



To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 7, 2021
File: RZ 20-907463

Re: Application by Zhao XD Architect Ltd. for Rezoning at 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road from "Single Detached (RS1/E)" to "Town Housing (ZT94) – Francis Road (Broadmoor)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10254, to create the "Town Housing (ZT94) – Francis Road (Broadmoor)" zone, and to rezone 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road from "Single Detached (RS1/E)" to "Town Housing (ZT94) – Francis Road (Broadmoor)," be introduced and given first reading.

Wayne Craig
Director, Development

WC:jr
Att. 6

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

Staff Report

Origin

Zhao XD Architect Ltd. on behalf of 1125640 BC Ltd. (Directors: Fuhua Yuan and Man Yuan) has applied to the City of Richmond for permission to rezone 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road from the “Single Detached (RS1/E)” zone to a new site-specific “Town Housing (ZT94) – Francis Road (Broadmoor)” zone, to permit the development of 25 townhouse units with vehicle access from Francis Road. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

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

Subject Site Existing Housing Profile

Each of the eight properties currently contains a single detached dwelling, none of which contain a secondary suite. Each existing dwelling would be demolished.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North: single detached dwellings on properties zoned “Single Detached (RS1/C)” and townhouse dwellings on a property zoned “Low Density Townhouses (RTL1).”
- To the South: single detached and duplex dwellings on properties fronting Glenbrook Dr zoned “Single Detached (RS1/E).”
- To the East and West: single detached dwellings on properties zoned “Single Detached (RS1/E),” which are designated “Arterial Road Townhouse” in the Arterial Road Land Use Policy.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and has an Official Community Plan (OCP) designation of “Neighbourhood Residential” (Attachment 3) which supports a range of residential uses including townhouses. The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is located on a minor arterial road and is designated “Arterial Road Townhouses” on the Arterial Road Land Use Map contained in the OCP. The proposed rezoning is consistent with this designation.

The minimum development site size described in the Arterial Road Land Use Policy is 40 m frontage and 35 m lot depth. The proposed development site does not meet the minimum lot depth requirement, however the applicant has demonstrated that the site can be developed consistent with the Arterial Road Land Use Policy designation. A new site-specific zone is proposed to address the reduced lot depth, as neighbouring properties on Francis Road would also have insufficient lot depth to rezone without a variance. Details on the proposed new zone are provided in the Analysis section of this report.

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.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A \$275,961.00 contribution 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 two phone calls for additional information about the development, but 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 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site-specific Zone – “Town Housing (ZT94) – Francis Road (Broadmoor)”

This rezoning application would result in the creation of a site-specific zone. The proposed “Town Housing (ZT94) – Francis Road (Broadmoor)” zone is identical to the “Low Density Townhouses (RTL4)” zone except for a reduction to the minimum lot depth from 35 m to 33 m, and reduction to the minimum front yard setback from 6 m to 4.5 m where a 6.0 m rear yard setback is provided.

The reduced lot depth requirement is a response to the existing lot geometry. Properties on the south side of Francis Road between Garden City Road and No. 4 Road generally have a lot depth of 33.5 m, which would not meet the minimum development site size in the “Low Density Townhouses (RTL4)” zone, despite being designated “Arterial Road Townhouse” in the OCP. A new site-specific zone is proposed to address this unique inconsistency and establish clear expectations for the development of townhouses in this area.

The reduced front yard setback is a response to guidelines contained in the Arterial Road Land Use Policy, specifically that a 4.5 m front yard setback may be considered when a 6.0 m rear yard setback is provided. The proposed “Town Housing (ZT94) – Francis Road (Broadmoor)” zone would permit a variable front yard setback based on the rear yard setback consistent with this guideline. Based on the current lot dimensions and road width, the proposed townhouses would be 8.0 m from the back of the curb. At Development Permit stage the applicant will be required to conduct an acoustical analysis to ensure that living spaces fronting Francis Road meet the minimum CMHC indoor noise standards.

Urban Design and Site Planning

The applicant proposes 25 townhouse units in nine buildings arranged on either side of a central east-west drive aisle. The site plan and massing are consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

Three buildings containing 13 units along Francis Road are three storeys, with living space located on the second and third storeys. The end units step down to two storeys within 7.5 m of the adjacent properties to provide a transition to the existing single detached dwelling. Direct pedestrian access to the sidewalk is provided via landscaped front yards.

Six duplex buildings containing 12 units at the rear of the property are all two storeys, with living space located on both levels. Pedestrian access is provided via the drive aisle. Three of these units are proposed to be designed as convertible units. Accessibility features of all units will be reviewed through the Development Permit.

All of the units have private outdoor space at grade in the form of a landscaped front or rear yard. Units fronting Francis Road have a second storey Juliet balcony off of the living room facing the drive aisle, and a third storey Juliet balcony off of the master bedroom facing the road. Rear units do not have balconies but feature larger outdoor spaces at grade.

The shared outdoor amenity area is proposed near the middle of the site opposite the driveway. The current concept includes a play structure for young children, bench seating, retention of mature trees, and open lawn area. Detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

Shared garbage and recycling rooms are proposed near the middle of the site flanking the driveway. Vehicles servicing the site are able to complete a three-point turn in the drive aisle to enter and exit the site in a forward motion.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

Housing Type and Tenure

The applicant proposes 25 strata-titled townhouse units. This report has been submitted prior to Council's consideration of new policies regarding age and rental restrictions in strata-titled buildings. These policies are scheduled to be considered at the Public Hearing to be held on June 21, 2021. Additional requirements are included in this report in anticipation of Council adopting these policies prior to consideration of this application.

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. This covenant will not be required if Council does not adopt these policies on June 21, 2021.

Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to Francis Road. The driveway is aligned opposite Heather Street, creating a four-way intersection. This location is preferred by staff as it reduces the number of potential conflict points between vehicles and pedestrians.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500, including Level 2 EV charging for all residential vehicle spaces. Each unit includes a two-car garage with space for Class 1 bicycle parking. All of the units have parking spaces in a side-by-side arrangement.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. A total of five visitor parking spaces are provided, including two standard spaces at the west end of the drive aisle, two standard spaced at the east end of the drive aisle, and an accessible space in the middle of the development beside the amenity area. Class 2 bicycle parking is also provided beside the amenity area.

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 32 bylaw-sized trees on the subject property and five trees on neighbouring properties.

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

- 11 trees (tag# 307, 308, 309, 312, 313, 314, 315, 316, 317, 318, and 319) located on site are identified in good condition and noted to be retained and protected in the Arborist report. These trees are primarily located within the rear yard setback, except for Trees # 307-309. The outdoor amenity area has been specifically located to accommodate retention of these trees.
- 21 (tag# 301, 302, 303, 304, 305, 306, 310, 311, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, and 332) are in poor condition - either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- The hedges along the west property line are in poor condition – either dead, dying, or pruned back excessively. As a result, the hedges are not a good candidate for retention. Replacement trees are not required for the removal of hedges.
- 5 (tag# A, B, C, D, E) located on neighbouring property to be protected as per Arborist report recommendation.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The applicant proposes to remove existing hedges located in the City boulevard to provide pedestrian access to the townhouse units and comply with the design guidelines for landscaping along arterial road. Continuous hedges are discouraged in the front yard based on Crime Prevention Through Environmental Design (CPTED) and urban design principles, with a goal of enhancing the pedestrian experience and allowing for casual surveillance of the public and semi-private realms.

Parks staff have reviewed the proposal and have approved removal of the hedges and shrubs located in the development frontage. Compensation is not required for the removal of hedges, however new trees will be planted in the upgraded boulevard. The size, species, and location of new street trees will be determined through the Servicing Agreement process.

Tree Replacement

The applicant wishes to remove 21 on-site trees (tag# 301-306, 310, 311, and 320-332). The 2:1 replacement ratio would require a total of 42 replacement trees. The applicant proposes to plant 32 trees in the proposed development.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$7,500.00 to the City's Tree Compensation Fund in lieu of the remaining 10 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

11 trees (tag# 307-309, and 312-319) on the subject site and 5 trees (tag# A-E) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$55,000.00 Tree Survival Security.
- 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.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed 25-unit townhouse development is \$54,839.00 based on the current OCP rates, and must be provided prior to rezoning adoption.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Public Art

Based on a maximum buildable floor area of approximately 32,466 SF residential floor area, the recommended public art contribution based on Administrative Guidelines of \$0.90/SF (2021 rate) is approximately \$29,219.40.

As this project will generate a recommended public art contribution of less than \$40,000 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the building design to provide a pedestrian-oriented streetscape.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared 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 relevant accessibility features for the three proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

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

- Removal of the existing sidewalk and replacement with 2.0 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.
- Removal of the existing driveway crossings and replacement with frontage works as described above.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the subject site from the "Single Detached (RS1/E)" zone to the site-specific "Town Housing (ZT94) – Francis Road (Broadmoor)" zone, to permit the development of 25 townhouse units with vehicle access from Francis Road.

The proposed rezoning and subsequent development of the site are generally consistent with the applicable plans and policies for the area.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10254 be introduced and given first reading.



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:js

Attachments:

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



City of Richmond



**SUBJECT
PROPERTIES**



RZ 20-907463

PH - 159

Original Date: 11/02/20

Revision Date:

Note: Dimensions are in METRES



RZ 20-907463

Attachment 2

Address: 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	1125640 BC Ltd. (Directors: Fuhua Yuan and Man Yuan)	To be determined
Site Size (m²):	5,027 m ²	No change
Land Uses:	Single detached homes	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT94) – Francis Road (Broadmoor)
Number of Units:	8 single detached homes	25 townhouses

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Buildable Floor Area (m ²):*	Max. 3,016.2 m ² (32,466 ft ²)	Max. 3,016.1 m ² (32,465 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 39% Non-porous Surfaces: 64.4% Landscaping: 25%	None
Lot Size:	None	5,027 m ²	None
Lot Dimensions (m):	Width: 40 m Depth: 33 m	Width: 150 m Depth: 33.53 m	None
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Front: 4.5 m Rear: 6 m Side: 3 m	None
Height (m):	12.0 m	12.0 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	50 (R) and 5 (V)	50 (R) and 5 (V)	None
Small Car Parking Spaces:	Permitted – Maximum of 50% of required spaces	14 spaces (i.e. 28%)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	None

On Future Development Site	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit (i.e. 150 m ²)	6.96 m ² per unit (i.e. 174 m ²)	None

Other: Tree replacement compensation required for loss of significant trees.

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

6. Broadmoor



Apartment Residential	Broadmoor Neighbourhood Centre (future)	Existing Major Street Bike Route
Commercial	Garden City Neighbourhood Centre (future)	Future Major Street Bike Route
Community Institutional	Police South Arm Community Station	Existing Greenway/Trail
Neighbourhood Residential	South Arm Community Centre	Future Greenway/Trail
Neighbourhood Service Centre	South Arm Pool	Existing Neighbourhood Link - enhanced
Park		Future Neighbourhood Link - unenhanced
School		Future Neighbourhood Link



25-UNIT TOWNHOUSE DEVELOPMENT
9200 - 9340 FRANCIS ROAD
RICHMOND, BC





PH - 164

25-UNIT TOWNHOUSE DEVELOPMENT
9200 - 9340 FRANCIS ROAD
RICHMOND, BC



ZHAO XD ARCHITECT LTD.

2003-9100 Levee Road
 Rockville, MD 20850
 Tel: (301) 770-8882
 Fax: (301) 805-1726
 Email: info@zhaoxd.com
 Web: zhaoxd.com



THIS DRAWING IS THE PROPERTY OF ZHAO XD ARCHITECT LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ZHAO XD ARCHITECT LTD.

DATE: 01/21/2014
 BY: J. W. [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]

PROJECT: TOWNHOUSE DEVELOPMENT

2003-9100 Levee Road
 Rockville, MD

Drawing Title: PARKING PLAN

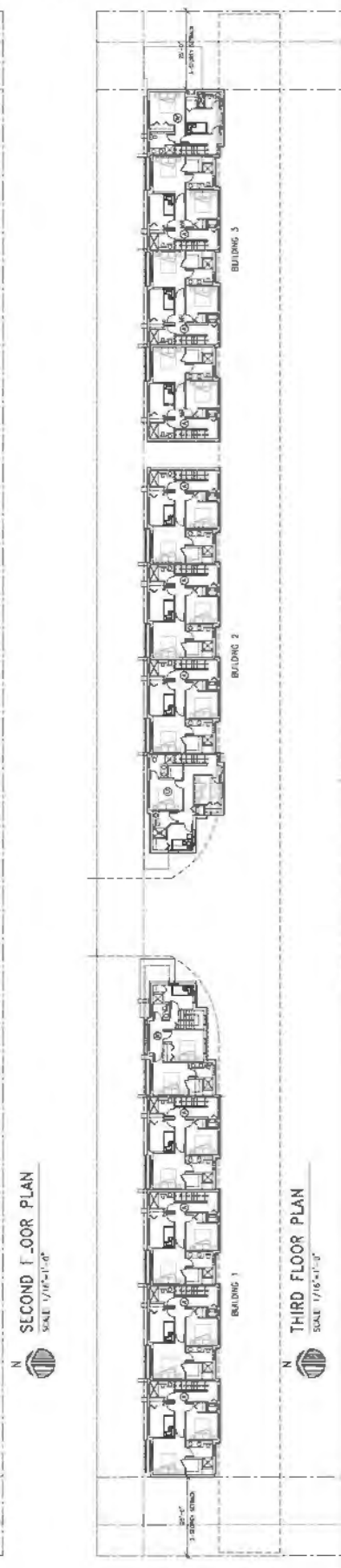
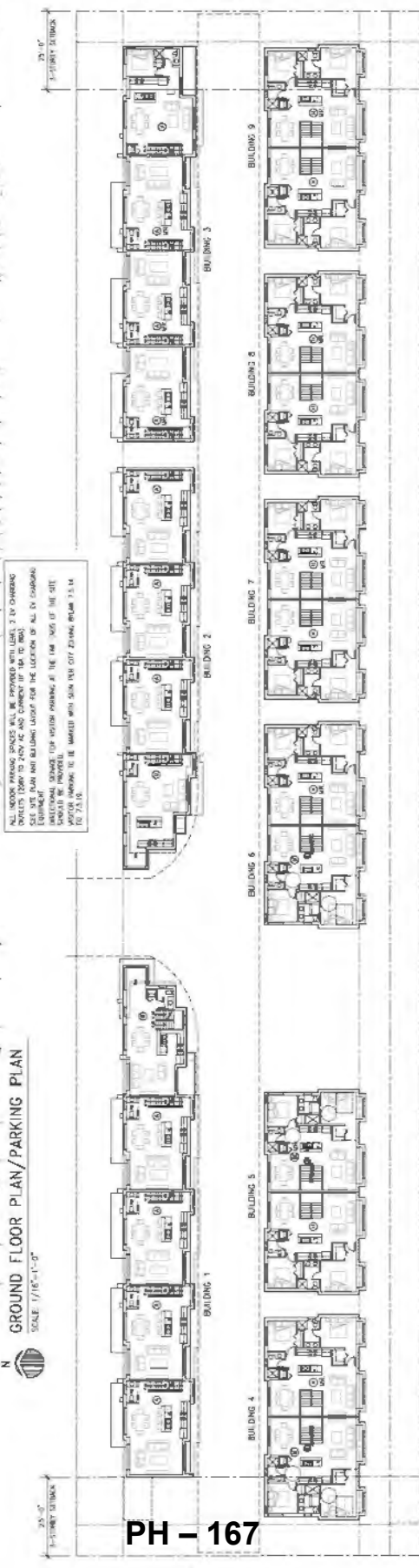
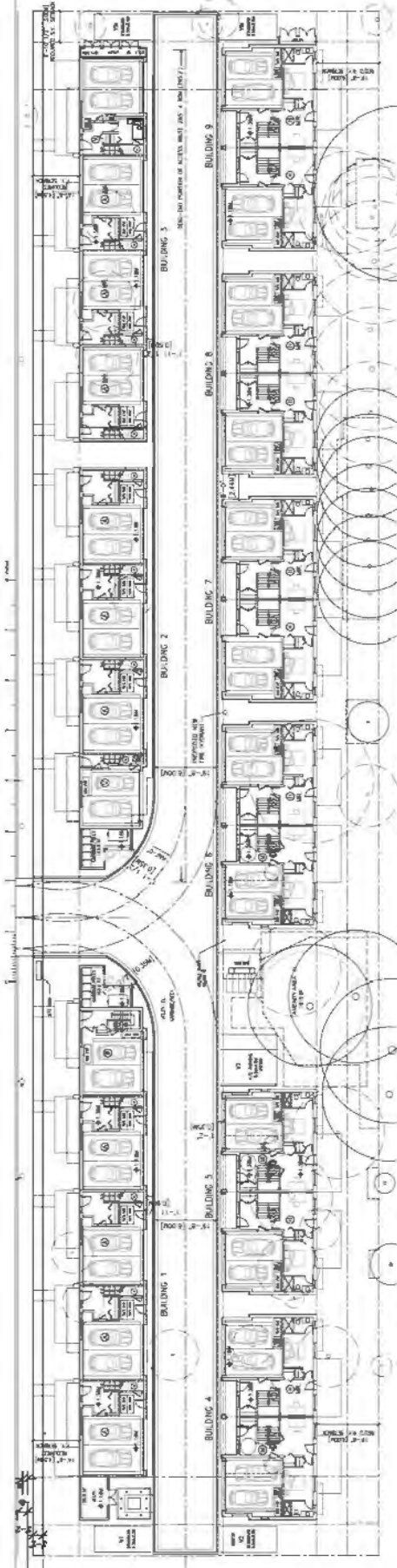
Drawn By: [Signature]

Checked By: [Signature]

Project No: [Signature]

Drawing No: [Signature]

A2





ZHAO XD ARCHITECT LTD.

REG. 1181 (Virginia) Reg. 1000 (NC)
 3000 Park Road, Suite 300
 Raleigh, NC 27604
 Tel: (919) 273-8832
 Fax: (919) 895-1726
 Email: info@zhaoxd.com
 Web: zhaoxd.com



This project shall not be used for construction until approved by the local authority having jurisdiction.

04 MAY/21	01 APPLICATION
22 FEB/21	01 CITY COMMENTS
10 JAN/20	01 ZONING APPLICATION
Date:	Issued For:
A	DETAIL NUMBER
B/C	LOCATION SHEET
C	DETAIL SHEET

Project:
TOWNHOUSE DEVELOPMENT

3000-340 French Road
 RICHMOND, NC

Drawing Title:
ELEVATIONS

Client:
 Jacobs

Drawn By:
 Decaded By:
 Project No.:
 Drawing No.:

A3

0



NORTH ELEVATIONS
 FRANCIS ROAD - STREET ELEVATION
 SCALE: 1/16"=1'-0"



SOUTH ELEVATIONS
 INTERNAL DRIVEWAY
 SCALE: 1/16"=1'-0"

IN PROJECT THIS SHEET HAS BEEN REVISED OR CORRECTED. CHECK THE ARCHITECT'S MARKS AND NOTES FOR THE CORRECTIONS TO BE MADE. ANY CHANGES TO BE MADE BY THE ARCHITECT SHALL BE INDICATED BY A RED LINE OR A RED CIRCLE. ANY CHANGES TO BE MADE BY THE ARCHITECT SHALL BE INDICATED BY A RED LINE OR A RED CIRCLE.



NORTH ELEVATIONS
 INTERNAL DRIVEWAY
 SCALE: 1/16"=1'-0"



SOUTH ELEVATIONS
 REAR YARD
 SCALE: 1/16"=1'-0"



WEST ELEVATIONS
 FRANCIS ROAD
 SCALE: 1/16"=1'-0"

WEST ELEVATIONS
 SCALE: 1/16"=1'-0"

WEST ELEVATIONS
 SCALE: 1/16"=1'-0"

ELEVATIONS



PH - 168



ZHAO XD ARCHITECT LTD.

1800-1118 (Mon-Fri) 9:00am - 6:00pm
 Richmond, BC V6V 2G9
 Tel: (604) 273-8832
 Fax: (604) 809-1736
 Email: info@zhaoxd.com
 Web: zhaoxd.com



This project shall be used for the purposes stated on the title block only. It is not to be used for any other purpose without the written consent of the architect.

04 MAY/21 BY APPLICATION
 22 FEB/21 CITY COMMENTS
 10 JAN/20 REDLINE APPLICATION

REVISION APP
 - Issued For:

Date: Issued For:

A DETAIL NUMBER
 B LOCATION SHEET
 C DETAIL SHEET

Architect: Zhao Xd Architect Ltd., 1800-1118 (Mon-Fri) 9:00am - 6:00pm, Richmond, BC V6V 2G9, Canada. Tel: (604) 273-8832, Fax: (604) 809-1736, Email: info@zhaoxd.com, Web: zhaoxd.com
 Project: TOWNHOUSE DEVELOPMENT
 Drawing Title: 9000-9340 (French Road) RICHMOND, BC
 UNIT PLANS
 Drawing No.:
 Date:
 Scale:
 Drawn By:
 Checked By:
 Project No.:
 Drawing No.:

A4

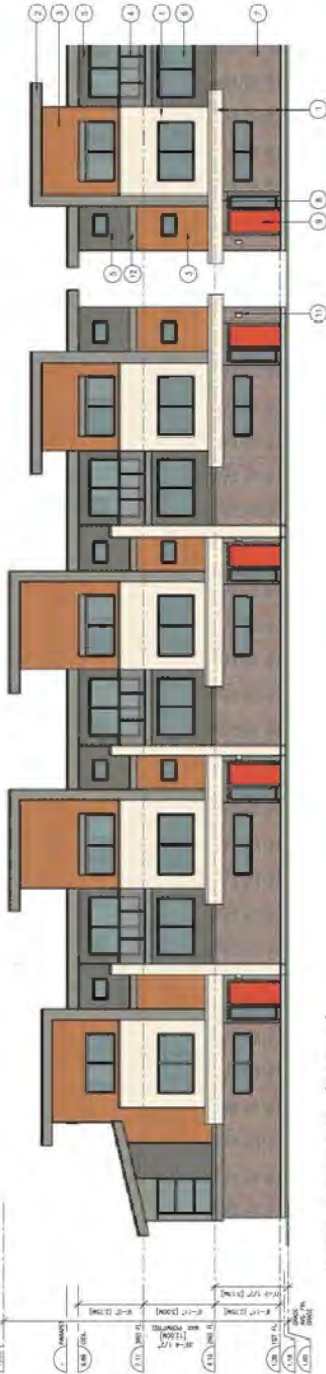


PRECEDENT SAMPLE OF PANELS & TRIMS

TRIMS TO ALIGN WITH WINDOW/DOOR CORNERS
 MAXIMUM SIZED PANELING AS POSSIBLE

EXTERIOR FINISH & COLOR

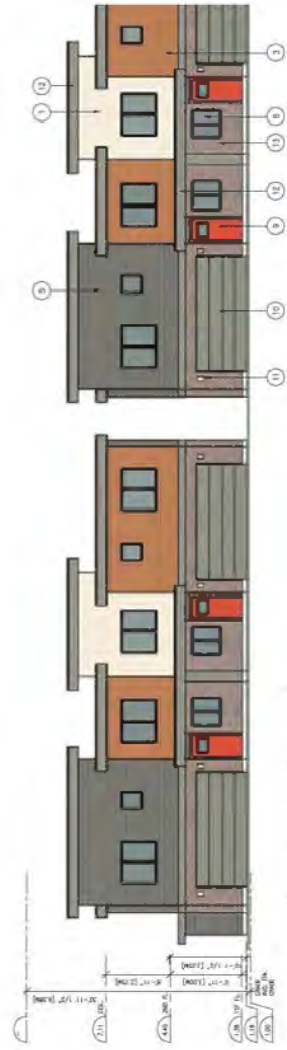
- 1 JAMES HODGE PANEL / ARCTIC WHITE
 - 2 JAMES HODGE PANEL / ASH PEWTER
 - 3 FOSKAY (COURT BOARD BOARD) - CEDARSTONE 2.0
 - 4 GLASS/ALUM. GUARD SYSTEM
 - 5 HANDELSERIE (7" - ASH PEWTER
 - 6 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
 - 7 CUSTOMED STONE BY BOVAL - GREY PROFIT
 - 8 POP LOCKS AT EACH ENTRY (MOTION SENSOR LED)
 - 9 HOLLOW CORE DOOR - "TEC-BROWN"
 - 10 GARAGE DOOR - GREY
 - 11 LEFT TERRITONE (MOTION SENSOR LED)
 - 12 2X12 HORIZONTAL TRIM BOARD C/P/ PUSHING OVER - ASH PEWTER
 - 13 CUSTOMED STONE BY BOVAL - GREY PROFIT
- * LAST FIRM ON FACADE FACING STREET ON ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE



NORTH ELEVATIONS (PARTIAL)
 SCALE: 1/8"=1'-0"



SOUTH ELEVATIONS (PARTIAL)
 SCALE: 1/8"=1'-0"



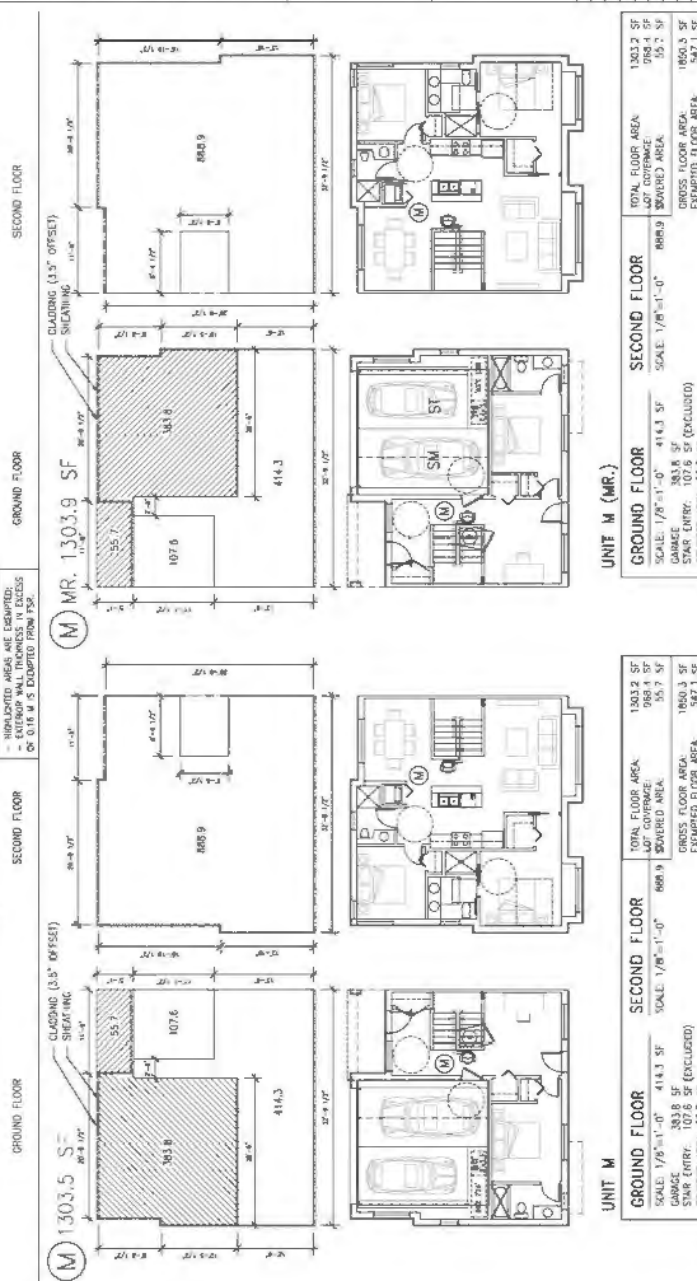
NORTH ELEVATIONS (PARTIAL)
 SCALE: 1/8"=1'-0"



ZHAO XD ARCHITECT LTD.
 1800 11th Avenue, West
 Richmond, BC V6V 1K7
 Tel: (604) 273-8882
 Fax: (604) 895-1708
 Email: info@zhaxd.com
 Web: zhaxd.com



This stamp is valid only for the jurisdiction of British Columbia.



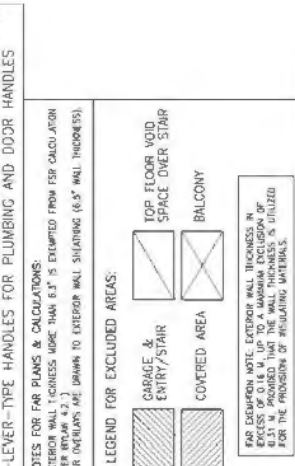
UNIT M (MR.)

FLOOR	SCALE	TOTAL FLOOR AREA	COVERED AREA
GROUND FLOOR	1/8"=1'-0"	414.3 SF	383.8 SF
SECOND FLOOR	1/8"=1'-0"	1863.2 SF	1663.3 SF

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
 -DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYPE);
 -ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES;
 -LOW LIMITING SEALANTS, PAINTS, ADHESIVES, CARPETS & COMPOSITE WOOD

AGING IN PLACE FEATURES FOR ALL UNITS:
 -SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
 -LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

NOTES FOR FLOOR PLANS & CALCULATIONS:
 -EXTERIOR WALL THICKNESS MORE THAN 6.3" IS EXEMPTED FROM FSR CALCULATION (PER STRAW 4.2.1)
 -FSR INCLUDES AIR DRAINS TO EXTERIOR WALL SHEATHING (6.3" WALL THICKNESS).



BAY WINDOW NOTES:
 BAY WINDOW SEAT, MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

FOR ALL UNITS:
 -ALL BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
 -LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

AREA CALCULATIONS (PER UNIT)

UNIT	NET FLOOR AREA (SF)	EXEMPTED FLOOR AREA (SF)	GROSS FLOOR AREA (SF)	COVERED AREA (SF)	LOT COVERAGE (%)	LOT AREA (SF)	GARAGE AREA (SF)
BUILDING 1	1088.9	508.5	1597.4	1481.0	71.21	481.0	481.0
BUILDING 2	1258.1	495.6	1753.7	1620.0	805.1	508.1	508.1
BUILDING 3	1282.9	508.5	1791.4	1640.0	712.1	481.0	481.0
BUILDING 4	1303.9	508.5	1812.4	1663.3	712.1	481.0	481.0
BUILDING 5	1317.2	512.3	1829.5	1675.0	775.8	435.8	435.8
BUILDING 6	1358.1	495.6	1853.7	1690.0	805.1	508.1	508.1
BUILDING 7	1385.9	508.5	1894.4	1721.0	805.1	508.1	508.1
BUILDING 8	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 9	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 10	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 11	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 12	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 13	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 14	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 15	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 16	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 17	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 18	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 19	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 20	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 21	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 22	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 23	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 24	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 25	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 26	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 27	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 28	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 29	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 30	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 31	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 32	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 33	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 34	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 35	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 36	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 37	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 38	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 39	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 40	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 41	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 42	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 43	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 44	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 45	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 46	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 47	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 48	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 49	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 50	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 51	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 52	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 53	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 54	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 55	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 56	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 57	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 58	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 59	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 60	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 61	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 62	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 63	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 64	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 65	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 66	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 67	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 68	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 69	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 70	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 71	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 72	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 73	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 74	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 75	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 76	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 77	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 78	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 79	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 80	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 81	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 82	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 83	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 84	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 85	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 86	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 87	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 88	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 89	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 90	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 91	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 92	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 93	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 94	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 95	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 96	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 97	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 98	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 99	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0
BUILDING 100	1385.9	508.5	1894.4	1721.0	712.1	481.0	481.0

* INCLUDING GARAGE AREA

CHECKLIST - CONVERTIBLE UNIT FEATURES

- DOORS & DOORWAYS**
 ENTRY DOORS WILL BE 60" BUT IDEALLY 68" AND HAVE CLEARANCES MIN. 1200 MM DEPTH BY DOOR WIDTH WITH 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WORK PROVIDED FOR FUTURE AUTOMATIC DOOR OPERATOR)
- BATHROOMS (MIN. 1)**
 INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDTH HALLWAY AND/OR DOORWAYS(S) IF BEDROOMS ARE BEING CONVERTED TO SUITES.
 ALL INTERIOR THRESHOLDS WITHIN UNITS COMP. TO BE BUILDING CODE.
 ALL LEVER-TYPE HANDLES FOR ALL DOORS.
- VERTICAL CIRCULATION**
 VERTICAL LIFT, DEPRESSURE SUB AREA, AND LIFTS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS, TRAINING TO ACCOMMODATE SHIRT AT THE TOP OF ALL STAIRWAYS, WALLS ARE REDESIGNED WITH 712 SOLID LUMBER AT 915MM TO CENTRE.
- HALLWAYS**
 MIN. 900 MM WIDTH
- GARAGE**
 MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA WITH MIN. 800 MM CLEAR DOOR OPENING BEING ON 2-4' SWINGING DOOR 2'-6" AND FLUSH THRESHOLDS MAX. 13 MM HEIGHT
- KITCHEN**
 CLEAR AREA BEHIND UNDER FUTURE WORK SPACE PLUMBING AND GAS PIPES TO BE INSTALLED UNDER FUTURE WORK. ALL PIPES ARE BRANCHED IN NO TIGHTER THAN 45 DEGREE TO BEHIND THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
 CABINETS UNDERBATH SINK ARE EASILY REMOVED.
 MIN. 800 MM CLEAR DOOR OPENING (2'-6" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT
- WASHROOMS**
 MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM) OUTLETS & SWITCHES
- PLACEMENT LOCATIONS OF ELECTRICAL PANELS, BEHIND WINDOW OPENING OF 2' MINIMUM BEHIND WINDOW OPENING LOCATIONS OUTSIDE WINDOW AS NOTED ON FACE OF ARCHITECT DRAWING. UPGRADING TO FOUR-PIN OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECEPTION ROOM**

A7

9200 - 9340 FRANCIS ROAD

Issued for Development Permit



Location Map (NTS)

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	SITE & TREE PLAN
L-03A	PLANTING PLAN
L-03B	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS

VDZ+A
 VANCE DESIGN ZONING ARCHITECTURE
 102 - 9181 Church Street
 Vancouver, British Columbia, V6M 2R8
 Tel: 604 546 9827
 Fax: 604 546 1021
 www.vdz.ca

COVER SHEET

VDZ Project # DP2021-06

Drawing # L-01

No.	Description	Date
1	Issue for Development Permit	2021-03-24
2	Issue for Development Permit	2021-03-24
3	Issue for Development Permit	2021-03-24
4	Issue for Development Permit	2021-03-24
5	Issue for Development Permit	2021-03-24
6	Issue for Development Permit	2021-03-24
7	Issue for Development Permit	2021-03-24
8	Issue for Development Permit	2021-03-24
9	Issue for Development Permit	2021-03-24
10	Issue for Development Permit	2021-03-24

REVISIONS TABLE FOR SHEET

Project: 9200-9340 Francis Road

Location: 9200-9340 Francis Road, Richmond, B.C.

Drawn: AL

Checked: PC

Approved: DJ

Scale: As Shown

Original Sheet Size: 24" x 36"

VDZ+A
 VANCE DESIGN ZONING ARCHITECTURE
 102 - 9181 Church Street
 Vancouver, British Columbia, V6M 2R8
 Tel: 604 546 9827
 Fax: 604 546 1021
 www.vdz.ca

Contact Information

Sтивен Qin
 Project Owner's Agent
 t. 778-939-3660

Zhao XD Architect Ltd
 Project Building Architect
 #255-11181 Vancouver Way
 Richmond, BC V6X 3M6
 t. 604-279-8882

Contact Information

VDZ+A
 Project Landscape Architecture
 Fort Langley Studio
 102 - 9181 Church Street
 Fort Langley, British Columbia, V4M 2R8

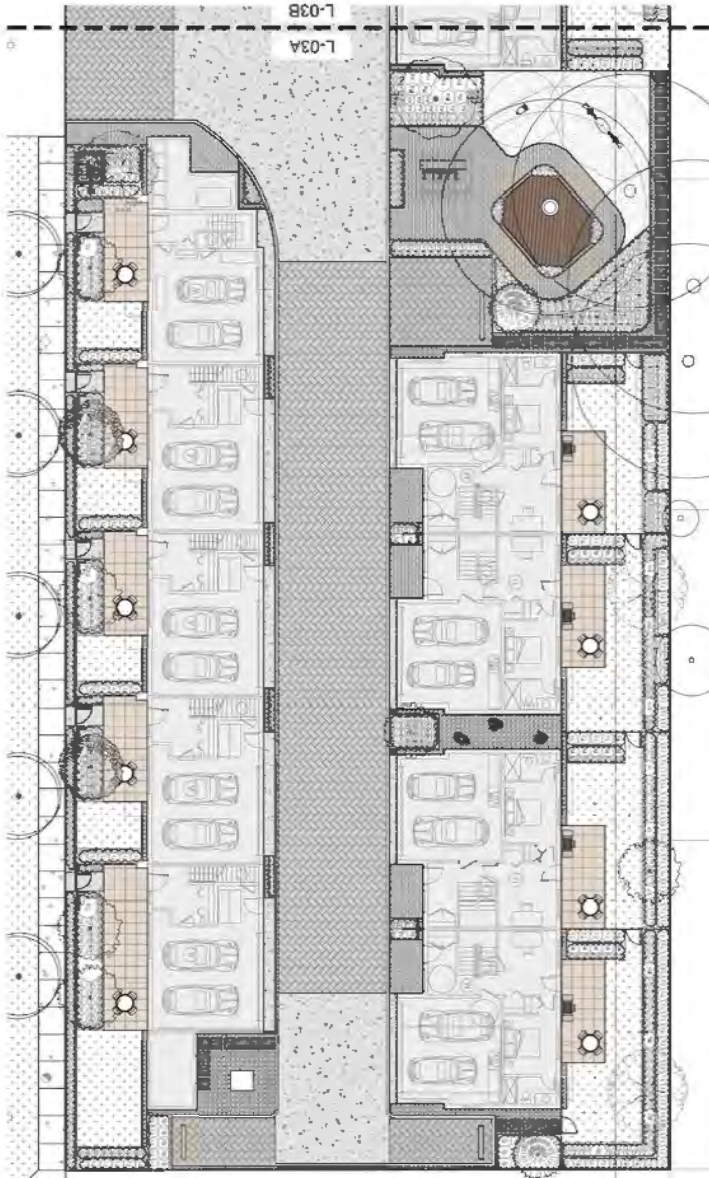
Primary project contact:
 Phoenix Chan
 Project Manager
 t. 604 546 9827

Alternate contacts (in case away):
 Dere Jovic
 Principal Landscape Architect
 dev-j@vzr.ca
 o. 604 546 1021

Mount Pleasant Studio
 102-355 Kingsway
 Vancouver, British Columbia, V5T 3J7

- Planting Notes:**
- Plants in this plan are specified according to the Canadian Nursery Landscape Association standards. For nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
 - All plant material shall meet or exceed standards required by BCLMA or BCNSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
 - Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
 - Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractor's expense.
 - Topsoil depths for planting as follows:
 - shrubs, 450mm
 - soil, 150mm
 - see plus 1000mm with 300mm (below root ball)
 - see minus compost mix to be installed in all shrub planting areas
 - see plus 250mm from curb and other edges in parking spaces and pedestrian walkways measured from edge of foliage
 - All planting within Tree Protection Zone to be supervised by a certified arborist.

- Irrigation Note:**
- All planned areas to be irrigated. Irrigation system to meet or exceed ILMBC standards. Landscape architect to review irrigation plans.



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
(Symbol)	Apple (Malus domestica)	3.0m	3.0m	4
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	1
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	13
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	5
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	8
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	3
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	1

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	13
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	12
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	3
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	11
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	10
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	17
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	22
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	28
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	38
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	133
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	151
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	485
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	200
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	68
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	18
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	287

DETAILS

SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	13
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	12
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	3
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	11
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	10
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	17
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	22
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	28
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	38
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	133
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	151
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	485
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	200
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	68
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	18
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	287

DETAILS

SYMBOL	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	13
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	12
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	3
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	11
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	10
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	17
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	22
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	28
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	38
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	133
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	151
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	485
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	200
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	68
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	18
(Symbol)	Crabapple (Malus domestica)	3.0m	3.0m	287

REVISIONS TABLE FOR SHEET

No.	Description	Date
1	Issue for Review	2021-06-10
2	Issue for Review	2021-06-15
3	Issue for Review	2021-06-20

PROJECT INFORMATION

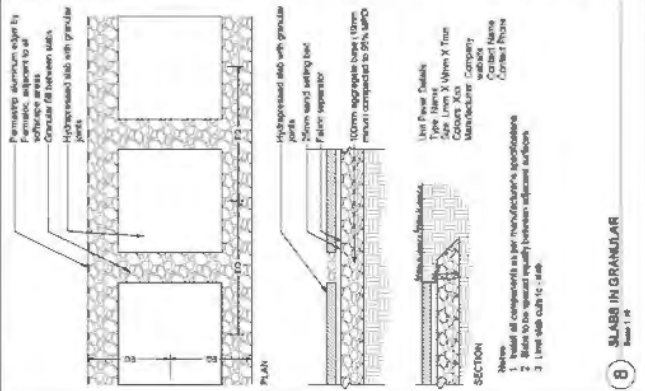
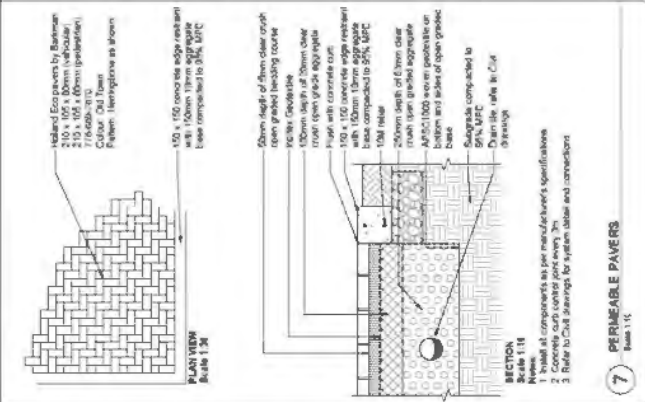
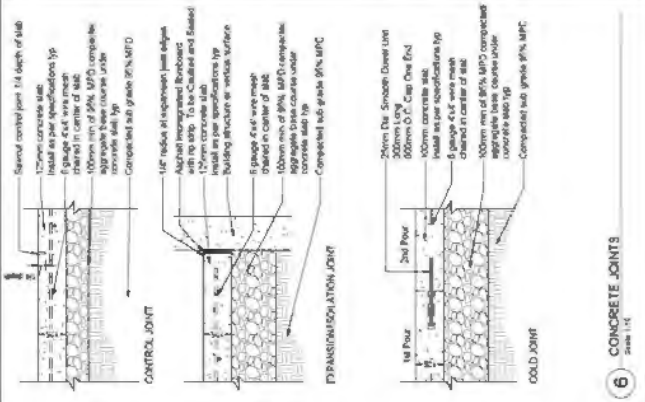
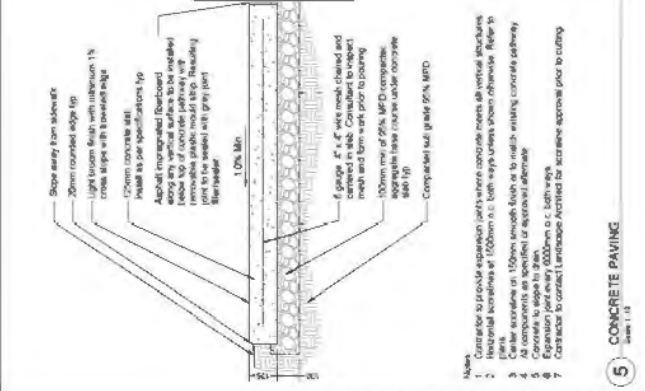
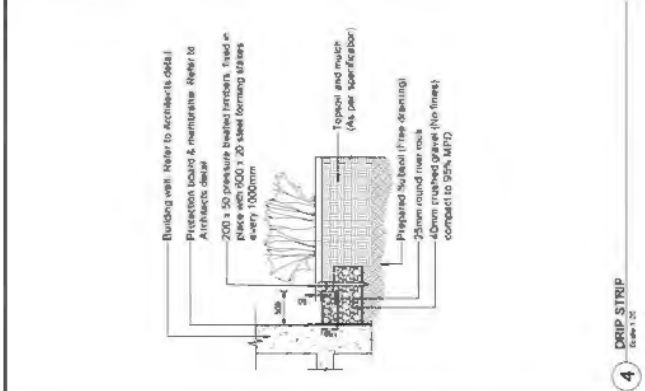
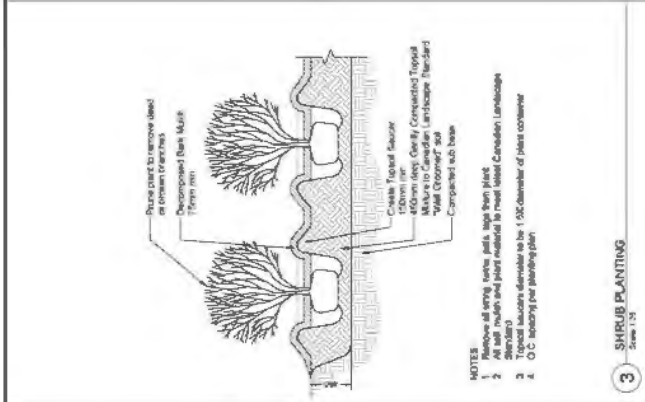
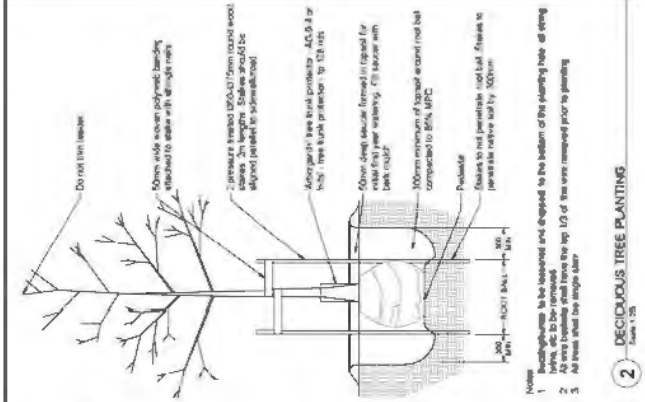
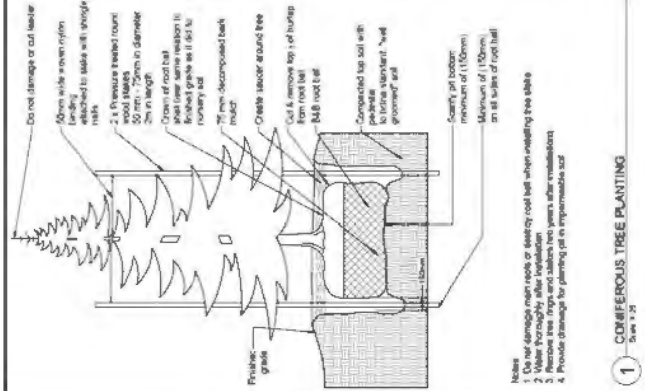
Project: 2000-8340 Fraser Road
 Location: 2000-8340 Fraser Road, Richmond, B.C.

Drawn: AL
 Checked: PC
 Approved: DJ
 Scale: 1:125

1:125 - Proposed for approval (not to be used for construction)



NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	(Symbol)	Planting	1	each	
2	(Symbol)	Planting	2	each	
3	(Symbol)	Planting	3	each	
4	(Symbol)	Planting	4	each	
5	(Symbol)	Planting	5	each	
6	(Symbol)	Planting	6	each	
7	(Symbol)	Planting	7	each	
8	(Symbol)	Planting	8	each	
9	(Symbol)	Planting	9	each	
10	(Symbol)	Planting	10	each	
11	(Symbol)	Planting	11	each	
12	(Symbol)	Planting	12	each	
13	(Symbol)	Planting	13	each	
14	(Symbol)	Planting	14	each	
15	(Symbol)	Planting	15	each	
16	(Symbol)	Planting	16	each	
17	(Symbol)	Planting	17	each	
18	(Symbol)	Planting	18	each	
19	(Symbol)	Planting	19	each	
20	(Symbol)	Planting	20	each	
21	(Symbol)	Planting	21	each	
22	(Symbol)	Planting	22	each	
23	(Symbol)	Planting	23	each	
24	(Symbol)	Planting	24	each	
25	(Symbol)	Planting	25	each	
26	(Symbol)	Planting	26	each	
27	(Symbol)	Planting	27	each	
28	(Symbol)	Planting	28	each	
29	(Symbol)	Planting	29	each	
30	(Symbol)	Planting	30	each	
31	(Symbol)	Planting	31	each	
32	(Symbol)	Planting	32	each	
33	(Symbol)	Planting	33	each	
34	(Symbol)	Planting	34	each	
35	(Symbol)	Planting	35	each	
36	(Symbol)	Planting	36	each	
37	(Symbol)	Planting	37	each	
38	(Symbol)	Planting	38	each	
39	(Symbol)	Planting	39	each	
40	(Symbol)	Planting	40	each	
41	(Symbol)	Planting	41	each	
42	(Symbol)	Planting	42	each	
43	(Symbol)	Planting	43	each	
44	(Symbol)	Planting	44	each	
45	(Symbol)	Planting	45	each	
46	(Symbol)	Planting	46	each	
47	(Symbol)	Planting	47	each	
48	(Symbol)	Planting	48	each	
49	(Symbol)	Planting	49	each	
50	(Symbol)	Planting	50	each	
51	(Symbol)	Planting	51	each	
52	(Symbol)	Planting	52	each	
53	(Symbol)	Planting	53	each	
54	(Symbol)	Planting	54	each	
55	(Symbol)	Planting	55	each	
56	(Symbol)	Planting	56	each	
57	(Symbol)	Planting	57	each	
58	(Symbol)	Planting	58	each	
59	(Symbol)	Planting	59	each	
60	(Symbol)	Planting	60	each	
61	(Symbol)	Planting	61	each	
62	(Symbol)	Planting	62	each	
63	(Symbol)	Planting	63	each	
64	(Symbol)	Planting	64	each	
65	(Symbol)	Planting	65	each	
66	(Symbol)	Planting	66	each	
67	(Symbol)	Planting	67	each	
68	(Symbol)	Planting	68	each	
69	(Symbol)	Planting	69	each	
70	(Symbol)	Planting	70	each	
71	(Symbol)	Planting	71	each	
72	(Symbol)	Planting	72	each	
73	(Symbol)	Planting	73	each	
74	(Symbol)	Planting	74	each	
75	(Symbol)	Planting	75	each	
76	(Symbol)	Planting	76	each	
77	(Symbol)	Planting	77	each	
78	(Symbol)	Planting	78	each	
79	(Symbol)	Planting	79	each	
80	(Symbol)	Planting	80	each	
81	(Symbol)	Planting	81	each	
82	(Symbol)	Planting	82	each	
83	(Symbol)	Planting	83	each	
84	(Symbol)	Planting	84	each	
85	(Symbol)	Planting	85	each	
86	(Symbol)	Planting	86	each	
87	(Symbol)	Planting	87	each	
88	(Symbol)	Planting	88	each	
89	(Symbol)	Planting	89	each	
90	(Symbol)	Planting	90	each	
91	(Symbol)	Planting	91	each	
92	(Symbol)	Planting	92	each	
93	(Symbol)	Planting	93	each	
94	(Symbol)	Planting	94	each	
95	(Symbol)	Planting	95	each	
96	(Symbol)	Planting	96	each	
97	(Symbol)	Planting	97	each	
98	(Symbol)	Planting	98	each	
99	(Symbol)	Planting	99	each	
100	(Symbol)	Planting	100	each	


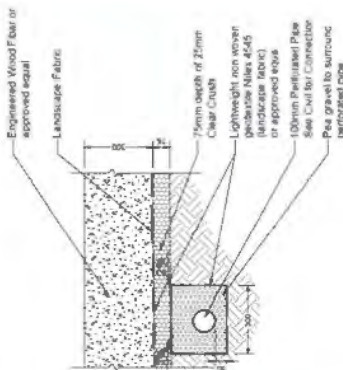





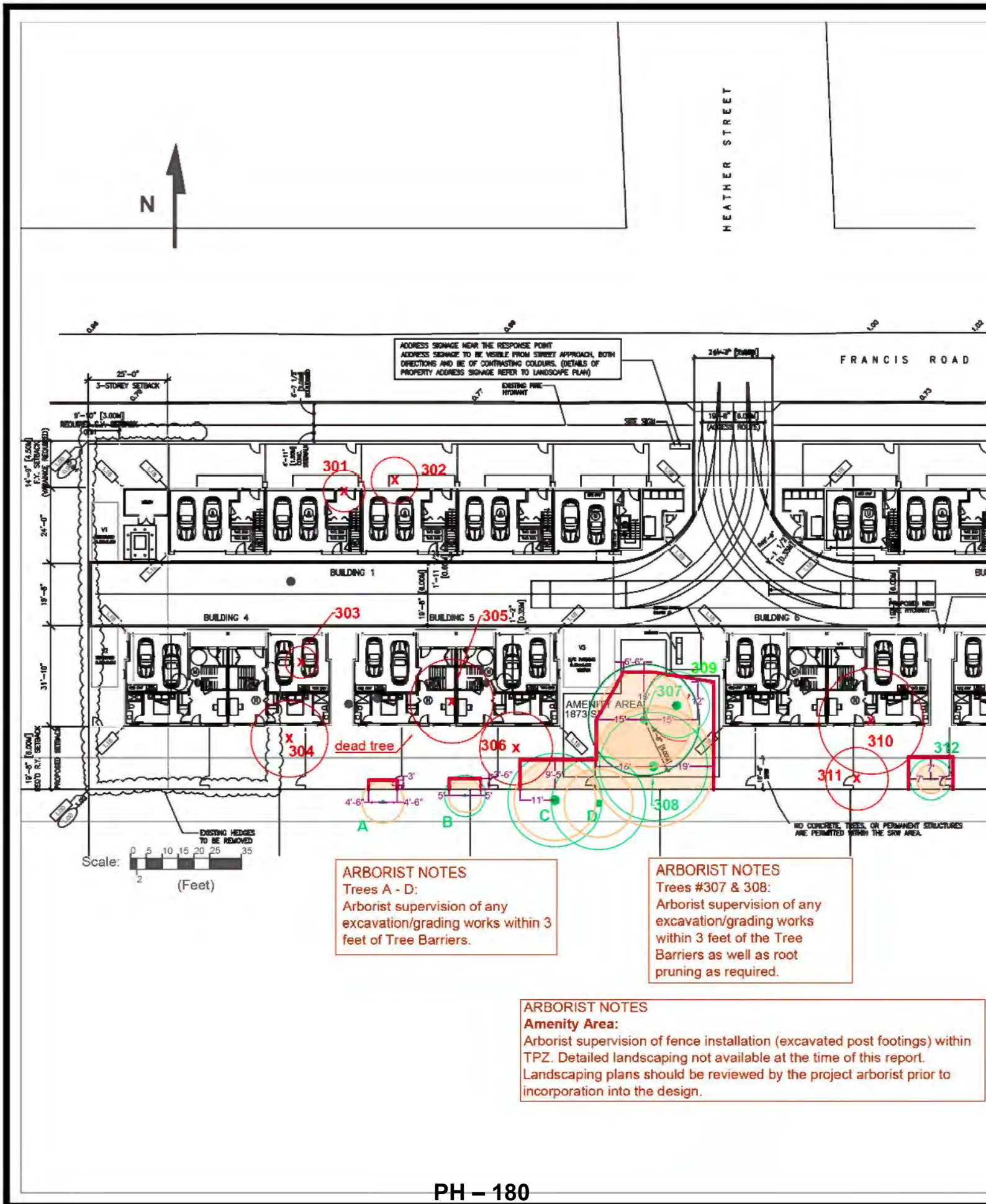
NO.	REVISIONS	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
2	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
3	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
4	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
5	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
6	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
7	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
8	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
9	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ
10	ISSUED FOR PERMITS	2021-06-10	VDZ	VDZ

REVISIONS TABLE FOR PERMITS

Project: 2000-8340 Frames Road
 Location: 9000-6400 Frames Road
 Richmond, B.C.

Drawn: VDZ
 Checked: VDZ
 Approved: VDZ
 Scale: As Shown

 <p>4 TRELLIS FOR MAILBOX Scale: 1/12</p>	 <p>HOPPER SEFSANG Model: HOPPER SEFSANG Manufacturer: Samsung Supplier: Rite, Inc.</p>  <p>RACER SPRINZER Model: RACER SPRINZER Manufacturer: Samsung Supplier: Rite, Inc.</p>
 <p>3 PRIVACY SCREEN Scale: 1/12</p>	 <p>7 TREE DECK Scale: 1/12</p>
 <p>2 BACKYARD PRIVACY FENCE Scale: 1/12</p> <p>NOTE 1. 1.5m wood privacy fence 2. Detail to be provided in Building Permit package.</p>	 <p>Engineered Wood Filler or approved equal Landscape Fabric 75mm depth of 20mm Clear Crush Lightweight non woven geotextile fabric, 450g or approved equal 100mm Perforated Pipe See Civil for Connection Pea gravel to surround perforated pipe</p>
 <p>1 FRONTYARD PICKET FENCE WITH GATE Scale: 1/12</p> <p>NOTE 1. Horizontal aluminum panel with wood detail insert 2. Detail to be provided in Building Permit package.</p>	 <p>BIKE RACK Model: 2700 Series Manufacturer: Rite Supplier: Rite, Inc. Or approved equal</p>
 <p>4 MAILBOX Scale: 1/12</p>	 <p>7 TREE DECK Scale: 1/12</p>
 <p>3 PRIVACY SCREEN Scale: 1/12</p>	 <p>5 BIKE RACK Scale: 1/12</p>



ADDRESS SIGNAGE NEAR THE RESPONSE POINT
 ADDRESS SIGNAGE TO BE VISIBLE FROM STREET APPROACH, BOTH DIRECTIONS AND BE OF CONTRASTING COLOURS. (DETAILS OF PROPERTY ADDRESS SIGNAGE REFER TO LANDSCAPE PLAN)

Scale: 0 5 10 15 20 25 35
 (Feet)

ARBORIST NOTES
 Trees A - D:
 Arborist supervision of any excavation/grading works within 3 feet of Tree Barriers.

ARBORIST NOTES
 Trees #307 & 308:
 Arborist supervision of any excavation/grading works within 3 feet of the Tree Barriers as well as root pruning as required.

ARBORIST NOTES
Amenity Area:
 Arborist supervision of fence installation (excavated post footings) within TPZ. Detailed landscaping not available at the time of this report. Landscaping plans should be reviewed by the project arborist prior to incorporation into the design.



**Pacific Sun
Tree
Services**

604-323-4270

andermatt_forest@shaw.ca
pacificsuntree.com

Suite #460
130 - 1959 152 Street
Surrey, B.C.
V4A 0C4

Tree Management Plan Amendment #1

Date: March 4, 2021

Client: 1125640 B.C. Ltd.

Project: Townhouse

Project Address: 9200 to 9340 Francis Rd.
Richmond, B.C.

Tree Recommended
for Retention:



Tree Recommended
for Removal:



Undersized Tree:



Crown Dripline for:

Retain Tree:



Remove Tree:



Tree Protection Barrier:
(Outlines Tree Protection Zone)

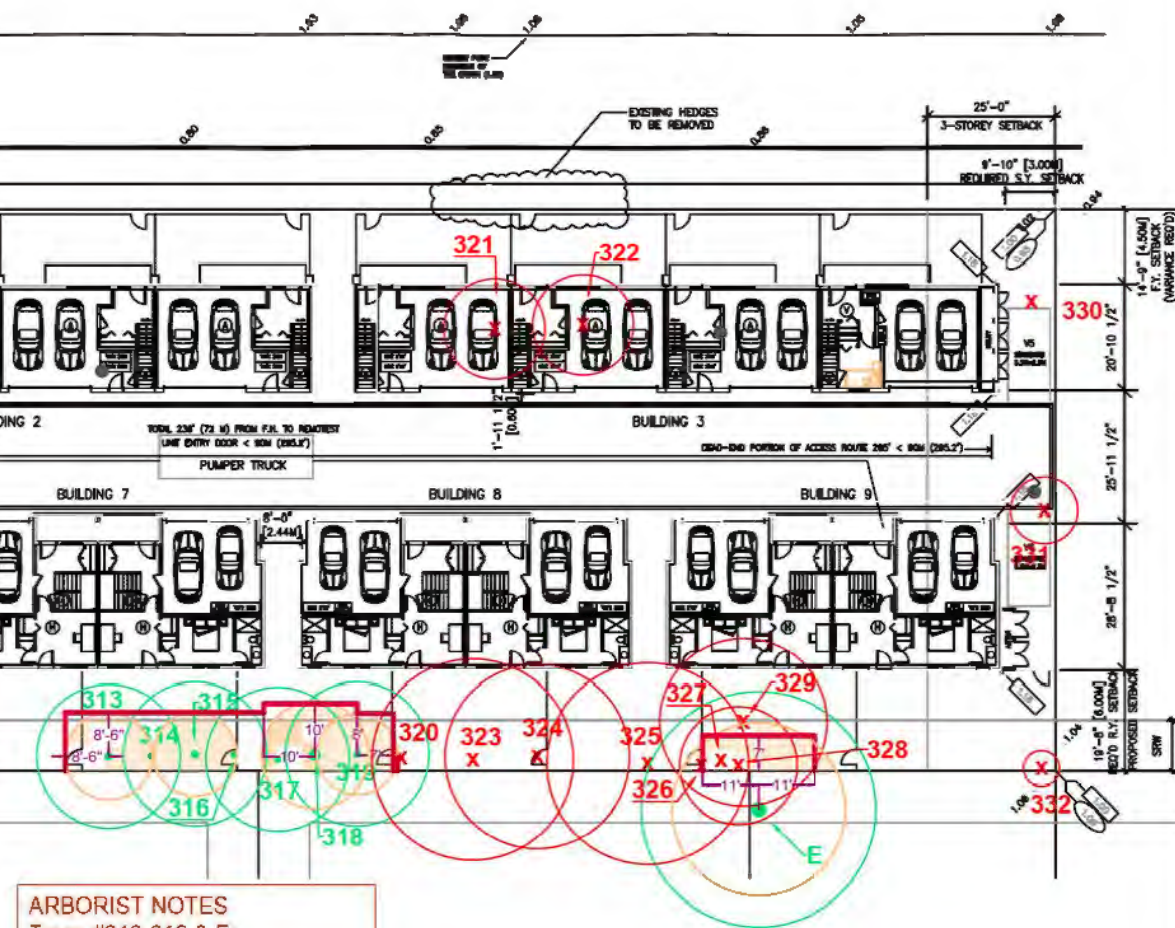


Critical Root Zone:



Notes:

- Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
- Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
- Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.



ARBORIST NOTES
Trees #313-319 & E:
Arborist supervision of any
excavation/grading works within 3
feet of Tree Barriers.



Address: 9200-9340 Francis Road

File No.: RZ 20-907463

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10254, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$55,000 for the 11 on-site trees to be retained (Tag 307-309, 312-319). Up to 90% of the security will be returned to the applicant after submission of a post-construction assessment report and a City inspection, with the remainder held for up to one year to ensure that the trees survive.
4. Registration of a flood indemnity covenant on title (Area A).
5. Subject to Council adopting policies regarding age and rental restrictions in strata-titled buildings prior to the subject rezoning application bylaw receiving first reading, 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.

This consideration will not be required if Council does not adopt these policies prior to the subject rezoning application bylaw receiving first reading.

6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute \$7,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
8. City acceptance of the developer's offer to voluntarily contribute \$0.90 per buildable square foot (e.g. \$29,219.40) to the City's public art fund.
9. Contribution of \$54,839.00 in-lieu of on-site indoor amenity space to go towards development of City facilities.
10. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$275,961.00) to the City's affordable housing fund.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, together with a cost estimate for the landscaping works. 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 required replacement trees

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BCESC Step 3).
3. Complete an acoustical and 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 a Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned to the applicant after a City inspection, with the remainder held for up to one year to ensure that the planting survives.

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. 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.
3. Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 000.0 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At Developer’s cost, the Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - ii. Provide a right-of-way for the water meter and meter chamber (unless meter is to be located in a mechanical room), at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - iii. The frontage improvements are in close proximity with the existing AC watermain along Francis Road frontage. Subject to a utility locate and a geotechnical assessment of the impact of the required frontage improvements to the existing watermain, the developer is required to replace the existing watermain along the Francis Road frontage, approximately 150m long.

PH = 183

Initial: _____

- iv. Review hydrant spacing on all road frontages and provide fire hydrants as required to meet City spacing requirements. Fire department approval is required for all fire hydrant installations, removals, and relocations.
 - v. Install one new water service connection.
- c. At Developer's cost, the City is to:
- i. Reconnect all existing water service connections and hydrant leads to the new water main.
 - ii. Cut, cap, and remove all existing water service connections and meters to the development site.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
- i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.
- b. At Developer's cost, the City is to:
- i. Cut and cap all existing storm service connections to the development site and remove inspection chambers.
 - ii. Install one new storm service connection, complete with inspection chamber. Inspection chamber to be located in a right-of-way onsite.

Sanitary Sewer Works:

- a. At Developer's cost, the Developer is required to:
- i. Not start onsite excavation or foundation construction prior to completion of rear-yard sanitary works by City crews.
 - ii. Monitor the settlement at the existing AC sanitary main long the entire south property line during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - vi. Replace approximately 150 m AC sanitary main along the entire south property line with PVC, complete with new manholes per City spacing requirements.
 - vii. Remove the existing AC sanitary main and legally dispose offsite.
 - viii. 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 is to:
- i. Install one new sanitary service connection, complete with inspection chamber. The new service connection shall be tied-in to the required manhole at the sanitary main junction located at the south property line of 9300 Francis Road.
 - ii. Reconnect all existing sanitary service connections that service neighboring properties to the new sanitary main.
 - iii. Cut and cap all existing service connections to the development site, and remove inspection chambers.

Frontage Improvements:

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

- e) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- f) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 1.0 x 1.0 m
 - Traffic signal UPS – 2.0 x 1.5 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iii. Complete frontage upgrades including:
 - a. New 2.0 m wide concrete sidewalk at the property line, minimum 1.5 m wide landscaped boulevard with street trees, and concrete curb and gutter; and
 - b. Removal of the existing driveway crossings and replacement with the above frontage works.

General Items:

- a. At Developer's cost, the Developer is required to:
 - i. Not encroach into the rear-yard sanitary right-of-way with proposed trees, retaining walls, non-removable fences, or other non-removable structures. No fill may be placed within the right-of-way without the City's review and approval.
 - ii. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., AC watermain along Francis Rd and AC sanitary main along the rear yard) fronting the development site and provide mitigation recommendations.
 - iii. Provide a video inspection report of the existing sanitary sewers along the development's rear yard prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection report after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the pre-load, de-watering, or other development-related activity shall be replaced at the Developer's cost.
 - iv. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10254 (RZ 20-907463)
9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the table contained in Section 5.15.1.c regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT94	\$8.50"

- b. Inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

17.94 Town Housing (ZT94) – Francis Road (Broadmoor)

17.94.1 Purpose

The **zone** provides for low **density town housing** plus other compatible **secondary uses**, and provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

17.94.2 Permitted Uses

- child care
- housing, town

17.94.3 Secondary Uses

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

17.94.4 Permitted Density

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 17.94.4.1, the reference to "0.40" in Section 17.94.4.1 is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT94 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw.

17.94.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.94.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except where the **rear yard** is 6.0 m, the minimum **front yard** is reduced to 4.5 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m.

17.94.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.94.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 33.0 m.
3. There is no minimum **lot area** requirement.

17.94.9 Landscaping & Screening

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

17.94.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.94.11 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.

- 2. 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 **“TOWN HOUSING (ZT94) – FRANCIS ROAD (BROADMOOR).”**

Lot 89 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 003-486-109

Lot 90 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 002-262-398

Lot 91 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 007-009-411

Lot 92 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 003-598-772

Lot 93 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 006-127-690

Lot 94 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 004-305-531

Lot 257 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222
PID 007-150-946

Lot 258 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222
PID 004-344-979

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10254”**.

FIRST READING

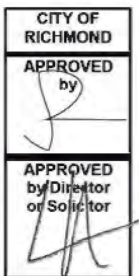
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER