS
ROAD TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
9371/9391 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-34

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Replacement Tree
Plan**

L0.2

REPLACEMENT TREES SUMMARY

TOTAL 19 ON-SITE TREES MEASURING OVER 20 CENTIMETERS
DBH. 20 REPLACEMENT TREES ARE DESIGNED AND
REQUIRED TO BE INSTALLED ON-SITE.

REPLACEMENT TREES LEGEND

LATIN NAME	COMMON NAME	QUANTITY	SIZE
<i>Acer glabrum</i>	Paperbark Maple	4	8cm CAL
<i>Betula papyrifera</i>	Paper Birch	2	8cm CAL
<i>Pinus contorta var. contorta</i>	Shore pine	6	4 meters High
<i>Quercus japonica</i>	Japanese stonewood	8	8cm CAL

TOTAL 20 REPLACEMENT TREES ARE DESIGNED AND
PROVIDED ON-SITE.



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	5/L3.0
	C/P CONCRETE PAVING	1/L3.0
	80MM AQUA PAVERS STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	WOOD CHIPS PLAYGROUND SURFACE	
	LAWN	4/L3.3
	PLANTING BED	2/L3.3
	GRAVEL	4/L3.0
	BIKE RACK	1/L3.1
	RAISED WOOD PLANTER WITH TRELLIS	6/L3.2
	PICNIC TABLE AND BENCHES	5/L3.2
	BENCH	4/L3.1
	SANDBOX	1/L3.2
	6'-0" HIGH WOOD FENCE	3/L3.1
	HIGH METAL FENCE	2/L3.1
	STEPPING STONE PATH	
	EXISTING TREES TO BE RETAINED	

LANDSCAPE NOTES

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- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
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- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, INCLUDING WATER, GAS, WELLS, AND TREES FOR THE DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

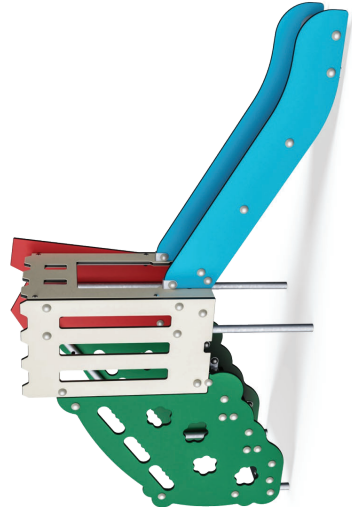


1 OUTDOOR AMENITY AREA ENLARGEMENT PLAN

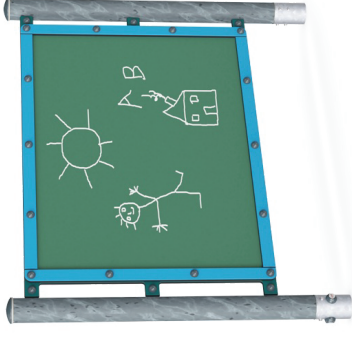
VILLA PLAYHOUSE



LITTLE TREEHOUSE SLIDE



CHALK BOARD



HOMING LANDSCAPE ARCHITECTURE
 9371/9391 FRANCIS ROAD
 RICHMOND, BC, CANADA V7B 1K9
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9371/9391 FRANCIS ROAD TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 9371/9391 FRANCIS ROAD
 RICHMOND, BC, CANADA

PROJECT NUMBER:	22-34
SCALE:	1:50
DRAWN BY:	EL
REVIEWED BY:	EL

Outdoor Amenity Area Enlargement Plan

L2.0



RZ 22-005593

Attachment 3

Address: 9371 and 9391 Francis Road

Applicant: Manswell Enterprises Ltd.

Planning Area(s): Broadmoor

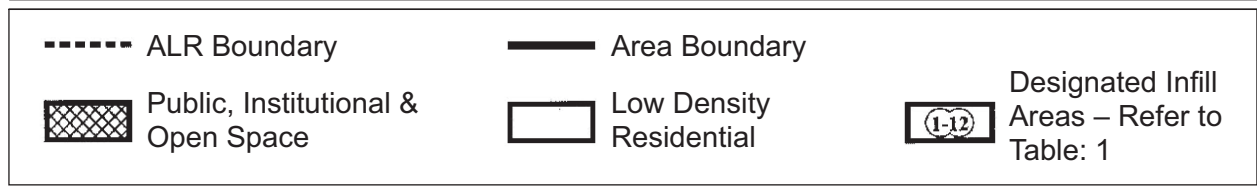
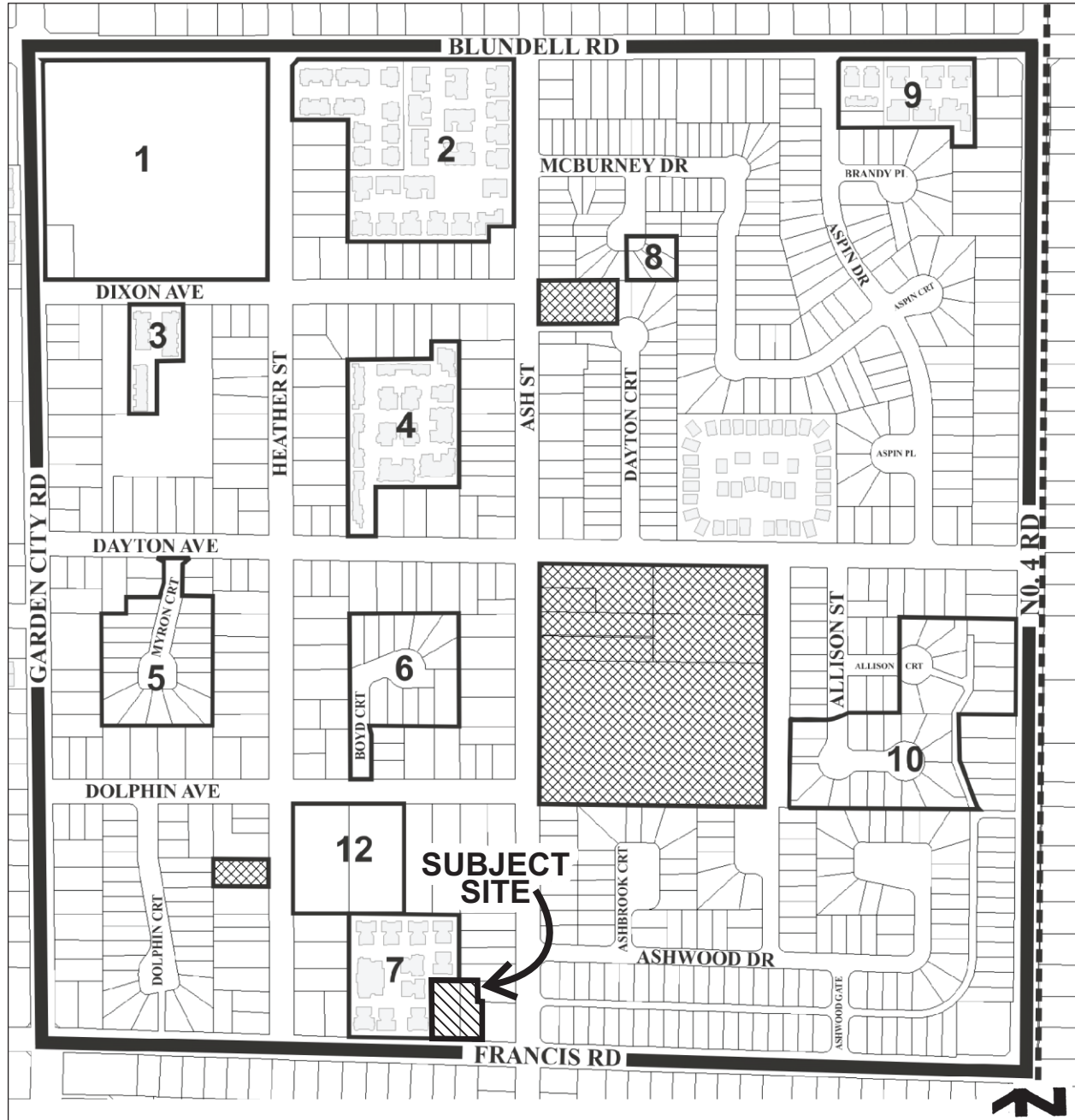
	Existing	Proposed
Owner:	Manswell Enterprises Ltd.	No Change
Site Size (m²):	1,912 m ²	1,887 m ²
Land Uses:	Single-Family	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/C)	Low Density Townhouses (RTL4)
Number of Units:	2	9 townhouses + 1 secondary suite
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – Interior (East) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Interior (West) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max. along Francis Road / 9.0 m (2 storeys) Max. along north property line	none
Lot Width:	Min. 40.0 m	41 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 35.0 m	47.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	18 (R) and 2 (V)	18 (R) and 2 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (18 x Max. 50% = 9)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided in site	6	Variance Requested
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	2 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	12 (Class 1) and 2 (Class 2)	20 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 9 units = 54 m ²	109 m ²	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

Broadmoor Area - Ash Street Sub-Area Plan Land Use Map





Regent Park Realty Inc.
306-2309 W 41st Ave
Vancouver, B.C.
V6M 2A3

Date: October 2, 2023

Manswell Enterprises Ltd
135-8600 Cambie Road
Richmond, B.C.
V6X 4J9

Subject: Acquisition and Development Consultation Summary for 8891, 8897 and 8899 Ash St,
Richmond

Dear Mrs. Marian Lam and Mr. Jason Lam,

Please find the attached log and summary for land acquisition and development consultation for
8891, 8897 and 8899 Ash Street.

If you have any questions or concern, please do not hesitate to reach out to myself.

Thank you!

The image shows the AuthenticSign logo, which consists of a blue square with the word 'AuthenticSign' in white. To the right of the logo is a handwritten signature in blue ink.

Kerel Siu
Realtor and Independent Realestate Broker
778-927-8881

8891 Ash Street

- May 25, 2023 Realtor Kerel Siu knocked the Door at 5:25 pm but unable to reach the owner.
- May 26, 2023 Realtor Kerel Siu knocked the Door at 6:15 pm but unable to reach the owner.
- June 2, 2023 Realtor Kerel Siu knocked the Door at 6:25 pm but unable to reach the owner.
- June 4, 2023 Realtor Kerel Siu knocked the Door at 6:55 pm but unable to reach the owner.
- July 5, 2023 Realtor Kerel Siu sent an offer to listing agent Stephen Chan of 8891 Ash Street with the purchase price \$1.7M (MLS# R2793578)
- July 6, 2023 Listing Agent Stephen Chan of 8891 Ash Street replied that seller would not review any offers until 5pm, July 11, 2023
- July 12, 2023 Listing Agent Stephen Chan of 8891 Ash Street confirmed that seller did not accept any offer and the sale price remains at \$1.98M
- October 2, 2023 Realtor Kerel Siu presented a revised offer to purchase with \$1.79M and shared the Conceptual Development Plan of 9371 and 9391 Francis Road with site plan and drawing to the realtor Stephen Chan and the offer was rejected. Stephen Chan will pass the info to the seller.

8897 Ash Street

- May 25, 2023 Realtor Kerel Siu presented an offer to purchase with purchase price \$1.9M to owner Chung Yan Belinda Kai. Belinda would like to discuss with her husband and requested to come back tomorrow.
- May 26, 2023 Realtor Kerel Siu presented an offer to purchase with purchase price \$1.9M to other owner Kiang Shek Shan (Ms. Chung Yan Belinda's husband). Mr. Shan expressed that he has no intention to sell the property at current market price and he refused to sign the rejection letter. He provided his cell #604-506-6283 if city staff wishes to contact him.
- October 2, 2023 Realtor Kerel Siu presented a revised offer to purchase with \$1.99M and shared the Conceptual Development Plan of 9371 and 9391 Francis Road with site plan and drawings. The property owner rejected the offer.

8899 Ash Street

- May 25, 2023 Realtor Kerel Siu presented an offer with purchase price \$1.9M to owner Qi Wang. Ms. Wang rejected the offer and clearly stated that she is not prepared to sell the property at the moment with any purchase price. She refused to sign the rejection letter.
- May 26, 2023 Realtor Kerel Siu presented the Conceptual Development Plan of 9371 and 9391 Francis Road with site plan and drawings.
- October 2, 2023 Realtor Kerel Siu presented a revised offer to purchase with \$1.99M and shared the Conceptual Development Plan of 9371 and 9391 Francis Road with site plan and drawings. The property owner rejected the offer.

Manswell Enterprises Ltd.
135 - 8600 Cambie Road
Richmond, BC
V6X 4J9

September 27, 2023

SHEK-SHAN KIANG
CHUNG YAN BELINDA LAI
8897 ASH STREET
RICHMOND, BC
V6Y 3B4

Subject: Rezoning Application 9371 and 9391 Francis Road

Dear SHEK-SHAN KIANG & CHUNG YAN BELINDA LAI,

As an owner of neighboring properties on Francis Road, this letter is to inform you that our company has proposed to consolidate 9371 and 9391 Francis Road to rezoning the RTL4 zoning per City of Richmond's Arterial Road townhouse policy. The proposed development will contain nine townhouse units with a maximum FSR of 0.6.

Please see the attached site plan diagram and drawings for your references.

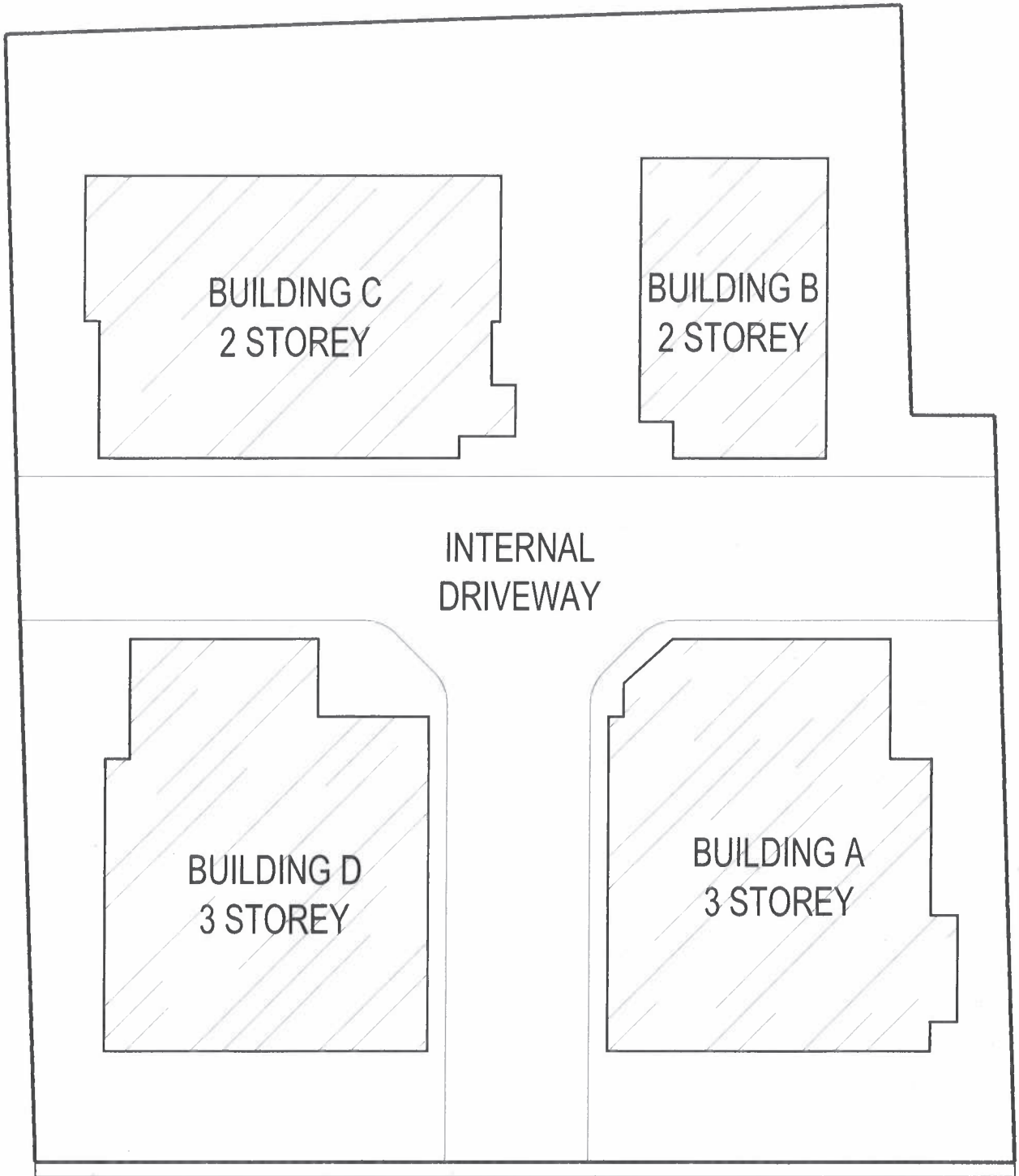
If you have questions or concerns, please feel free to contact the undersigned below by phone or email.

Sincerely,

AuthentSIGN


Marian Lam
Director

604-761-9000
marianlam@shaw.ca



FRANCIS ROAD



PROPOSED TOWNHOUSE DEVELOPMENT AT 9371 & 9391 FRANCIS ROAD

PLN - 73



**TOWNHOUSE DEVELOPMENT
AT 9371 & 9391 FRANCIS ROAD, RICHMOND, BC**

ISSUED FOR REZONING APPLICATION 2021-11-30

CONTACT LIST

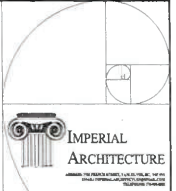
CLIENT
MANSWELL ENTERPRISES LTD.
136 - 8800 CANBIE ROAD,
RICHMOND, BC V6V 4J8
CONTACT: JASON LAM
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EMAIL: JASON.LAM@MHW.CA

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DRAWING LIST

ARCHITECTURAL:		
A0.0	COVER SHEET	
A0.1	COLOR RENDERING	A2.1
A0.2	COLOR RENDERING	A2.2
A0.3	PROJECT DATA & STATISTICS	A2.3
A0.4	SITE AERIAL PHOTO	A2.4
A0.5	SITE CONTEXT PLAN / STREET ELEVATION	A2.1A
A1.0	SITE SURVEY PLAN	A2.2A
A1.1	SITE PLAN	A2.3A
A1.2	PARKING PLAN	A2.1B
A1.3	FIRE FIGHTING PLAN	A2.2B
A1.4	PRIVATE OUTDOOR SPACE OVERLAY DIAGRAM	A2.3B
A1.5	BUILDING / PORCH AREA OVERLAY DIAGRAM	A3.1
A1.6	DEVELOPMENT POTENTIAL DIAGRAM	A3.2
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		A5.1



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ISSUED FOR
REZONING APPLICATION
2021-11-30

TOWNHOUSE DEVELOPMENT
9371 / 9391 FRANCIS ROAD
RICHMOND, BC

COVER PAGE

Project No. **#8272** Date **N.T.S.**
Drawing No. _____ Sheet _____
A 0.0

From: Jesse Li <jesse.li2002@gmail.com>

Sent: August 16, 2022 11:30 PM

To: DevApps <DevApps@richmond.ca>

Subject: Regarding development and rezoning applications on Francis Rd

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi there,

As a cyclist in Richmond, I would like to note that Francis Rd is an informal cycling route used by cyclists, and that there is an opportunity to work with developers to enable cycling infrastructure improvements along this route.

In particular, for the townhouse redevelopments/rezonings planned at 9371 Francis Rd and 9200 Francis Rd, I would like to see the following considerations made by the developers:

- To rely on off-street parking rather than on-street parking, so that residents do not need on-street parking and so the space occupied by a parking lane may later be reallocated towards a bike lane
- To provide secure bike parking options for residents, such as a shared bike cage
- To minimize the number of driveways connecting to the road, and thus minimize the number of traffic conflict zones for cyclists

Best regards,
Jesse Li

ATTACHMENT 7



Project Arborist:
Matthew Wong
Tel: (778) 833-0348
Email: QBCtree@gmail.com

Project Address:
9371 and 9391 Francis Road
Richmond BC

DATE OF THIS DRAWING	November 15, 2023
DATE OF PREVIOUS DRAWING	November 15, 2023
DATE OF VISIT	March 21, 2023
DATE OF PREVIOUS VISIT	November 3, 2022
PROJECT NUMBER	WAN10589-2
DRAWING NUMBER	WAN10589-4

Part B - Tree Management Drawing

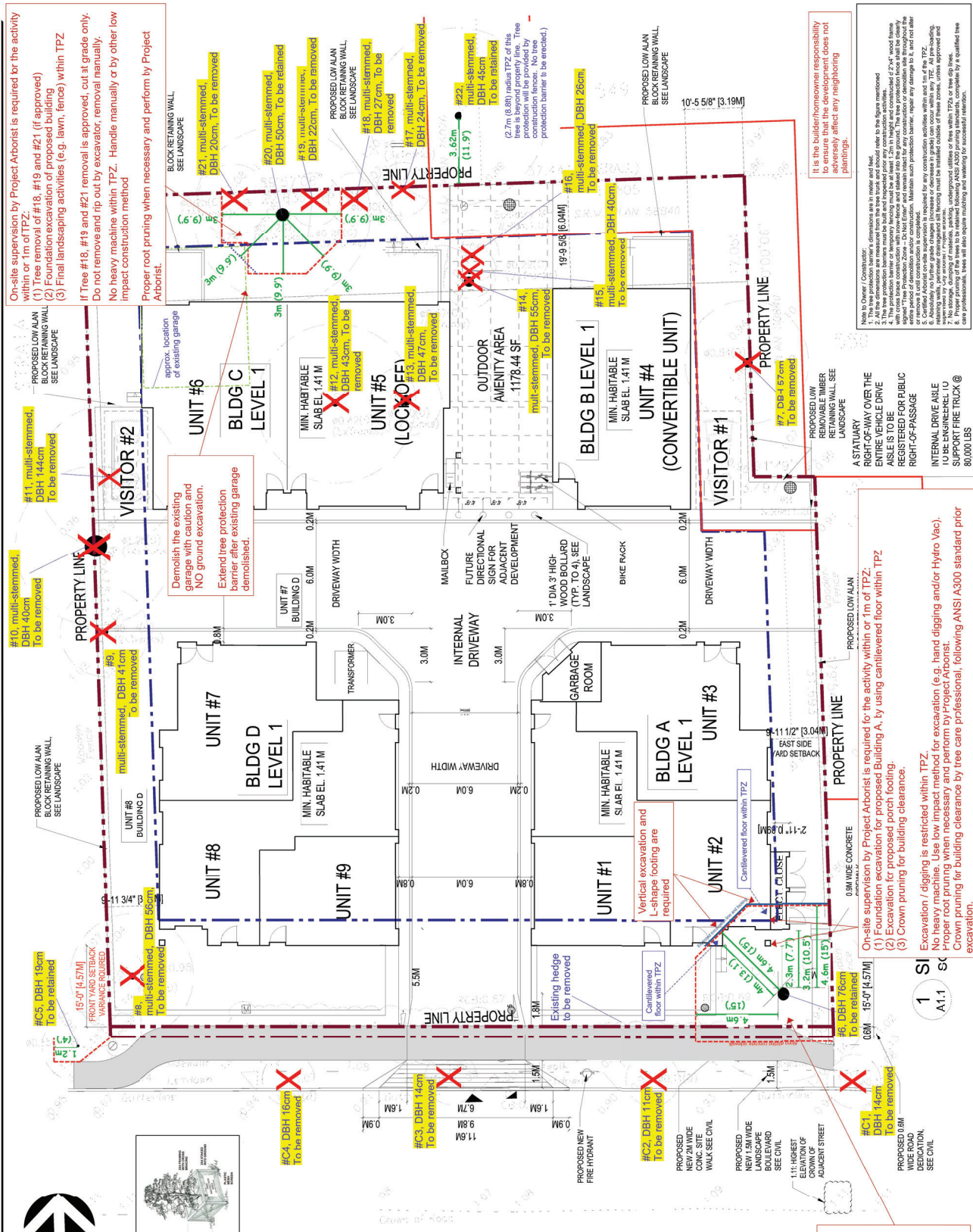
Tree Protection Barrier
Extend Tree Protection Barrier
Alter Existing Garage Demolition
Tree To Be Removed

Tree List

Tree ID	Genus species (Botanical name)	DBH (cm)	SR	CRZ/TPZ (m)	CRZ/TPZ (ft)
C1	Chenillebark Pear (Pyrus calleryana)	14	1.0	1.2	4.0
C2	Chenillebark Pear (Pyrus calleryana)	11	1.0	1.2	4.0
C3	Chenillebark Pear (Pyrus calleryana)	14	1.0	1.2	4.0
C4	Chenillebark Pear (Pyrus calleryana)	16	1.0	1.2	4.0
C5	Honey Locust (Gleditsia triacanthos)	19	2.0	1.2	4.0
6	Green Ash (Fraxinus viridis)	76	5.5	4.6	15.0
7	Unidentified (no record in winter)	5/	2.0	3.4	11.2
8	Cherry Plum (Prunus cerasifera)	56	4.0	3.3	11.0
9	Unidentified (winter) probably is a Green Ash	41	2.0	2.5	8.2
10	Unidentified (no record in winter)	40	2.0	2.4	7.9
11	Cherry Plum (Prunus cerasifera)	144	3.5	8.6	28.2
12	Peasimon (Disopyros virginiana)	43	1.0	2.6	8.5
13	Peasimon (Disopyros virginiana)	47	1.0	2.8	9.2
14	Peasimon (Disopyros virginiana)	55	0.5	3.3	10.8
15	Enerald Green Arborvitae (Thuja occidentalis 'Smaragd')	40	0.5	2.4	7.8
16	Enerald Green Arborvitae (Thuja occidentalis 'Smaragd')	26	0.5	1.6	5.2
17	Enerald Green Arborvitae (Thuja occidentalis 'Smaragd')	24	0.5	1.5	5.0
18	Enerald Green Arborvitae (Thuja occidentalis 'Smaragd')	27	0.5	1.6	5.2
19	Enerald Green Arborvitae (Thuja occidentalis 'Smaragd')	22	0.5	1.3	4.3
20	Cherry Plum (Prunus cerasifera)	50	3.0	3.0	9.9
21	Enerald Green Arborvitae (Thuja occidentalis 'Smaragd')	20	0.5	1.2	4.0
22	Pine (Pinus)	45	3.5	2.7	8.8

On-site supervision by Project Arborist is required for the activity within or 1m of TPZ.
(1) Removal of existing hedge.
(2) Installation of proposed concrete sidewalk
(3) Final landscaping activities (e.g. lawn, fence) within TPZ

Do not remove hedge with excavator within TPZ. Remove manually and cut at grade. Do not grind the roots after hedge removed within TPZ. Project Arborist onsite supervision is required if stump removal is needed.
The proposed sidewalk to be installed at or near existing grade.



It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:
(1) Foundation excavation of proposed Building A, by using cantilevered floor within TPZ
(2) Excavation for proposed 6' porch footing.
(3) Crown pruning for building clearance.

Excavation /digging is restricted within TPZ.
No heavy machine. Use low impact method for excavation (e.g. hand digging and/or Hydro Vac).
Proper root pruning when necessary and perform by Project Arborist.
Crown pruning for building clearance by tree care professional, following ANSI A300 standard prior to excavation.

80,000 LBS
INTERNAL DRIVE ASLE
TU BE ENGINEERED TO
SUPPORT FIRE TRUCK @



Address: 9371 and 9391 Francis Road

File No.: RZ 22-005593

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10527, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Subdivision)** Consolidation of all the lots into one development parcel (which will require the demolition of at least one of the existing dwellings).
3. **(Road Dedication)** Approximately 0.6 m road dedication along the entire Francis Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 2.0 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
4. **(Shared Driveway)** Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Francis Road and the internal east-west manoeuvring aisle, in favour of future adjacent residential development to the east, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
 - a) Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
5. **(Flood Protection)** Registration of a flood indemnity covenant on Title.
6. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that
 - a) No final Building Permit inspection is granted until one secondary suite with a minimum size of 33 m² (355 ft²) is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
 - b) The secondary suite cannot be stratified or otherwise held under separate Title.
7. **(Housing Tenure and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
8. **(Road Traffic Noise)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from Francis Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
9. **(Arborist’s Supervision)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone on site of the trees to be retained onsite and off-site. 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.

- 10. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing onsite around all trees to be retained onsite and off-site as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 11. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$25,600 for the 76 cm caliper Beech tree (tag# 6; \$10,240), 50 cm caliper Plum tree (tag# 20; \$10,240), and one Honey Locust tree (tag# C5; \$5,120).
- 12. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$3,072 to Parks Division's Tree Compensation Fund for the removal of four Chanticleer Pear trees (tag # C1 - C4), located along Francis Road frontage of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.

- 13. **(Indoor Amenity)** Contribution of \$18,594.00 in-lieu of on-site indoor amenity space.
- 14. **(Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$146,245.89) to the City's affordable housing fund.
- 15. **(Market Rental)** City acceptance of the developer's offer to voluntarily contribute \$2.65 per buildable square foot (e.g. \$32,295.97) to the City's affordable housing fund.
- 16. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate (2023)	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99 per buildable square foot	12,187.15 ft ²	\$12,065.29

b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

- 17. **(Required Notices)** 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.
- 18. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of frontage improvements along the site frontages. 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:
 - 1) Water Works:
 - a) Using the OCP Model, there is 313 L/s of water available at a 20 psi residual at the Francis Rd. frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
 - b) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
 - c) At Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

- Cut and cap all existing water service connections and remove all existing water meters.
- Install a new 100mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.
- 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 W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.

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

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

2) Storm Sewer Works:

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

- Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- Cut and cap existing storm sewer service connection located at south PL of 9391 Francis Rd and remove associated inspection chambers.
- Cut and cap existing storm sewer service connection located at south PL of 9371 Francis Rd and remove associated inspection chambers.
- Cut and cap existing storm sewer service connection lead located at southwest PL of 9371 Francis Rd and remain the existing IC.
- Cut and cap existing storm sewer service connection lead located at southeast PL of 9391 Francis Rd and remain the existing IC.
- Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.

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

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

3) Sanitary Sewer Works:

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

- Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- Cut and cap existing sanitary sewer service lead connection located at northeast corner of 9371 Francis Rd and remain the existing IC.
- Cut and cap existing sanitary sewer service lead connection located at east PL of 9391 Francis Rd and remain the existing IC.
- Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required sanitary sewer service connection shall be determined through the servicing agreement design process.
- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.

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

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

4) Street Lighting:

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

- Review street lighting levels along all road and lane frontages, and upgrade as required.

5) Frontage Improvements (Engineering)

a) The Developer is required to:

- Coordinate with BC Hydro, Telus and other private communication service providers
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
- 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.
- Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development 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, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 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
- Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- 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, dewatering, 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.

6) Frontage Improvements (Francis Road)

- a) Frontage improvements (cross-section): Across the subject site’s entire Francis Road frontage, the Developer is required to provide the following frontage improvements (measured north to south):
 - New south property line of the subject site. (Note: a 0.6 m wide dedication is required to meet minimum frontage improvement standards).
 - 2.0 m wide concrete sidewalk. (Arterial Road Sidewalk Policy).
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb (north side of site fronting section of Francis Road).
- b) Frontage improvements (sidewalk alignment): The subject site’s new sidewalk is to connect directly to the existing sidewalk to the immediate east and west neighbouring developments at the common property line. Sidewalk transition sections are required.
 - The transition sections are to be constructed based on a reverse curve design (e.g. 3 m x 3 m).
 - The sidewalk may need to be aligned around trees that have been identified for retention.
- c) Driveway closures/backfill: All existing driveways along the subject site’s Francis Road frontage are to be closed permanently. The Developer is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- d) Parks/Tree Bylaw requirements: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.
- e) Engineering requirements: Consult Engineering on lighting and other utility requirements that are to be included as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

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

1. Complete an acoustical and a thermal report, and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to Development Permit* issuance, the following must be completed:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
2. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City’s Tree Compensation Fund for off-site planting is required.

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. 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 10527 (RZ 22-005593)
9371 & 9391 Francis Road

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

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

P.I.D. 003-977-421

Parcel "A" (J4683E) Lot 58 Except: Part Subdivided by Plan 76875, Section 22 Block 4 North Range 6 West New Westminster District Plan 8142

and

P.I.D. 003-907-422

Lot 551 Section 22 Block 4 North Range 6 West New Westminster District Plan 58839

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10527".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signatures corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER