



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 25, 2021
File: RZ 17-775025

Re: **Application by Vivid Green Architects Inc. for Rezoning at 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" Zone to a new Site Specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" Zone**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10271, to create a new "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" site specific zone, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10277, for the rezoning of 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, be introduced and given first reading.

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

WC:na
Att. 7

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

Staff Report

Origin

Vivid Green Architecture Inc. has applied to the City of Richmond, on behalf of Ding City Development, Jack Yao (owner), for permission to rezone 6740 and 6780 Francis Road (Attachment 1) from the “Single Detached (RS1/E)” zone to a new site specific “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone in order to permit the property to be subdivided to create four duplex lots (Attachment 2) with shared access from Francis Road. A Development Permit application is required to further address the form and character of the proposed duplexes. A preliminary site plan, streetscape elevation, and renderings are provided for reference in Attachment 3.

A new site specific “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone is being introduced to support the proposed development.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject properties are currently vacant as two single-detached houses were previously demolished.

Surrounding Development

- To the North: Across Francis Road, low density townhouses zoned “Land Use Contracts 047, 075”.
- To the South: Single-family lots zoned “Single Detached (RS1/B)”.
- To the East: A single-family lot zone “Single Detached (RS1/E)”.
- To the West: A single-family lot zoned “Single Detached (RS1/E)” with a rezoning application in for duplex redevelopment separate from the subject site (RZ 19-867880).

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 the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map and the proposal is consistent with the Arterial Road Duplex Development Requirements under the Arterial Road Policy with the exception of reduced lot width.

Single Family Lot Size Policy 5428

The subject site is located within Single Family Lot Size Policy Area 5428 (Attachment 5), adopted was adopted by Council on December 18, 1989 and amended on December 15, 2008. The Single Family Lot Size Policy provides direction on the size of single-family lots that may be created through rezoning and subdivision. The Policy permits those properties along Francis Road without lane or internal road access to be rezoned and subdivided as per the "Single Detached (RS1/C)" zone; where the minimum lot size is 360 m² and minimum lot width is 13.5 m.

Lot size policies are used to govern rezoning and subdivision of single-family lots and the proposal is for duplexes. The proposed rezoning application for duplexes is not subject to this Lot Size Policy 5428 since the subject site is located along an arterial road which designates the site for "Single-Detached/Duplex/Triplex" uses.

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

Staff originally encouraged the applicant to work with the adjacent site to the west (6700 Francis Road RZ 19-867880) so a rezoning application that meets the required minimum lot widths for the established “Arterial Road Two-Unit Dwellings (RDA)” zone could be achieved. Despite these efforts, two separate rezoning applications are proposed. A new site specific zoning district (ZD7) is proposed to allow duplexes on a slightly narrower lot width of 10.0 m as compared to the 10.35 m lot width required by the RDA zone. Further information on the proposed site specific zoning is provided later in this report.

Built Form and Architectural Character

The applicant proposes one duplex on each of the four lots to be created through rezoning and subdivision, for a total of eight dwelling units. The duplexes will be in a “front-back” configuration; with one dwelling unit at the front of the property and the second dwelling unit at the back. The front and back units will be connected by individual attached carports. In keeping with the built form of the block, the duplexes will be two storeys and will feature a slanted roof.

Existing Legal Encumbrances

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

Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). Details of the accessible housing features and convertible units will be reviewed at the future Development Permit stage and required prior to Development Permit Panel.

Transportation and Site Access

Vehicle access to the proposed four duplex lots will be limited to two shared driveway crossings from Francis Road. The shared driveway will be centred at the common property line between the proposed lots. The following measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained as 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m.
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.

Each unit will have two parking stalls in a private carport and one visitor parking stall will be provided at the end of each common drive aisle for the shared use between each set of two duplex lots.

Prior to rezoning adoption, the applicant is required to provide a \$45,600.00 contribution towards the construction of a special crosswalk at the Francis Road/Milner Road intersection and register a restrictive covenant on title to ensure that, upon subdivision of the property:

- Vehicle access to the four duplex lots is via one of two shared driveway crossings.
- The buildings and driveways on the proposed lots are to be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
- Cross-access easements for the shared driveway access, common drive aisle, and the shared visitor parking stalls is to be registered on titles of each property.

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 4 bylaw-sized trees on the subject property (tag# 885, 886, 887 and 888), a cedar hedgerow comprised of 10 trees located on site, 5 trees on neighbouring properties including 9088 Maple Place (tag# 900, 901), 9100 Maple Place (tag# 902, 903), 6800 Francis Road (tag#904), and 1 street tree on City property (tag# 905).

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

- 1 multi-branched Japanese maple tree (tag#885) located on site is in poor condition due to verticillium wilt and should be removed and replaced.
- 1 50cm caliper Cherry (tag# 888) located on site is in fair condition and in conflict with the proposed development such that the tree will need to be removed and replaced. Relocation is not possible due to the size and condition of the tree.
- 2 trees (tag# 886 & 887) located on site are tree form laurels of low landscape value. These plants are in conflict with the new development and therefore will be removed and replaced.
- Cedar hedgerow comprised of 10 trees located on site is in good condition and should be retained and protected as per Arborist report recommendations.
- 4 trees (tag# 901, 902, 903, 904) located on neighbouring properties are to be retained and protected. A fifth tree originally identified for retention (tag# 900) was damaged in a recent windstorm. Approval for the removal of the neighbouring Douglas fir has been provided to the neighbour at 9088 Maple Place and is separate from this application.
- 1 tree (tag# 905) located on City property to be protected as per as per Arborist report recommendations and a Tree Survival Security for \$5,000.00 is required. One City tree at the northeastern edge of the site was removed by City crews when work was completed for frontage improvements and has been noted accordingly by the Parks department.
- Replacement trees should be specified at 2:1 ratio as per the O.C.P.

Tree Replacement

The applicant wishes to remove 4 on-site trees (Trees # 885, 886, 887 and 888). The 2:1 replacement ratio would require a total of 8 replacement trees. The applicant has agreed to plant 2 trees on each lot proposed; for a total of 8 trees meeting the 2:1 replacement ratio. Additionally, retention of cedar hedgerow in the rear yard will maintain well established greenery on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

Tree Protection

4 neighbouring trees (tag# 901, 902, 903, and 904), 1 City tree (tag# 905) and a large cedar hedge on the subject site are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). 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.
- Prior to rezoning adoption, a Tree Survival Security in the amount of \$30,000.00 for tree retention.
- Prior to Development Permit issuance, a Landscape plan and cost estimate prepared by a Landscape Architect.

Affordable Housing Strategy

The proposed site specific Two-Unit Dwellings zone is based on the Arterial Road Duplex (RDA) zone. Affordable housing contributions have been applied in keeping with this zone. The applicant will make a cash-in-lieu contribution of \$8.50 per buildable square foot per the Affordable Housing Strategy for a total of \$109,681.96.

Energy Step Code

The applicant has committed to design the subject development to meet the Energy Step Code 3 requirements. Details on how all units are to be built and maintained to this commitment will be reviewed at the Development Permit and Building Permit stages.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 2.1 m wide road across the Francis Road frontage to accommodate the required frontage improvements. The exact road dedication is to be determined based on legal surveys.

Prior to approval of subdivision, the developer is required to enter into a Servicing Agreement for the design and construction of frontage improvements and service connections. Works include, but are not limited to, construction of a new 1.5 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide landscaped boulevard. The developer is also required to provide a 1.5 m wide SRW along the north property line for the storm service connections and water service connections. The scope of the Servicing Agreement can be found in Attachment 7.

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

Proposed New "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" Zone

A new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone is proposed to accommodate the proposal. The proposed zone has been prepared to regulate the proposed two duplex developments with a reduced lot width (10.0 m minimum). The new zone is consistent with all the requirements outlined in the "Arterial Road Duplex (RDA)" zone except for the minimum lot width.

When the "Arterial Road Two-Unit Dwellings (RDA)" zone was introduced, a minimum lot width of 10.35 m was identified for interior lots that share a vehicle access with an adjacent lot on an arterial road. This minimum lot width was identified primarily in response to on-site vehicle parking and on-site circulation requirements. Through the review of this application the applicant was able to demonstrate that all on-site vehicle parking and circulation could be achieved on a 10.0 m wide lot, provided that resident vehicle parking is provided in a carport instead of within an enclosed garage. Without garage doors, the 6.7 m wide auto court can be used to the full extent for vehicle circulation and maneuvering. Likewise the minimum sized parking stalls required can be measured from the minimum 1.2 m side yard setback instead of additional setback due to garage wall thickness and space to accommodate a standard vehicle in an enclosed garage.

The proposed "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone is drafted based on the existing RDA zone with the exception of a slightly narrower lot width. Provisions related to density, minimum lot size, lot coverage and setbacks are unchanged from the RDA zone.

Development Permit

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:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure survival of the protected trees, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required Statutory Right of Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.

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

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, in order to permit the development of four duplex units on two lots with two shared access points from Francis Road. The proposed new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zoning has been developed to accommodate duplex development on narrower lot widths while achieving all of the remaining requirements of the zone.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10271 and Amendment Bylaw 10277 be introduced and given first reading.

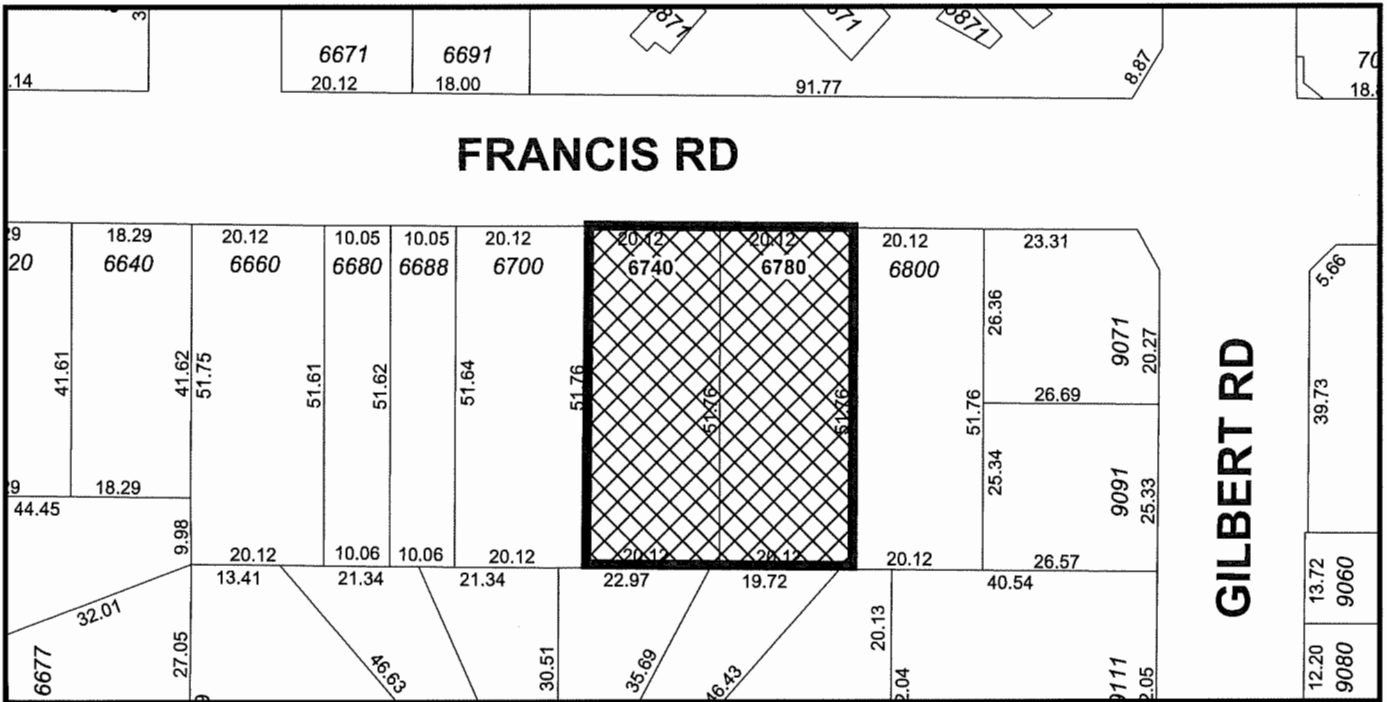
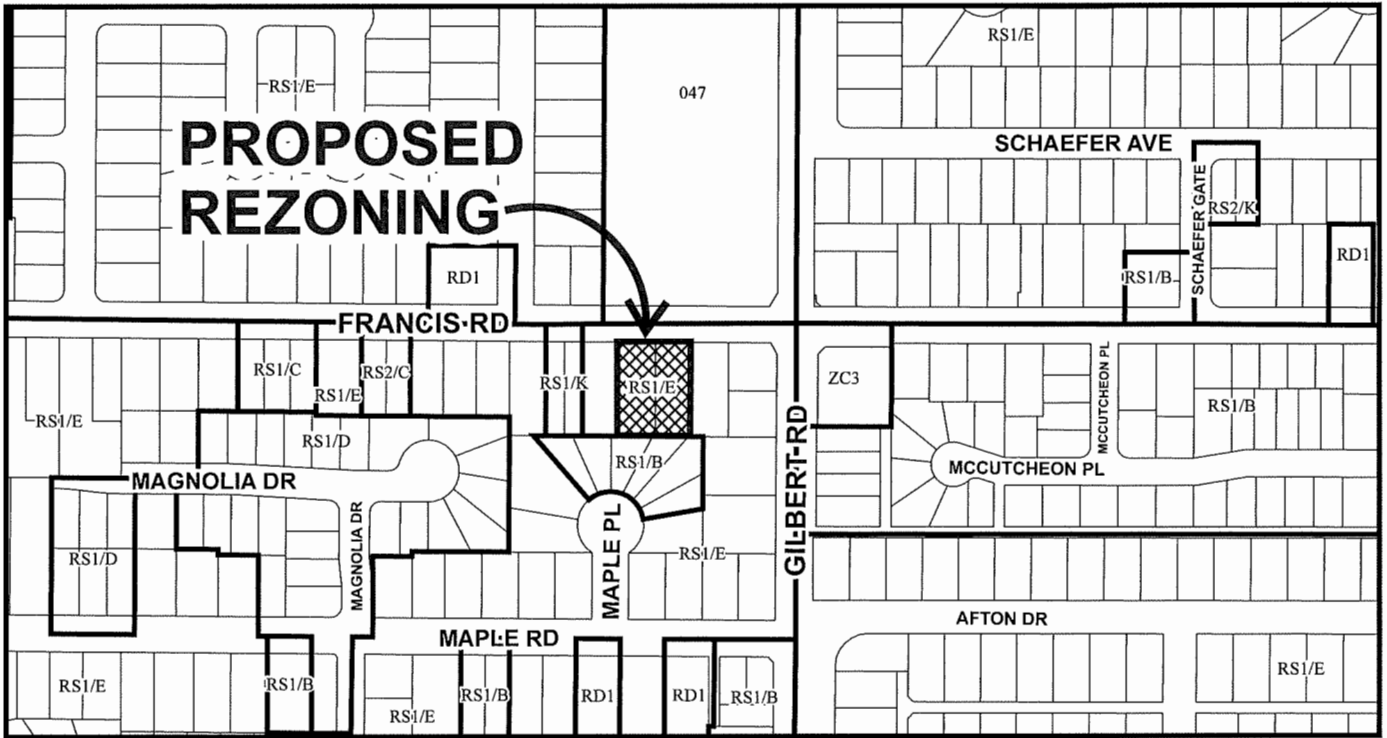


Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Subdivision Layout
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5428
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



RZ 17-775025

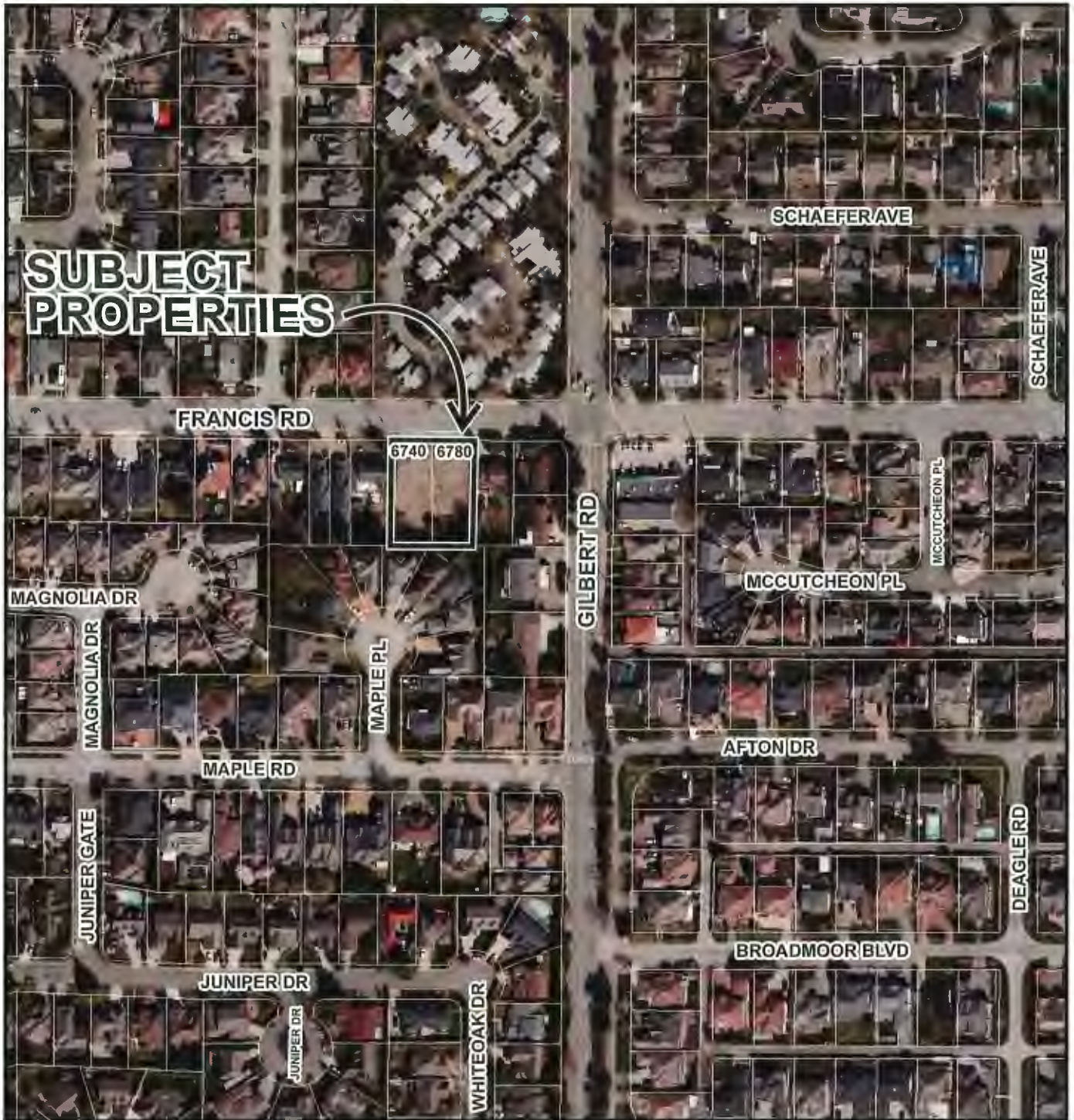
Original Date: 06/27/17

Revision Date: 05/11/21

Note: Dimensions are in METRES



City of Richmond



RZ 17-775025

Original Date: 06/27/17

Revision Date: 05/11/21

Note: Dimensions are in METRES

NEW WESTMINSTER DISTRICT PLAN 14934

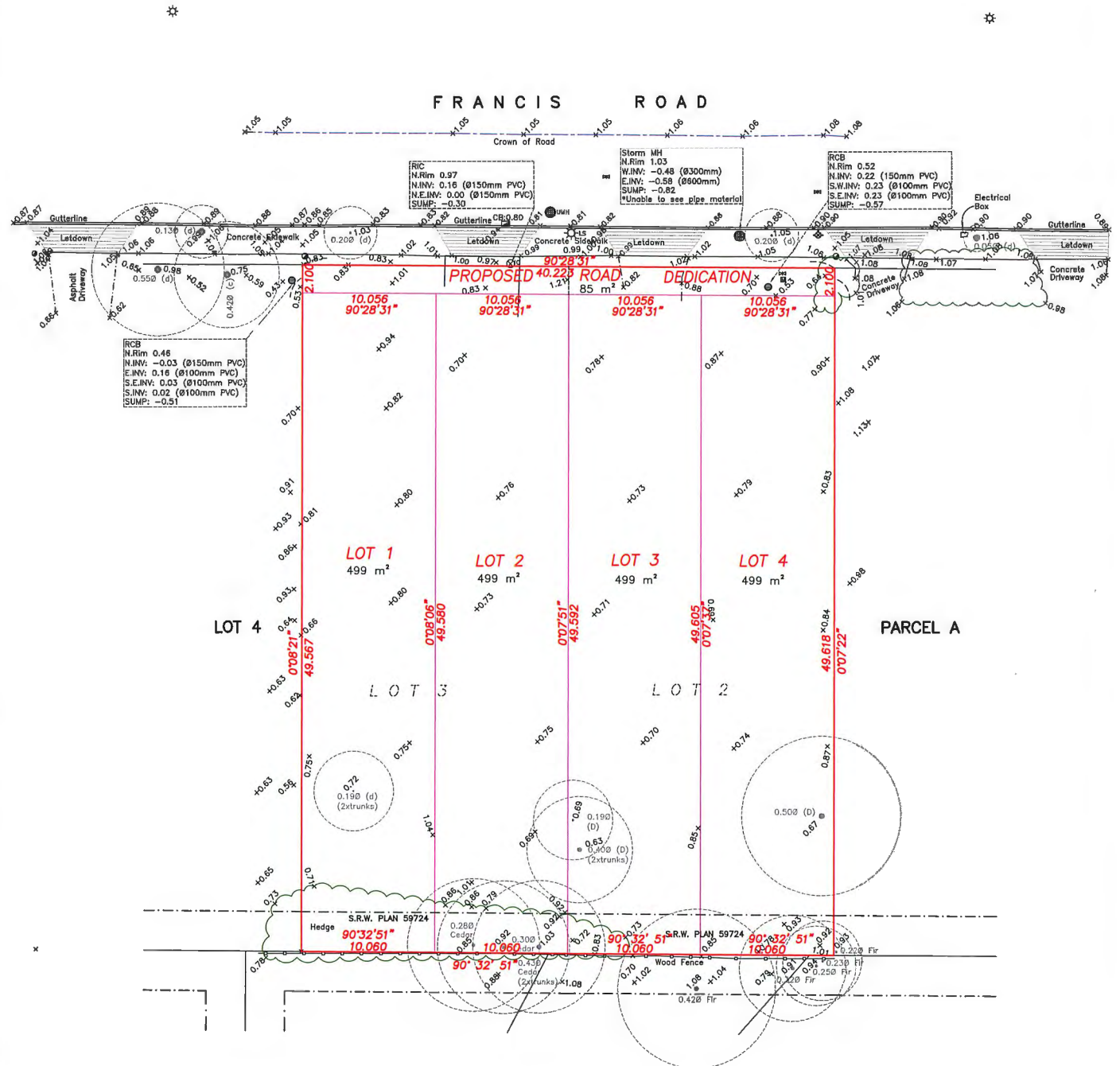
#6740-6780 FRANCIS ROAD,
RICHMOND, B.C.
P.I.D 004-910-796 (LOT 2)
P.I.D D10-027-998 (LOT 3)



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- (d) denotes deciduous
- (S) denotes stump
- ⊙ denotes power pole
- ⊙ denotes round catch basin
- MHD denotes storm manhole
- UNH denotes unknown manhole
- ☑ denotes catch basin
- ⊙ denotes inspection chamber
- ⊙ denotes water meter
- ⊙ denotes water valve
- CO denotes cleanout
- LS denotes lamp standard
- ⊙ denotes fire hydro

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #204, Control Monument 02H2452
Located at In grassy area @ SW corner No.3 Road & Steveston Highway
Elevation = 1.559 metres

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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: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5678
FB-26D P128-132; FB-281 P90-92
Drawn By: TH/IO/WK/KA

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
MAY 31st, 2017.

PH - 48

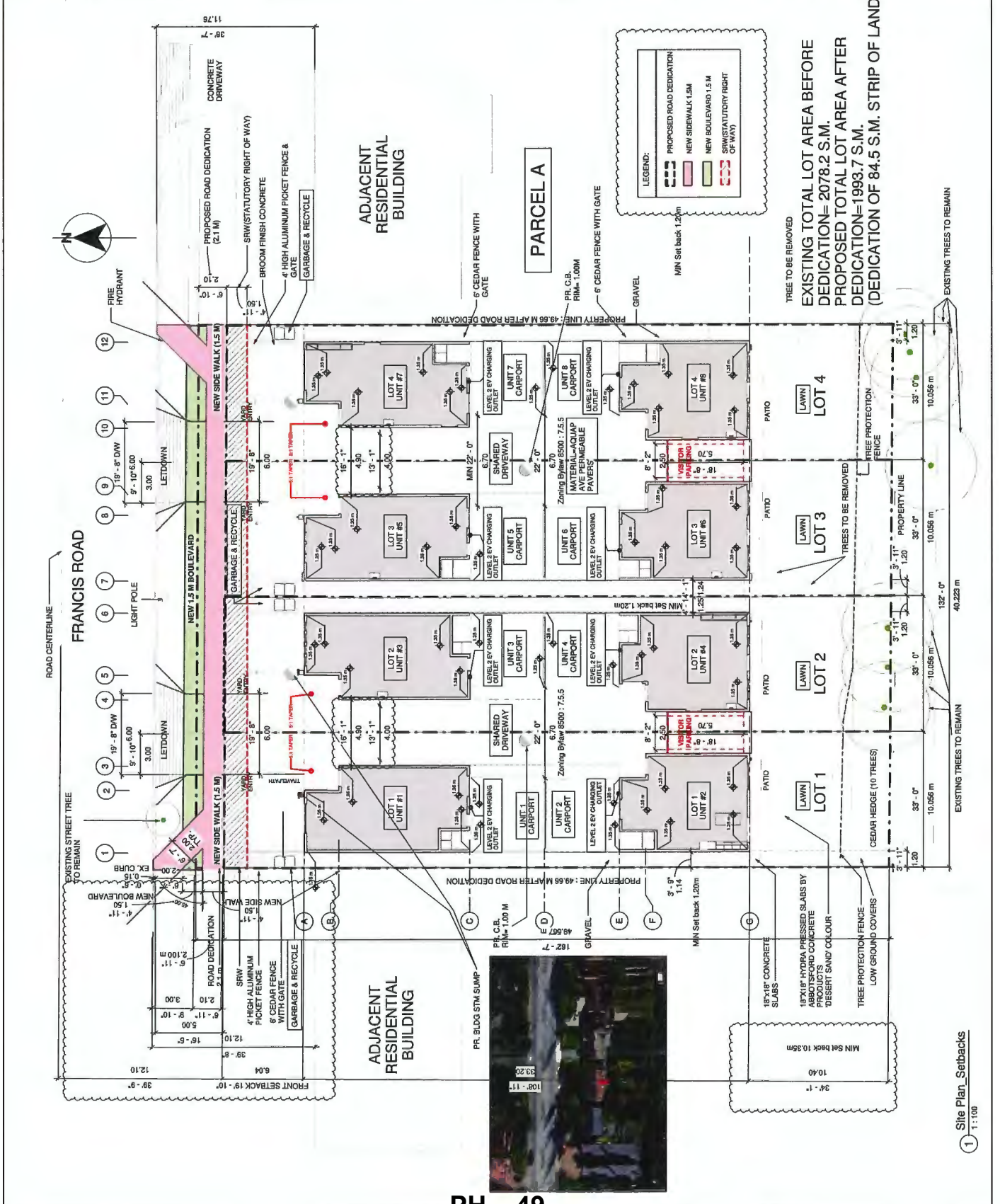


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NO.	REV.	DATE	DESCRIPTION	ISSUED
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2	1	2024-01-15	ISSUED FOR PERMIT	1/15/24

PROJECT NO.	18177RA
PROJECT NAME	Francis Road Duplex
CLIENT	Francis Road, Richmond, BC
DATE	2024-01-15
SCALE	AS SHOWN
DATE	01/15/24
DESIGNED BY	SA
CHECKED BY	SA
DATE	01/15/24
PROJECT NO.	18177RA
PROJECT NAME	Francis Road Duplex
CLIENT	Francis Road, Richmond, BC
DATE	2024-01-15
SCALE	AS SHOWN
DATE	01/15/24
DESIGNED BY	SA
CHECKED BY	SA
DATE	01/15/24

PROJECT NO.	18177RA
PROJECT NAME	Francis Road Duplex
CLIENT	Francis Road, Richmond, BC
DATE	2024-01-15
SCALE	AS SHOWN
DATE	01/15/24
DESIGNED BY	SA
CHECKED BY	SA
DATE	01/15/24



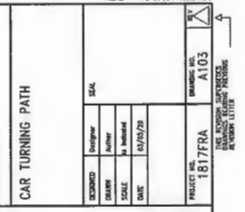
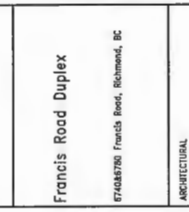
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DRAWN BY	130/10/23
CHECKED BY	
PROJECT NO.	1817FRA
DATE	07/07/23

NO.	DESCRIPTION	DATE
1	CONCRETE DRIVEWAY	
2	VISITOR PARKING	
3	CAR MANUEVER PATH	

Francis Road Duplex
7468790 Francis Road, Richmond, BC

ARCHITECTURAL
CAR TURNING PATH

PROJECT NO. 1817FRA
DRAWING NO. A103
REVISED FOR PERMITTING
REVISION LIST



ADJACENT RESIDENTIAL BUILDING
PARCELA
ADJACENT RESIDENTIAL BUILDING



ADJACENT RESIDENTIAL BUILDING
PH - 50
ADJACENT RESIDENTIAL BUILDING

① Turnings Path Key Plan
1/8" = 1'-0"

② Parkings' Dimensions
1/4" = 1'-0"

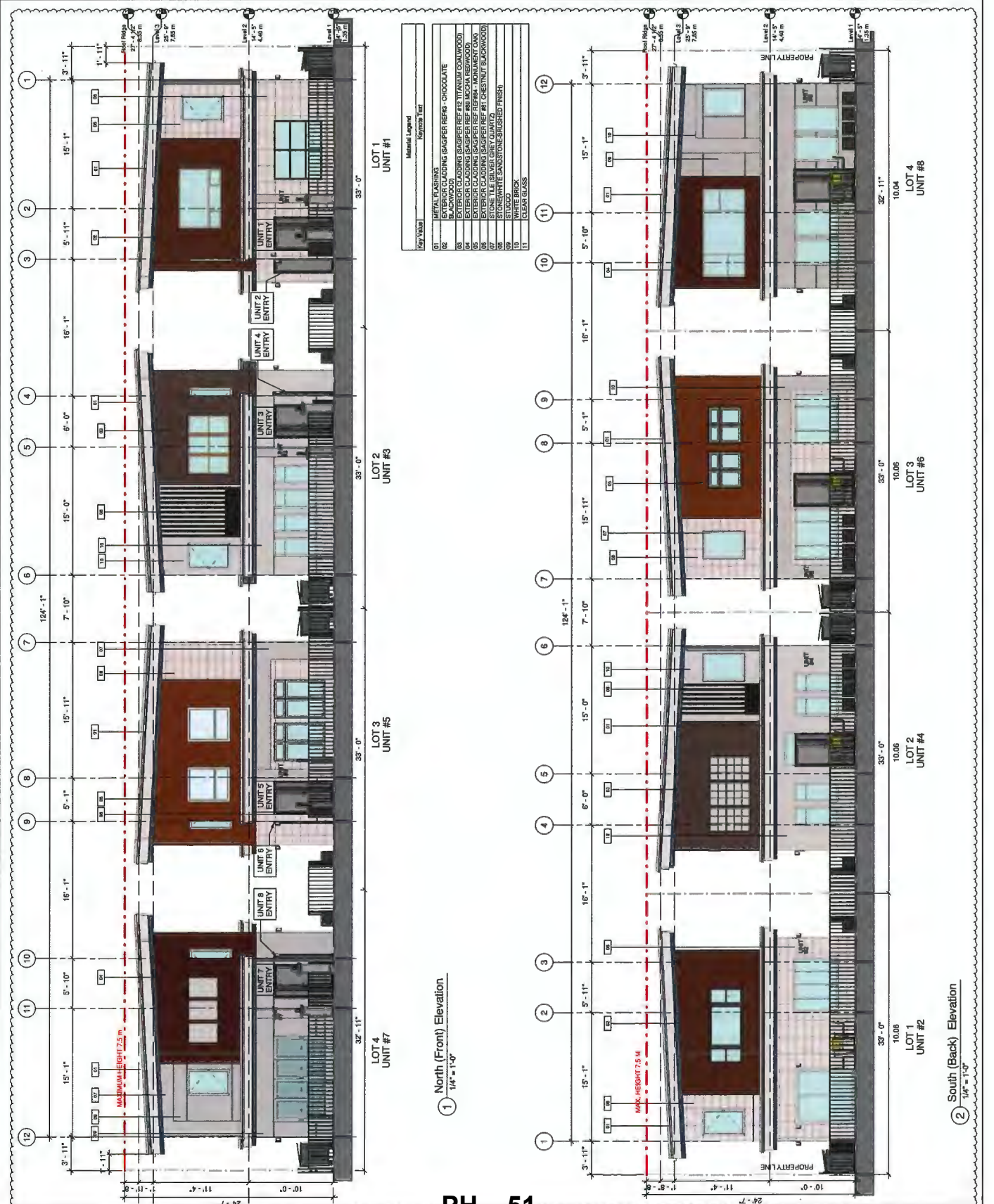
1101 N. 10th Street, Suite 100
 Raleigh, NC 27601
 www.vividgreenarchitectural.com

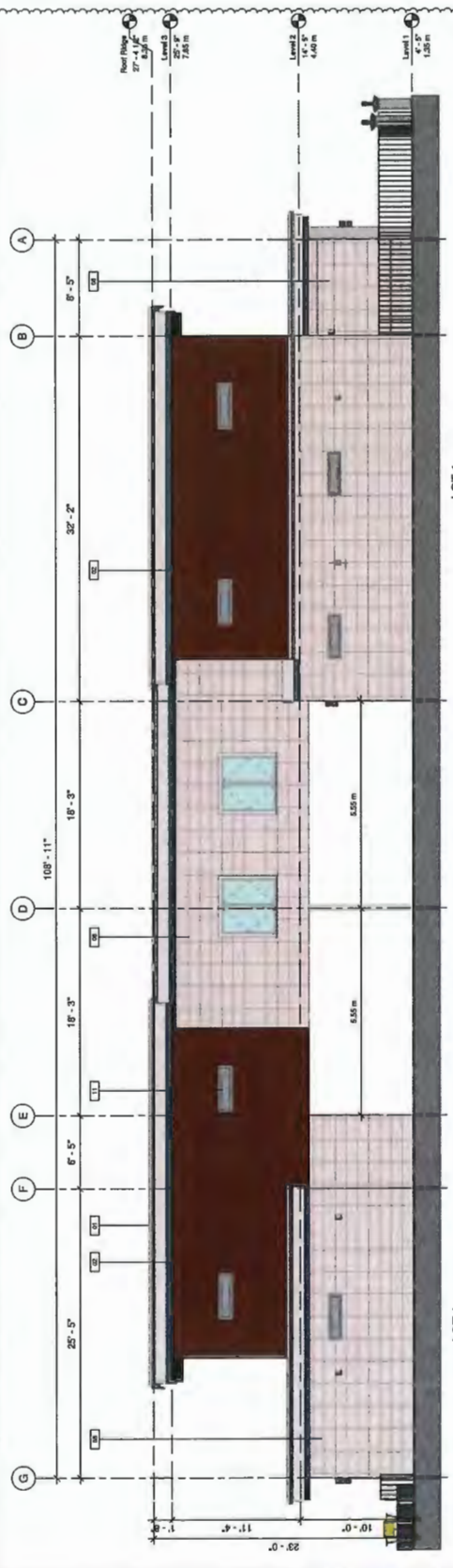
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 SHEET: 01 OF 04

Francis Road Duplex
 67405750 Francis Road, Richmond, NC

ARCHITECTURAL
 ELEVATIONS

NO.	DATE	REVISIONS
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2	02/20/2018	Revised for Review

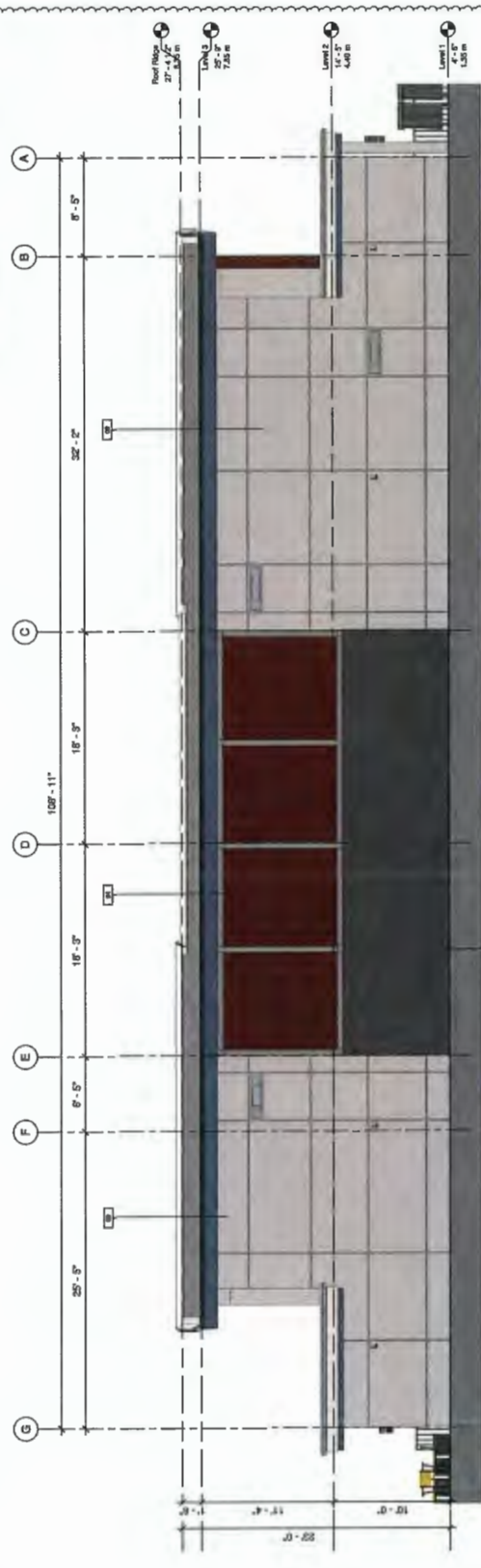




LOT 1
UNIT #1

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03	BLACKWOOD	
04	EXTERIOR CLADDING SAUGHER REF #13 TAN/AM CALWOOD	
05	EXTERIOR CLADDING SAUGHER REF #63 KACOA RESWOOD	
06	EXTERIOR CLADDING SAUGHER REF #64 KACOA RESWOOD	
07	EXTERIOR CLADDING SAUGHER REF #65 KACOA RESWOOD	
08	STONE TALE GALEN GREY OAKWOOD	
09	STONE/WHITE SANDSTONE BRUSHED FINISH	
10	STUCCO	
11	CLEAR GLASS	

1 East Elevation_Lot1
1/8" = 1'-0"



LOT 4
UNIT #7

2 East Elevation_Lot 4
1/8" = 1'-0"

SCREENING FENCE TO
PREVENT HEADLIGHT GLARE

LOT 4
UNIT #8

Francis Road Duplex
874081780 Francis Road, Richmond, SC

ARCHITECTURAL
ELEVATIONS

DESIGNED BY	SCALE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	18177RA
DRAWING NO.	A202

DATE PLOTTED: 11/12/2014
PLOTTER: HP DesignJet T1100e
SCALE: 1/8" = 1'-0"



NO.	DATE	DESCRIPTION
1	11/20/2018	Issue for Permits
2	12/27/2018	Revisions 2
3	1/24/2019	Revisions 3

REV	DATE	DESCRIPTION	BY	CHK
1	11/20/2018	Issue for Permits	MM	MM
2	12/27/2018	Revisions 2	MM	MM
3	1/24/2019	Revisions 3	MM	MM

NO.	DATE	DESCRIPTION	BY	CHK
1	11/20/2018	Issue for Permits	MM	MM
2	12/27/2018	Revisions 2	MM	MM
3	1/24/2019	Revisions 3	MM	MM

NO.	DATE	DESCRIPTION	BY	CHK
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2	12/27/2018	Revisions 2	MM	MM
3	1/24/2019	Revisions 3	MM	MM

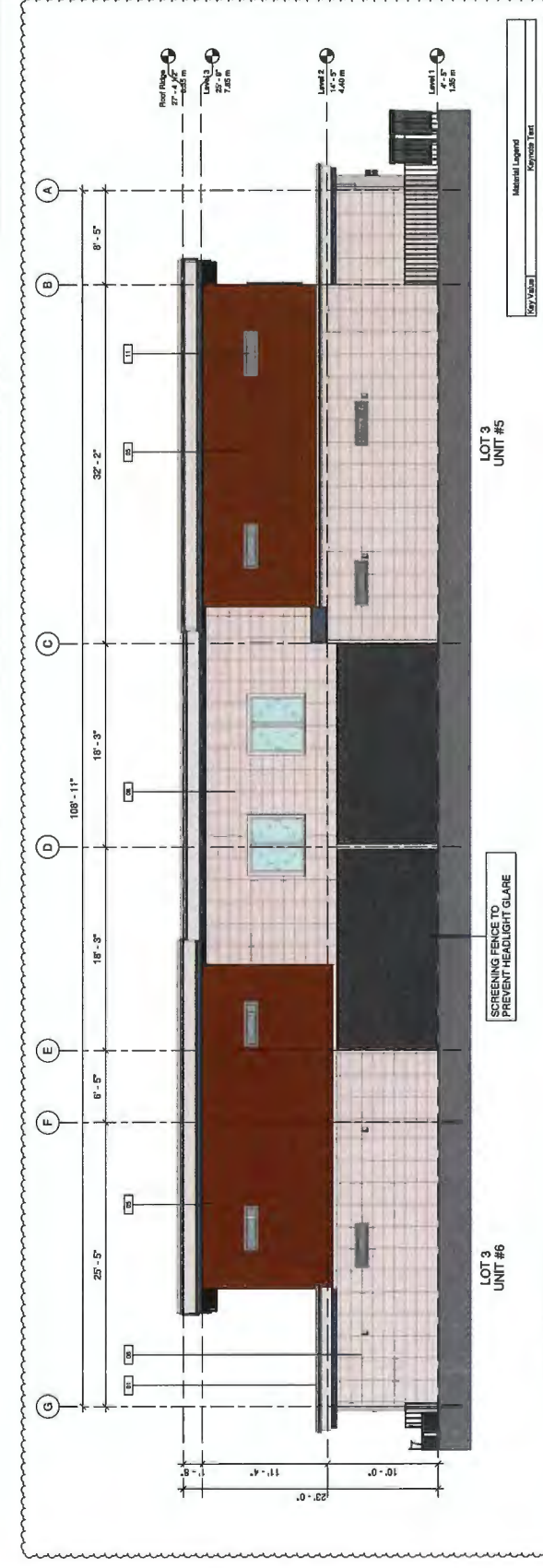
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2	12/27/2018	Revisions 2	MM	MM
3	1/24/2019	Revisions 3	MM	MM

NO.	DATE	DESCRIPTION	BY	CHK
1	11/20/2018	Issue for Permits	MM	MM
2	12/27/2018	Revisions 2	MM	MM
3	1/24/2019	Revisions 3	MM	MM

NO.	DATE	DESCRIPTION	BY	CHK
1	11/20/2018	Issue for Permits	MM	MM
2	12/27/2018	Revisions 2	MM	MM
3	1/24/2019	Revisions 3	MM	MM

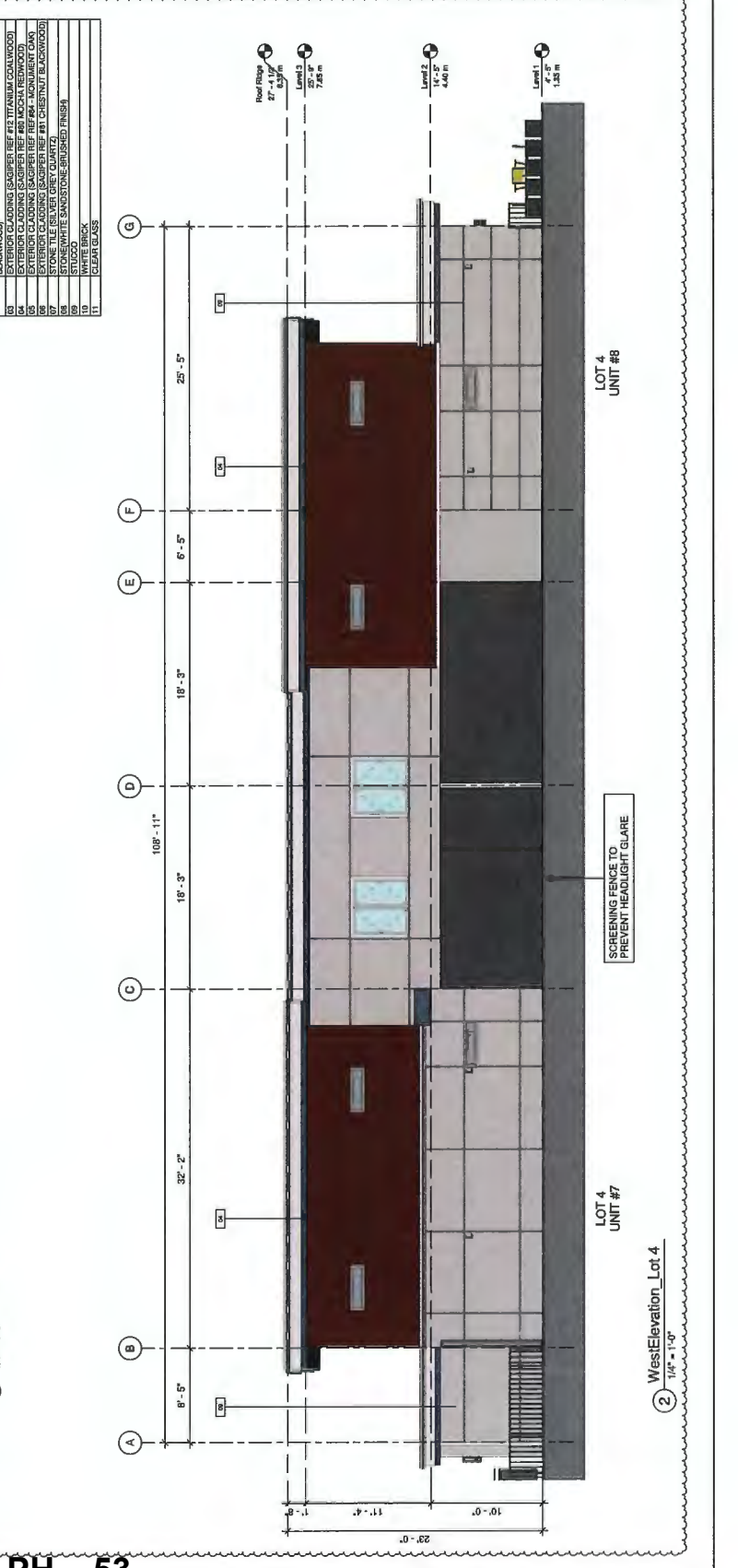
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SHEET	40/15/2013

PROJECT NO.	181778A
ISSUED FOR	ADCS
DATE	1/24/2019
SCALE	1/4" = 1'-0"
SHEET	40/15/2013



Key / Value	Material Legend	Keynote Text
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02	EXTERIOR CLADDING (SAGOPER REF #1 - CHOCOLATE BLACKWOOD)	
03	EXTERIOR CLADDING (SAGOPER REF #2 - TEAKUM COAKWOOD)	
04	EXTERIOR CLADDING (SAGOPER REF #3 - MOCHA REDWOOD)	
05	EXTERIOR CLADDING (SAGOPER REF #4 - MONUMENT OAK)	
06	EXTERIOR CLADDING (SAGOPER REF #5 - CHESTNUT BLACKWOOD)	
07	STONE TILE (SAGOPER REF #1 - SANDSTONE)	
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1 East Elevation_Lot 3
1/4" = 1'-0"




2 West Elevation_Lot 4
1/4" = 1'-0"



EXISTING NORTH ELEVATION



PROPOSED STREETSCAPE FOR NORTH ELEVATION

 VIVIDGREEN LANDSCAPE ARCHITECTURE 11000 E. WYOMING AVE. SUITE 200 DENVER, CO 80231 TEL: 303.755.7272 WWW.VIVIDGREEN.COM	PROJECT: FRANCIS ROAD DUPLEX ADDRESS: 674088780 FRANCIS ROAD, RICHMOND, VA	
	DRAWING NO.: 18177FRA	SHEET NO.: AS01
	DATE: 04/27/2018	SCALE: AS SHOWN
	PROJECT MANAGER: [REDACTED]	ARCHITECT: [REDACTED]
ARCHITECTURAL STREETSCAPE		
FRANCIS ROAD DUPLEX 674088780 Francis Road, Richmond, VA		
REVISIONS NO. DATE DESCRIPTION DRAWN CHECKED		
1 04/27/2018 REPORTING [REDACTED] [REDACTED]		




 11415155 Avenue No. 103
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 11415155 Avenue No. 103
 www.vividgreen.com

NO.	DATE	DESCRIPTION	BY
1	10/24/23	REVISION 2	
2	10/24/23	REVISION 1	
3	10/24/23	REVISION 0	

NO.	DATE	DESCRIPTION	BY
1	10/24/23	REVISION 2	
2	10/24/23	REVISION 1	
3	10/24/23	REVISION 0	

FRANCIS ROAD DUPLEX
 676818780 Francis Road, Richmond, BC

ARCHITECTURAL

3D VIEW

DESIGNED	BY	DATE
DRAWN	BY	DATE
CHECKED	BY	DATE
SCALE		
DATE		

PROJECT NO. 1817FRA

MANUAL NO. A502

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NO	DESCRIPTION	DATE	BY
1	Revised 5/14/14		
2	Revised 5/14/14		

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Francis Road Duplex
 87408780 Francis Road, Richmond, BC

ARCHITECTURAL
 30 VIEW

NO	DATE	BY	SCALE
1	02/27/14		

PROJECT NO: 181776
 DRAWING NO: AC03
 DRAWING TITLE: 30 VIEW





RZ 17-775025

Attachment 4

Address: 6740 & 6780 Francis Road

Applicant: Vivid Green Architecture Inc.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Ding City Development Inc.	Ding City Development Inc.
Site Size (m²):	1040 m ² (6740 Francis Road) + 1040 m ² (6780 Francis Road) = 2080 m ²	Lot 1: 499 m ² Lot 2: 499 m ² Lot 3: 499 m ² Lot 4: 499 m ²
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Policy 5428 – Single Detached (RS2/C)	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwelling (ZD7) – Francis Road (Blundell)
Number of Units:	1	8
Other Designations:	n/a	No change

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR or 334.5 m ² per lot	0.6	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 299.4 m ² (3226 ft ²) Lot 2: Max. 299.4 m ² (3226 ft ²) Lot 3: Max. 299.4 m ² (3226 ft ²) Lot 4: Max. 299.4 m ² (3226 ft ²)	Lot 1: Max. 295 m ² (3175 ft ²) Lot 2: Max. 295 m ² (3175 ft ²) Lot 3: Max. 297 m ² (3196 ft ²) Lot 4: Max. 295 m ² (3196 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 41% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	none
Lot Size:	Min. 464.5 m ²	499 m ² for each lot	none
Lot Dimensions (m):	Min. Width: 10.0 m Min. Depth: 30.0 m	Min. Width: 10.0 m Depth: 49.57 m	none

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear - Ground: Min. 10.35 m Rear – 2 nd Floor: Min. 10.70 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear - Ground: Min. 10.35 m Rear – 2 nd Floor: Min. 10.70 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m or 7.5 m for flat roof (2 storeys)	7.5 m (2 storeys) Max.	none
Off-street Parking Spaces – Regular (R):	2 per unit	2 per unit	none
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 8) = 2	2	
Off-street Parking Spaces – Total:	18	18	none
Tandem Parking Spaces:	Permitted	0	none

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

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989
 Amended by Council: December 15, 2008

POLICY 5428

File Ref: 4430-00

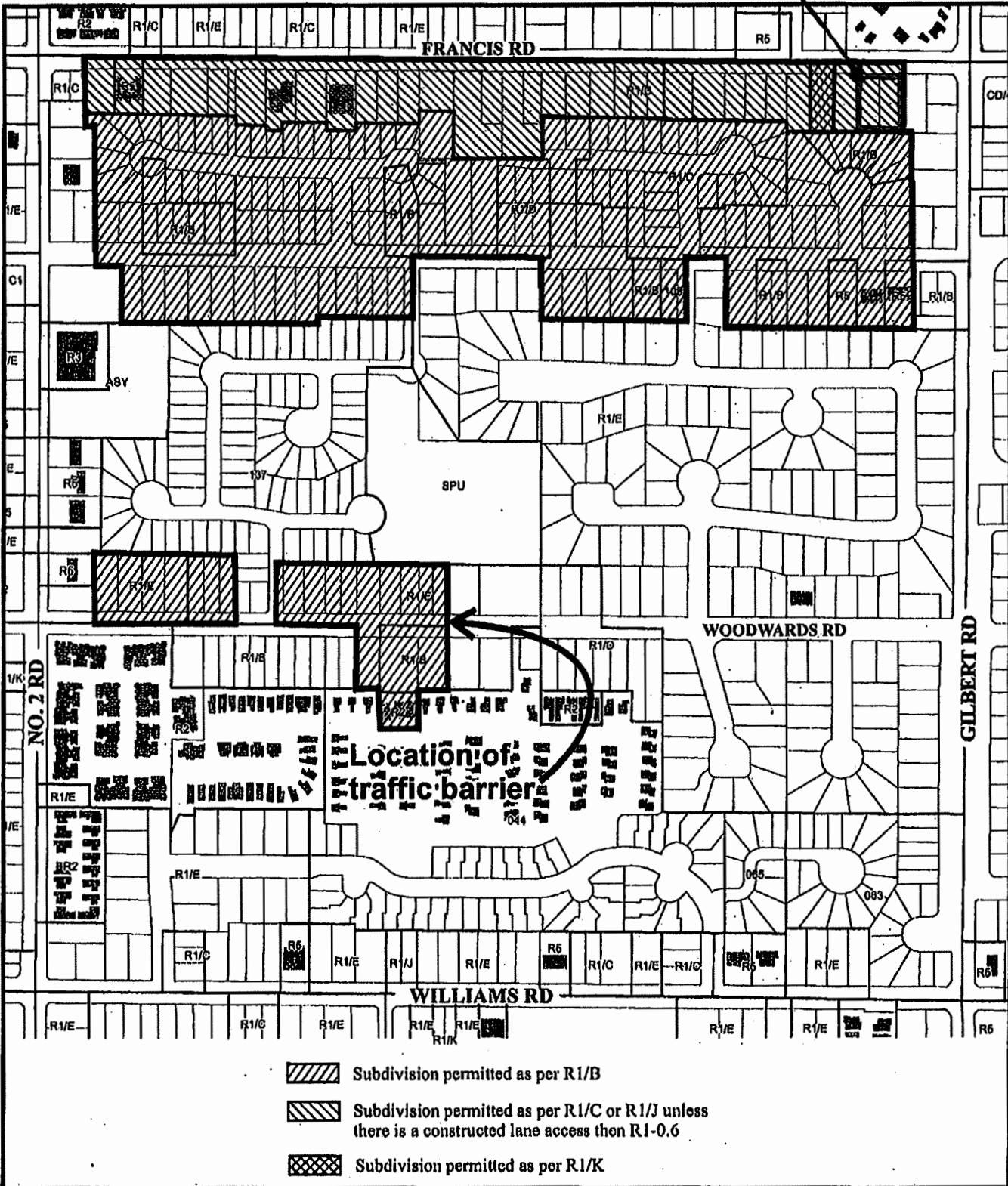
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 30-4-6

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

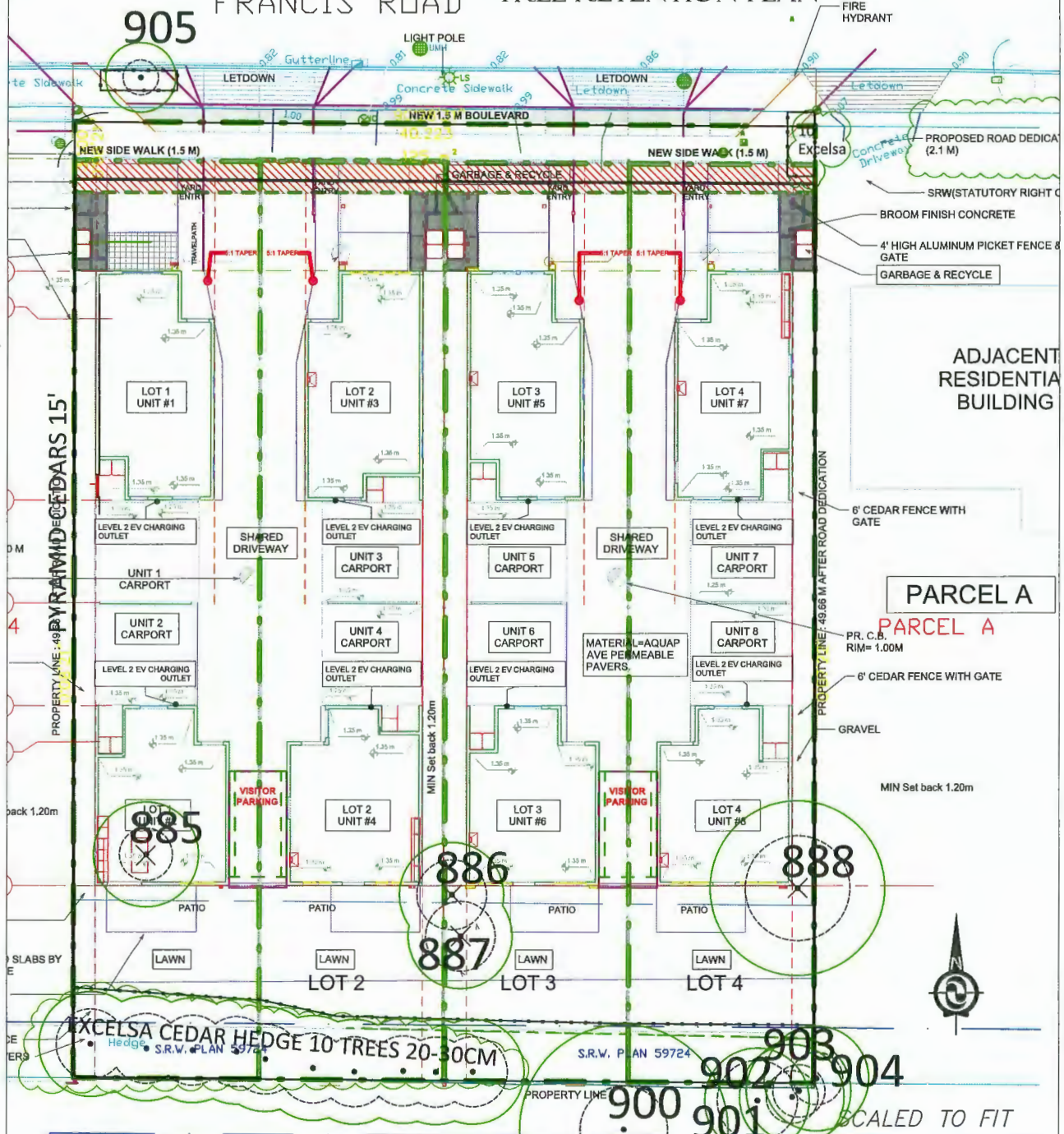
SUBJECT SITE



Policy 5428
Section 30-4-6

Adopted Date: 12/18/89
Amended Date: 12/15/08
Note: Dimensions are in METRES

FRANCIS ROAD TREE RETENTION PLAN



TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
893	Excelsa Cedars	20 to 30cm	3.0m	9.8ft
900	Douglas Fir	42cm	6.0m	19.7ft
901	Western Redcedar	38cm	3.0m	9.8ft
902	Western Redcedar	25cm	3.0m	9.8ft
903	Western Redcedar	23cm	3.0m	9.8ft
904	Western Redcedar	22cm	3.0m	9.8ft

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE INVENTORY

#	Type	Action	DBH	MPZ
885	J. Maple	Remove	15/15cm	1.5m
886	Laurel	Remove	20/10/10	1.8m
887	Laurel	Remove	22/22cm	2.0m
888	Cherry	Remove	50cm	3.0m
893	Excelsas	Retain	20 to 30cm	2.0m
900	D. Fir	Retain	42cm	2.5m
901	Redcedar	Retain	38cm	2.3m
902	Redcedar	Retain	25cm	1.5m
903	Redcedar	Retain	23cm	1.4m
904	Redcedar	Retain	22cm	1.3m
905	Beech	Retain	10cm	1.0m

DBH- trunk diameter, MPZ- protection zone

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



Froggers Creek Tree Consultants Ltd
 7763 McGregor Avenue Burnaby BC V5J 4H4
 Telephone: 604-721-6002 Fax: 604-437-0970
 6740, 6780 Francis Road, Richmond
TREE RETENTION DRAWING
 THE DRAWING SHOWS ALL TREES PROPOSED FOR RETENTION, REMOVAL, AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT
 May 8, 2018



Address: 6740 and 6780 Francis Road

File No.: RZ 17-775025

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10277, the developer is required to complete the following:

1. 2.1 m wide road dedication along the entire Francis Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
2. Registration of an on-site 1.5 m wide Statutory Right-of-Way behind the new north property line after road dedication of 6740 & 6780 Francis Road to accommodate the new water meters and inspection chambers.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the two properties:
 - a) Vehicle access to the four duplex lots is via two shared driveway crossings centered on the proposed shared property lines.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Francis Road.
4. 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.
5. Registration of a flood indemnity covenant on title.
6. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on 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.
7. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$104,898.50) to the City's Affordable Housing Reserve Fund.
8. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the trees to be retained.
9. City acceptance of the developer's offer to voluntarily contribute a \$45,600.00 partial contribution 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, 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. Submission of convertible plan details that meet accessible housing requirements for convertible units.
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 dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;and

- include the 8 required replacement trees with the following minimum sizes:

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

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

- At subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), TransLink DCC's, School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Subdivision stage.
- Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. A Servicing Agreement is required to ensure that the conditions behind Transportation Department's road dedications and frontage improvements requirements are met. Works include, but may not be limited to:
 - Water Works:
 - Using the OCP Model, there is 541 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 6780 Francis Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
 - At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
 - At the Developer's cost, the City will:
 - Install 8 new water service connections (2 for each duplex) off of the 300mm AC watermain on Francis Road, complete with water meters.
 - Provide a 1.5 m right-of-way along the north property line of 6740 & 6780 Francis Road to accommodate the new water meters.
 - Storm Sewer Works:
 - At the Developer's cost, the Developer is required to:
 - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC61047) located at the adjoining property line of 6740 and 6780 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.
 - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC50515) located at the north east corner of 6780 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.
 - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC61048) located at the north east corner of 6780 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.
 - At the Developer's cost, the City will:
 - Cut and cap the existing south west storm service connection located at the adjoining property line of 6740 and 6780 Francis Road (STIC61047).
 - Cut and cap the south east storm service connection located at the north east corner of 6780 Francis Road (STIC50515).
 - If the existing storm service leads (STIC61047, STIC61048 & STIC50515) are found to be inadequate, install new service connections. Details shall be finalized via the servicing agreement process.
 - A 1.5 m wide SRW is required along the north property line of the proposed sites to accommodate existing storm inspection chambers.
 - Sanitary Sewer Works:
 - At the Developer's cost, the Developer is required to:

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

➤ Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - To underground overhead service lines
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - ii) Complete other frontage improvements as per the following Transportation requirements:
 - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
 - Construct a new grass/tree boulevard over the remaining width between the new sidewalk and the existing south curb of Francis Road. The cross-section of the frontage improvements, measuring from north to south, are to include:
 - Existing south curb of Francis road.
 - 2.0 m wide grass boulevard with no tree planting (this area is slated for future road widening).
 - 1.5 m wide landscaped boulevard with street trees.
 - 1.5 m wide concrete sidewalk.
 - New north property line of the subject site.
 - 1.5 m wide utility SRW.
 - Note that a 2.0 m wide road dedication is required for future road widening and an additional 0.1 m wide dedication is required to meet minimum frontage improvement standards.

Other frontage improvement considerations:

- Tree planting is to be restricted to the 1.5 m wide strip of the boulevard immediately next to the new sidewalk. The 2.0 m wide boulevard behind the fronting Francis Road south curb is to be kept free of any tree planting.
- The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site's Francis Road frontage. The transition sections are to be placed beyond the subject site's east and west frontages and are not to be constructed with angular turns.
- All existing 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 in this Frontage Improvements section.
- New vehicle driveway accesses 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.

- All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard.
- 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:

- The Developer is required to:
 - Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - Provide a video inspection report of the existing storm sewers along the Francis Road frontage and the existing sanitary lines along the south property line prior to start of site preparation works. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - Enter into, if required, additional legal agreements, as determined via the subject development's 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 Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. 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 10271
(Two-Unit Dwellings (ZD7) – Francis Road (Blundell))**

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

- Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions after the line for ZMU40:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
“ZD7	\$8.50”

- Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 16 (Site Specific Residential (Two Unit Dwelling) Zones, in numerical order:

16.8 Two-Unit Dwellings (ZD7) – Francis Road (Blundell)

16.8.1 Purpose

The **zone** provides for two **dwelling units** on a single **lot** fronting an **arterial road**, plus other compatible **uses**.

16.8.2 Permitted Uses

- **housing, two-unit**

16.8.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

16.8.4 Permitted Density

- The maximum **density** is one **two-unit housing** unit per **lot**.
- The maximum **floor area** is the lesser of:
 - the **floor area** calculated using the **floor area ratio** of 0.4; and
 - 334.5 m².
- Notwithstanding Section 8.16.4.2(a), the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning

amendment bylaw to include the **owner's lot** in the ZD7 zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Each **two-unit housing dwelling unit** must have a minimum **floor area** of 125.4 m² and must not exceed a maximum **floor area** of 183.9 m².
5. Notwithstanding Sections 4.2.2 and 4.3, the following items are not included in the calculation of maximum **floor area**:
 - a) up to 37.5 m² of the attached **accessory buildings** per **two-unit housing dwelling unit** used for on-site parking purposes, which cannot be used for **habitable space**;
 - b) up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building**, provided that the covered areas are:
 - i) always open on two or more sides;
 - ii) never enclosed; and
 - iii) not located more than 0.6 m above the lowest horizontal floor;
 - c) one **accessory building** which is less than 10.0 m²; and
 - d) up to a maximum of 2.35 m² per **two-unit housing dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
6. Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**, except that a maximum of 10 m² of **floor area**, per **two-unit housing dwelling unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

16.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
 - c) 30% for **lots** of 15.0 m or more in width.
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

16.8.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is:

- a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.16.6.4 above:
- a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the City; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings, carports** and **garages** are:
- a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a **local road**.
8. Notwithstanding Section 4.8 [Projections into Yards in Two-Unit Housing Zones], for this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
- a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard, rear yard** and **exterior side yard** no more than 0.6 m;
 - b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**;
 - c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:

- i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard**, where the **exterior side yard** is 6.0 m.
- d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
- e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
- i) 3.0 m of a public **road**.
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
- f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line** (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

16.8.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

16.8.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 464.5 m².
2. The minimum **lot width** is 10.0 m;
3. The minimum **lot depth** is 30.0 m.

16.8.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

16.8.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
 - a) at least 50% of the required residential **use parking spaces** shall be standard spaces;
 - b) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
 - c) where residents of a single **two-unit housing dwelling unit** intend to use two **parking spaces**, the two **parking spaces** may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space** and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle;
 - d) the visitor parking requirement shall be 0.2 **parking spaces per dwelling unit** where **vehicle access** to the **lot** is from an **arterial road** and the same **vehicle access** is servicing more than two **dwelling units**;
 - e) for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m; and
 - f) for the purpose of this **zone** only, visitor **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**, as specified in a Development Permit approved by the City.
2. Visitor **parking spaces** shall be:
 - a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words “VISITORS ONLY” in capital letters identifying the **parking spaces**; and
 - b) marked on the parking surface with the words “VISITORS ONLY” in capital letters a minimum 30 cm high and 1.65 m in length.

16.8.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10271”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>JA</i>
APPROVED by Director or Solicitor <i>JA</i>



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10277 (RZ 17-775025)
6740 and 6780 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 a "TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)" site specific zone.

P.I.D. 010-027-998

Lot 3 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

P.I.D. 004-910-796

Lot 2 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10277**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER