



**Development Permit Panel  
Electronic Meeting**

**Council Chambers, City Hall  
6911 No. 3 Road**

**Thursday, October 20, 2022  
3:30 p.m.**

**MINUTES**

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on September 14, 2022.*



**1. GENERAL COMPLIANCE – REQUEST BY CHUNGHWA HOTEL GROUP LTD  
FOR A GENERAL COMPLIANCE RULING AT 2899 and 2888 JOW STREET**

(File Ref. No.: DP 18-825006) (REDMS No. 6995159)

APPLICANT: Chunghwa Hotel Group Ltd.

PROPERTY LOCATION: 2899 and 2888 Jow Street

**Director's Recommendations**

*That the attached plans involving changes to the design of the proposed landscaping and to the Environmentally Sensitive Area compensation plan be considered to be in General Compliance with the approved Development Permit (DP 18-825006).*





ITEM

2. **DEVELOPMENT PERMIT 21-934726**  
(REDMS No. 6969951)

APPLICANT: Doxa Construction Ltd.

PROPERTY LOCATION: 6700 Francis Road

**Director's Recommendations**

*That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 6700 Francis Road (one on each new lot after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)".*

☐

3. **DEVELOPMENT VARIANCE PERMIT 22-015216**  
(REDMS No. 6961743)

APPLICANT: Randhill Construction Ltd.

PROPERTY LOCATION: 11251 Clipper Court

**Director's Recommendations**

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback under the "Single Detached (RS1/B)" zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 6.11 m (20.1 ft.) to permit the retention of an existing addition at 11251 Clipper Court.*

☐

4. **New Business**

5. **Date of Next Meeting: October 26, 2022**

**ADJOURNMENT**





**Development Permit Panel  
Wednesday, September 14, 2022**

Time: 3:30 p.m.  
Place: Remote (Zoom) Meeting  
Present: Joe Erceg, General Manager, Planning and Development, Chair  
Cecilia Achiam, General Manager, Community Safety  
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on July 27, 2022, be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 21-942090  
(REDMS No. 6940858)**

APPLICANT: Sian Group Investments Inc.

PROPERTY LOCATION: 7100 and 7120 Ash Street

**INTENT OF PERMIT:**

1. Permit the construction of 17 townhouse units at 7100 and 7120 Ash Street on a site zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)”.
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m<sup>2</sup> in area.
  - (b) reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.

1.



## Development Permit Panel

### Wednesday, September 14, 2022

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#### Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, and architectural design, highlighting the following:

- the proposed two-storey townhouse development is broken down into triplex and duplex buildings in consideration of the low-density residential character of the neighbourhood;
- the architectural design of the townhouse buildings, including the variation of roof pitches and gables, reflects the residential character of the subject site's surrounding context;
- vehicle access is proposed from Ash Street and an east-west drive aisle is located in the middle of the site between two rows of buildings;
- a publicly accessible pedestrian walkway is proposed along the south property line of the subject site;
- a small road dedication is required at the southeast corner of the site to accommodate the Sills Avenue/Armstrong Street intersection to the east of the subject site;
- two refuse storage buildings are proposed to be located within the front yard along Ash Street to allow for an efficient pickup of garbage and recycling;
- the refuse storage buildings have been designed and landscaped to provide visual interest and screening; and
- two setback variances are proposed as a result of the location of the two refuse storage buildings along Ash Street and the road dedication at the southeast corner of the subject site.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) the retention of existing on-site trees along the north property line and existing off-site trees adjacent to the south property line were primary considerations in the proposed landscape design for the project, (ii) a low transparent fence is proposed along the Ash Street and public walkway frontages, (iii) perimeter fencing is proposed along the north and east property lines to provide privacy, (iv) a play equipment that will provide different play opportunities for children will be installed in the common outdoor amenity area, and (v) permeable pavers are proposed on visitor parking stalls and portions of the internal drive aisle.



## **Development Permit Panel**

### **Wednesday, September 14, 2022**

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#### **Panel Discussion**

In reply to queries from the Panel, the applicant acknowledged that (i) there is a pedestrian pathway off the Sills Avenue/Armstrong Street intersection at the southeast corner of the site, (ii) the proposed location of air source heat pumps in the front yards of townhouse units would allow easy access for maintenance, (iii) an acoustical consultant will advise the applicant on the type of air source heat pumps that will be installed and noise mitigation strategies, and (iv) wall-mounted downward focused lighting will be installed in the exterior of the buildings and bollard lighting will be installed along the publicly-accessible walkway and at the pedestrian entrance on the southeast corner of the site.

In reply to a query from the Panel, Wayne Craig, Director, Development, confirmed that the publicly-accessible walkway will be designed as part of the Servicing Agreement associated with the project which includes installation of pedestrian scale lighting.

#### **Staff Comments**

Mr. Craig noted that (i) the Servicing Agreement associated with the project includes site servicing, road improvements to Sills Avenue and Ash Street, construction of public walkway along the south property line of the subject site, and lighting associated with the walkway, (ii) the two proposed setback variances associated with the project were identified at the rezoning stage and are consistent with Council's consideration on the rezoning, and (iii) the project has been designed to achieve Step Code 3 of the BC Energy Step Code with the provision of air source heat pumps.

#### **Correspondence**

Ava Cheung (no address provided) (Schedule 2)

Mr. Craig noted that Ms. Cheung expressed concerns including land use for the subject property and construction-related disturbances to the neighbourhood. In reply to Ms. Cheung's concerns, Mr. Craig noted that (i) land use is outside of the Panel's mandate, and (ii) the applicant is required to provide a Construction Parking and Traffic Management Plan as a condition for Building Permit issuance in order to mitigate potential impacts to the neighbourhood during construction.

#### **Gallery Comments**

None.

#### **Panel Discussion**

Discussion ensued regarding the proposed location of the air source heat pumps in the front yards of townhouse units and their potential noise impacts to future residents of the proposed development, residents of neighbouring properties to the north and pedestrians using the publicly-accessible walkway.



## Development Permit Panel

### Wednesday, September 14, 2022

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As a result of the discussion, staff were directed to work with the applicant prior to the application moving forward for Council consideration in order to review the proposed location of the air source heat pumps and consider alternate locations such as in between the buildings or on the rooftops of buildings to mitigate the noise impacts.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 17 townhouse units at 7100 and 7120 Ash Street on a site zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum setback to Ash Street from 6.0 m to 1.2 m for two refuse storage buildings less than 10 m<sup>2</sup> in area.*
  - (b) *reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.5 m for a portion of Building D in the southeast corner of the subject site.*

**CARRIED**

#### 2. DEVELOPMENT PERMIT 22-015483 HERITAGE ALTERATION PERMIT 22-015471 (REDMS No. 6946046)

APPLICANT: Studio Senbel Architecture & Design Inc.

PROPERTY LOCATION: 3960 Chatham Street

INTENT OF PERMIT:

1. Permit the replacement of the existing wood siding with non-combustible siding (i.e. HardiPlank) at 3960 Chatham Street on a site zoned "Steveston Commercial (CS2)"; and
2. Issue a Heritage Alteration Permit for 3960 Chatham Street in accordance with the Development Permit.

#### Applicant's Comments

Sharif Senbel, Studio Senbel Architecture and Design, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the subject applications, highlighting the following:

- the existing two-storey building was built in the late 1970s and was recently purchased by the new owner;



## Development Permit Panel

### Wednesday, September 14, 2022

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- the new owner noted that the existing cedar siding on the building is rotting and determined that all existing wood siding should be replaced by the more durable HardiPlank siding;
- the colour of the new siding will match the colour of the building;
- the existing signs for Coast Capital Savings on the building do not meet the current signage guidelines in the Steveston Area Plan and will be removed and replaced with new signs consistent with the existing signage guidelines;
- the new signs for Coast Capital Savings will require a separate Heritage Alteration Permit application;
- the existing signs for True Conditioning on the upper level of the building meet the current signage guidelines and will be removed during the installation of the new siding but will be reinstalled; and
- a painted pedestrian pathway will be provided to improve on-site pedestrian circulation and provide better connection between the building and the City sidewalk.

#### Staff Comments

Mr. Craig noted that the subject Development Permit and Heritage Alteration Permit applications were reviewed and supported by the Richmond Heritage Commission.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit replacement of the existing wood siding with non-combustible siding (i.e. HardiPlank) at 3960 Chatham Street on a site zoned "Steveston Commercial (CS2)"; and*
2. *That a Heritage Alteration Permit be issued for 3960 Chatham Street in accordance with the Development Permit.*

**CARRIED**



**Development Permit Panel**  
**Wednesday, September 14, 2022**

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**3. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, September 28, 2022 be cancelled.*

**CARRIED**

**4. Date of Next Meeting:   October 13, 2022**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:01 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 14, 2022.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk





SITE VIEW FROM ASH STREET



ASH STREET TOWNHOUSES



ASH STREET SINGLE FAMILY HOUSES



AERIAL CONTEXT VIEW



SITE VIEW FROM SILLS AVENUE



SILLS AVENUE NEIGHBOUR SINGLE FAMILY HOUSES

ERIC LAW ARCHITECT

ERIC LAW ARCHITECT  
 2100 - 7120 ASH STREET  
 RICHMOND BC V6X 2A1  
 TEL: (604) 265-2099

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 I AM A QUALIFIED PROFESSIONAL ARCHITECT AND AM A MEMBER OF THE  
 ARCHITECTS OF BRITISH COLUMBIA (AIBC) AND THE ARCHITECTS OF  
 BRITISH COLUMBIA (AIBC) AND THE ARCHITECTS OF BRITISH COLUMBIA (AIBC)

1.	2200.1.1. FOR CITY OF RICHMOND
2.	2200.1.1. FOR CITY OF RICHMOND
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4.	2200.1.1. FOR CITY OF RICHMOND
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7.	2200.1.1. FOR CITY OF RICHMOND
8.	2200.1.1. FOR CITY OF RICHMOND
9.	2200.1.1. FOR CITY OF RICHMOND
10.	2200.1.1. FOR CITY OF RICHMOND

TOWNHOUSE AT  
 7100 - 7120 ASH STREET  
 RICHMOND BC

PROJECT NUMBER	21-03
ISSUED	9/13/2022
DRAWN BY	EL
CHECKED BY	EL
FILENAME	21-03_SDC_220914-DPP-7100-7120

# CONTEXT

DEVELOPMENT PERMIT

DP 21-942090



1.	21.09.23 FOR DP APPLICATION
2.	22.02.23 FOR CITY DP REVIEW
3.	22.04.16 FOR CITY APP REVIEW
4.	22.08.22 FOR CITY DP REVIEW
5.	22.08.24 FOR CITY APP REVIEW
6.	22.08.14 FOR CITY APP PREDEVELOPMENT

4.	22.06.24	UPARTI	ROOMING	BAIRS
3.	22.06.23	REVISED	FOR	CITY AIR COMMENTS
2.	22.06.17	REVISED	FOR	CITY BP COMMENTS
1.	22.06.22	REVISED	FOR	CITY BP COMMENTS
		REVISION		

**MASSING**

# MASSING

DEVELOPMENT PERMIT



DP 21-942090





ASH STREET AERIAL VIEW



SOUTH AERIAL VIEW

DP 21-942090

ERIC LAW  
ARCHITECT

1000 WEST 10TH AVENUE  
SUITE 200  
VANCOUVER, BC V6H 2B6  
TEL: (604) 255-2000

CONCEPT, DESIGN, AND CONSTRUCTION OF THE TOWNHOUSE AT 7100-7120 ASH STREET, RICHMOND, BC. THE PROJECT WAS COMPLETED IN 2021. THE TOWNHOUSE AT 7100-7120 ASH STREET, RICHMOND, BC. THE PROJECT WAS COMPLETED IN 2021.

1.	21.09.21 PER OF APPLICATION
2.	22.04.22 PER OF REVIEW
3.	22.04.22 PER OF REVIEW
4.	22.04.22 PER OF REVIEW
5.	22.04.22 PER OF REVIEW
6.	22.04.22 PER OF REVIEW

1.	21.09.21 PER OF APPLICATION
2.	22.04.22 PER OF REVIEW
3.	22.04.22 PER OF REVIEW
4.	22.04.22 PER OF REVIEW
5.	22.04.22 PER OF REVIEW
6.	22.04.22 PER OF REVIEW

TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC

PROJECT NUMBER: 21-03
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-03_SAC_202014-001-PROJECT01

IMAGE-1  
DEVELOPMENT PERMIT





ASH STREET VIEW



SIDE WALK VIEW

ERIC LAW  
ARCHITECT

1110 10TH STREET, RICHMOND BC  
TEL: (604) 273-3299

CONCEPT, DESIGN, AND PERMITTING AND CONSTRUCTION ADMINISTRATION FOR THE TOWNHOUSE AT 7100-7120 ASH STREET, RICHMOND BC. PREPARED FOR THE DEVELOPER, 21-03, SWS, 220914-097-PRESENTATION.

SCHEDULE	
1.	11.08.23 TYP. OF APPLICATION
2.	22.04.23 TYP. TYP. OF REVIEW
3.	22.04.23 TYP. TYP. OF REVIEW
4.	22.04.23 TYP. TYP. OF REVIEW
5.	22.04.23 TYP. TYP. OF REVIEW
6.	22.04.23 TYP. TYP. OF REVIEW

4.	22.04.23 TYP. TYP. OF REVIEW
5.	22.04.23 TYP. TYP. OF REVIEW
6.	22.04.23 TYP. TYP. OF REVIEW
7.	22.04.23 TYP. TYP. OF REVIEW
8.	22.04.23 TYP. TYP. OF REVIEW
9.	22.04.23 TYP. TYP. OF REVIEW
10.	22.04.23 TYP. TYP. OF REVIEW

TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC

IMAGES

PROJECT NUMBER	21-03
DATE	12/2022
DRAWN BY	EL
CHECKED BY	EL
FILENAME	21-03_SWS_220914-097-PRESENTA

IMAGE-2

DP 21-942090

DEVELOPMENT PERMIT











**ERIC LAW  
ARCHITECT**

ericlawarchitect.com  
311 East North Lincoln Way, Suite 200  
Chicago, IL 60610  
TEL: (604) 553-5299



[illegible]

22.09.13 FOR UP APPROVAL
22.09.22 FOR CITY GP REVIEW
22.09.18 FOR CITY ADP REVIEW
22.09.22 FOR CITY DPP REVIEW
22.09.24 FOR CITY DPP REVIEW
22.09.14 FOR CITY DPP PRESENTATION

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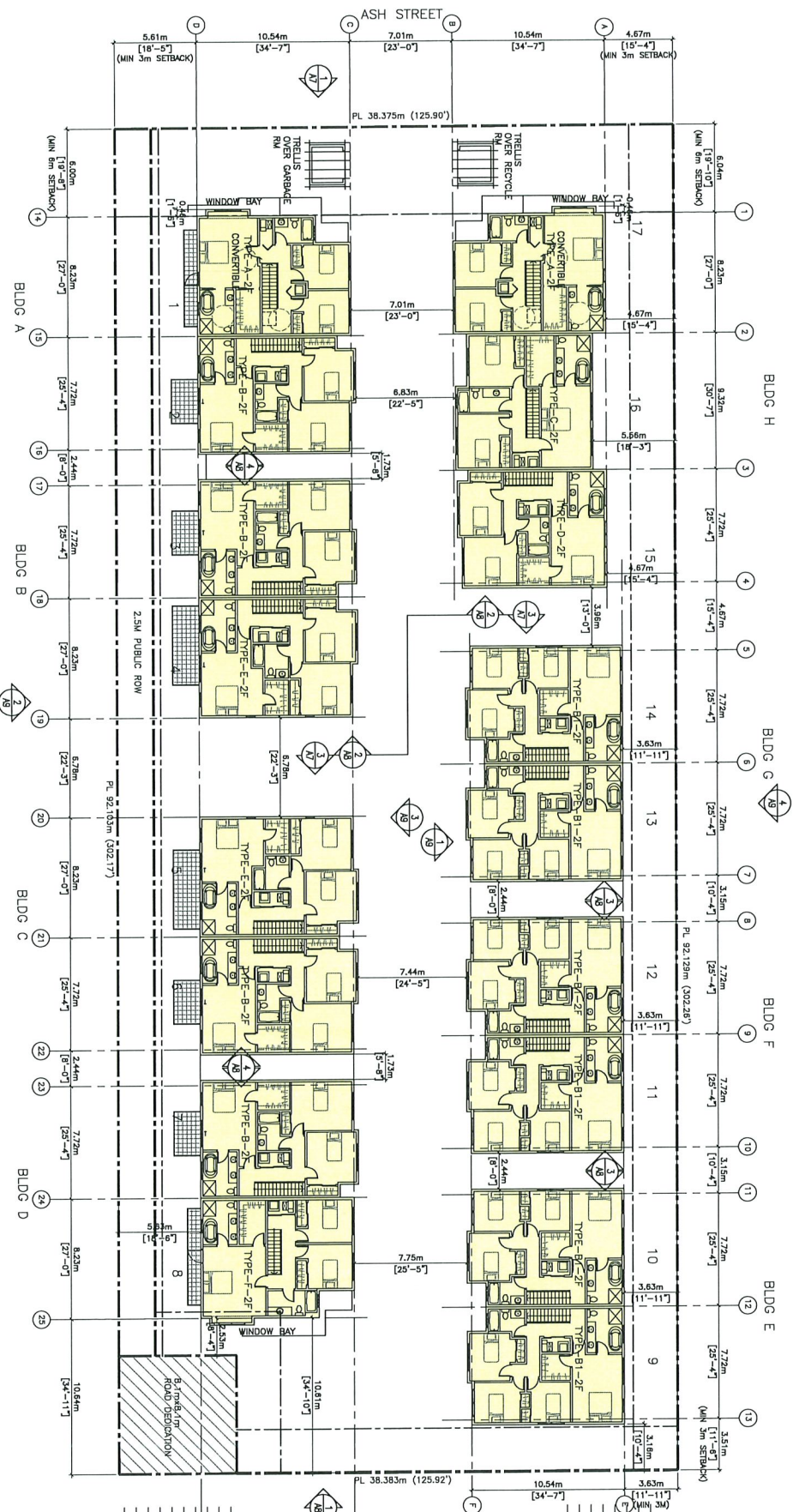
**TOWNHOUSE AT  
100 - 7120 ASH STREET  
RICHMOND BC**

**SITE PLAN 2/F**

PROJECT NUMBER: 21-03  
ISSUED: 9/12/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-03\_SAS\_220914-DPP-PRESENTATION

A3

DEVELOPMENT PERMIT



0 10' 20'

DP 21-942090



1  
-  
SITE PLAN ROOF  
3/32" TO 1'-0"

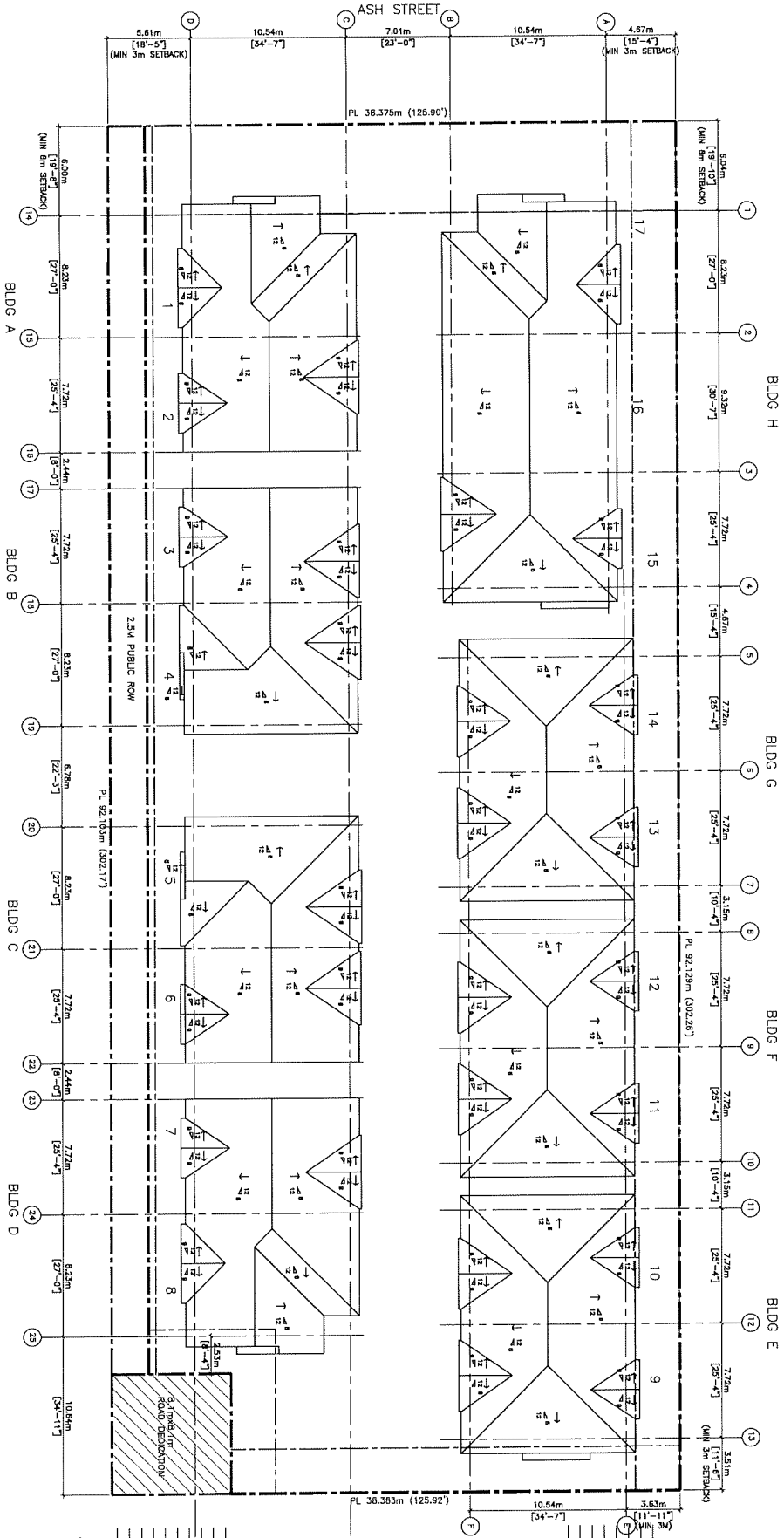
# A4

DEVELOPMENT PERMIT

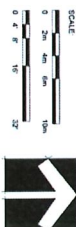
SITE PLAN ROOF

**TOWNHOUSE AT  
7100 - 7120 ASH STREET  
RICHMOND BC**






4.	2208.24 UNPAID ROOMING BUDS
3.	2208.22 ROOMED PER CITY AGR COUNCILS
2.	2208.17 ROOMED PER CITY GP COUNCILS
1.	2203.22 ROOMED PER CITY GP COUNCILS
	ROOMED







## MATERIALS KEY

HANDSCAPE LEGEND	
A	<p>INCLINED PLANTERS            WALLS/COMPARED PATTERN            COARSE TEXTURE</p> 
B	<p>ROCK BENCHES AND PLANTERS            HORIZONTAL PATTERN            INCLINED PLANTERS/ACTIVATION            SPEC CHARACTERS</p> 
C	<p>70% STEPPING STONE            ON EXISTING LANDING BED</p> 
D	<p>70% REBER TILES RESEMBLANCE            MATERIAL</p> 
E	<p>MASONRY TILE</p> 

## FENCE LEGEND

**FENCE LEGEND**

- 4" HT. ALUMINUM FENCE WITH GATE
- 6" HT. WOOD FENCE
- 4" HT. WOOD FENCE
- 4" HT. WOOD FENCE WITH GATE

### LIGHTING LEGEND

LIGHTING LEGEND	
SYMBOL	STYLE
	BOLLARD 36" HT
	UPLIGHT

**FURNITURE:**



PLANT SCHEDULE				PND PROJECT NUMBER: 21-10	
TRAIL	KEY CITY	ROMANCA NAME	COMMON NAME	PLANTED SITE	REMARKS
3		ACER HEDICHO RED BUNNET	RED SHOOT LAMBL	11/10/2014	241 STD 813
3		MAQUA SYLVATICA DAWYKA PINK	DAWYKA PINK L. BEECH	11/10/2014	241 STD 813
12		WAGUWA KOBUS STELLA PINK STAR	PINK STAR MAGNOLIA (L) PINK	11/10/2014	241 STD 813
13		PINK ORCHIDIA BRUNS	ALBERTS SERRA PINK	11/10/2014	241 STD 813
5		PINKO CLOUTIERA COUNTELLER	COUNTELLER PINK	11/10/2014	241 STD 813

[illegible]

\* All soil landscape areas to be irrigated with automatic irrigation in I.L.A.B.C. Standards, latest edition.



Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
September 14, 2022.

<b>To Development Permit Panel</b>	
Date:	SEPTEMBER 14, 2022
Item #	1
Re:	DP 21-942090

**From:** Ava Cheung <hleca@yahoo.ca>  
**Sent:** September 14, 2022 11:37 AM  
**To:** CityClerk  
**Subject:** Development permit 7100 7120 ash street

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

Hi,

I have the following comments on development plan 7100 to 7120 ash street.

- 1) There are a lot townhouses. It is overcrowded. Ash street traffic will get worse especially during rush hour including the noise generated by the traffic
- 2) the construction will generate not only noise but also vibration that are created by the heavy construction machines and trucks.
- 3) air quality will decrease during the construction.

We object to proceed with the development plan without the issues being addressed.

If you need further information, please feel free to contact me through email hleca@yahoo.ca

Best Regards,  
Ava Cheung  
Sent from my iPhone





**PROJECT DATA:**

**Legal Description:**

Lot 37, Block 3N, Plan NW948767, Section 10, Range 7W,  
New Westminster Land District

**Civic Address:**

3960 Chatham Street, Richmond, BC V7E 2Z7

**Site / Lot Area:** 1,1512 sq.m. (16,275 sq.ft.)

**Building Area:** 438 sq.m. (4,715 sq.ft.) - NO CHANGE

**Zoning:** CS2, Strveston Commercial - NO CHANGE

**Building Height, Lot Coverage, Density,  
Yards & Setbacks and Parking & Loading - NO CHANGE**

**Existing Use:** - NO CHANGE

**Reference Bylaws:**

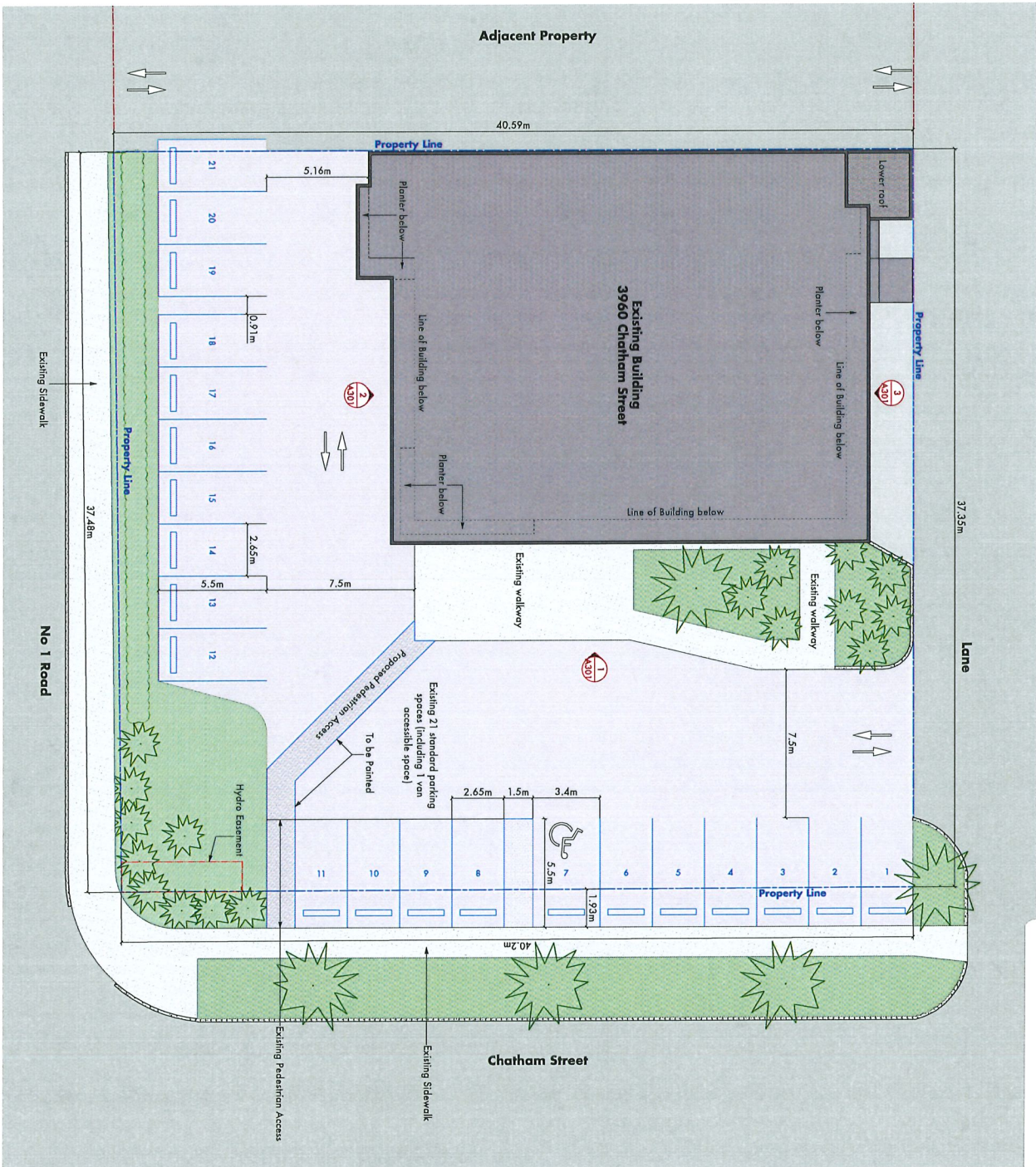
1) Richmond Zoning Bylaw 8500.

2) British Columbia Building Code 2018

**PROJECT TEAM:**

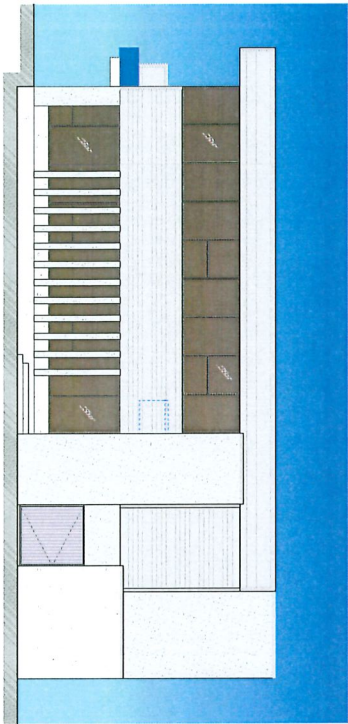
**Architect:**

Studio Senbel, architecture + design inc.  
125-1085 East Kent Avenue N.  
Vancouver, British Columbia, V5X 4V9  
(604) 605 6995

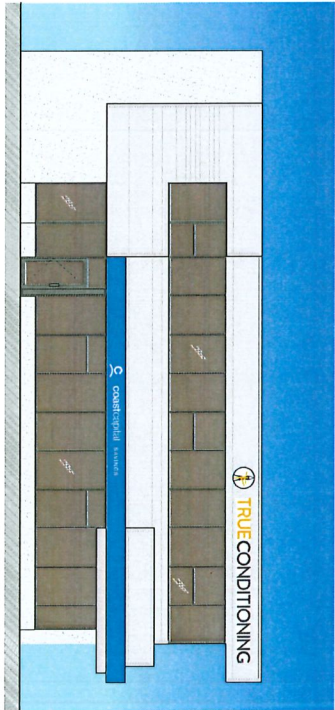


Site Plan  
Scale: 1:100





3 West Elevation  
Scale: 1/75



2 East Elevation  
Scale: 1/75

**Legend :**

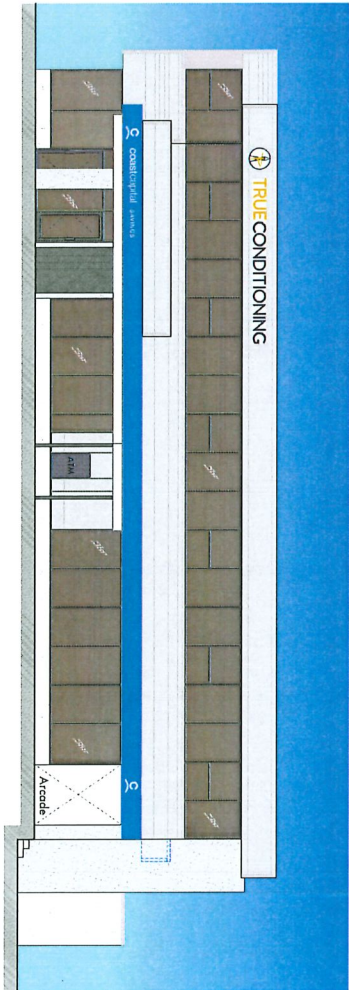
- ☐ Existing Stucco - No Change
- ☐ Existing Concrete - No Change

Existing siding to be removed and replaced by new cement board lap siding with rainscreen, (HardiePlank Lap siding Select CedarMill, or similar, with 150mm (6") plank exposure and staggered vertical joints and 25mm x 100mm (1"x4") Jintred HardieTrim boards, or similar, at outer corners, colour to be Cloverdale Paints 8251 White Palace )

- ☐ Existing Glazing - No Change
- ☐ To be demolished

**Note:**

Separate HAP Application will be submitted for Coast Capital Bank signs prior to reinstallation.



1 North Elevation  
Scale: 1/75





City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** October 5, 2022

**From:** Wayne Craig  
Director of Development

**File:** DP 18-825006

**Re:** Application by Chunghwa Hotel Group Ltd. for a General Compliance Ruling at  
2899 and 2888 Jow Street

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### Staff Recommendation

That the attached plans involving changes to the design of the proposed landscaping and to the Environmentally Sensitive Area compensation plan be considered to be in General Compliance with the approved Development Permit (DP 18-825006).

 for

Wayne Craig  
Director of Development

WC:ke  
Att. 5



## Staff Report

### Origin

Chunghwa Hotel Group Ltd. has requested a General Compliance ruling in relation to changes to landscaping to the issued Development Permit (DP 18-825006) for two hotels proposed to be developed at 2899 Jow Street (Hotel 1) and 2888 Jow Street (Hotel 2) “the subject site”. The Director of Chunghwa Hotel Group Ltd. is Mailin Chen. A location map of the subject properties is provided in Attachment 1.

The General Compliance application is in response to the decline in health and death of a grouping of 22 trees that are located in part on 2899 Jow Street (Hotel 1) and 9520 Beckwith Road that were identified for retention through previous applications. This group of trees is also contained within an Environmentally Sensitive Area (ESA). To facilitate revisions to the on-site landscaping as a result of this change in tree status, the following development applications have been identified:

- Consideration of a General Compliance ruling for 2899 and 2888 Jow Street to propose revisions to the approved landscaping in the issued Development Permit (DP 18-825006), covered in this report; and,
- Consideration of a modified Development Permit (DP 18-829207) proposal at 9520 Beckwith Road for revisions in response to the on-site tree issue. This existing Development Permit application will be brought forward to the Development Permit Panel at a future date.

The subject site of this General Compliance application, containing 2899 Jow Street (Hotel 1) and 2888 Jow Street (Hotel 2) are part of a multi-phase development that includes:

- To the north, a business centre building (office and light industrial uses) at 2788 Jow Street, which has been constructed and is nearing completion. This component of the project was rezoned (RZ 10-539048) and the Development Permit (DP 11-594571) issued on September 11, 2017.
- The subject sites, 2899 and 2888 Jow Street (Proposed Hotel 1 and Hotel 2 sites), are zoned “Light Industrial, Office and Hotel – Bridgeport Village (City Centre) (ZI10)”, which was rezoned through the above referenced rezoning (RZ 10-539048). The Development Permit (DP 18-825006) for this component of the project was issued on April 8, 2019.
- The Servicing Agreement (SA 12-611073) for the projects located at 2788, 2888 and 2899 Jow Street generally covers various works and improvements to Bridgeport Road and Beckwith Road, a new north-south road (Jow Street) and other related servicing and infrastructure works. These works covered through the Servicing Agreement are presently under construction. The proposed revisions as part of this General Compliance ruling does not impact works associated with this Servicing Agreement.
- The final phase includes proposed redevelopment of 9520 Beckwith Road for a mixed office and light industrial use building. The rezoning (RZ 18-821103) was granted 3<sup>rd</sup> reading on June 17, 2019. The Development Permit (DP 18-829207) for this project was endorsed by the Development Permit Panel on November 14, 2019. However, changes to the project, resulting in part from the on-site tree decline and death noted in this report,



will result in a modified proposal that will need to be considered by the Development Permit Panel at a future date.

A context map of this area is provided in Attachment 2.

### **Background**

Development surrounding the subject site is as follows:

- To the north, is a site at 2788 Jow Street with a new multi-storey light industrial and office building under construction zoned “Light Industrial, Office and Hotel – Bridgeport Village (City Centre) (ZI10)”. The site at 9520 Beckwith Road (currently vacant) is zoned Single Detached (RS1/F) and subject to a rezoning and Development Permit application (RZ 18-821103; DP 18-829207) which is currently at third reading and proposes a mixed office and light industrial use building;
- To the east, is a commercial complex zoned “Auto-Oriented Commercial (CA)”;
- To the south, Bridgeport Road and Highway 99 corridor; and
- To the west, Highway 99 and approach to the Oak Street Bridge.

The following provides summary information about the grouping of trees located at 2899 Jow Street and 9520 Beckwith Road:

- There are a total of 22 trees on the edge of the sites subject to redevelopment (19 conifers and 3 deciduous) generally ranging in size from 20-60 cm calliper. 12 trees are located on 2899 Jow Street. 10 trees are located on 9520 Beckwith Road. A diagram showing the location of these trees is provided in Attachment 3.
- These trees are located in an area identified as ESA.
- Retention and protection of this grouping of trees was identified and secured through the prior approved rezoning and Development Permit application for 2899 and 2888 Jow Street for the trees located on 2899 Jow Street and the rezoning (currently at 3<sup>rd</sup> reading), and the in process Development Permit application for the trees located at 9520 Beckwith Road.
- The consulting arborist has assessed the current condition of this grouping of trees and confirmed that all 22 trees are dead standing trees, which are no longer suitable for retention. The consulting arborist’s monitoring reports identified an observed decline in health of these trees caused by excessive/pooling of water within the critical root zone resulting from surrounding existing grades and various site preparation and construction activities occurring on-site in the surrounding area outside of the ESA.
- The consulting arborist noted that installation of on-site drainage and other measures too alleviate the excessive water around these trees were pursued; however were not successful in preventing the decline in health and death of the trees.

### **Staff Comments**

The proposed scope of the General Compliance ruling request for the subject site is limited to the landscape plans for the project. The current approved Development Permit landscape overview plan is contained in Attachment 4 for reference. The revised plans for this General Compliance ruling are contained in Attachment 5 and are consistent with the applicable sections of the



Official Community Plan (OCP) and compliant with the provisions of the “Light Industrial, Office and Hotel – Bridgeport Village (City Centre)(ZI10)” zoning.

## Analysis

### *Summary of ESA Compensation and Tree Replacement Benchmarks*

- In response to the death of the 22 trees (previously proposed to be retained) within the ESA, the following benchmarks have been established to inform the compensation and tree replacement plans:
  - Assessment and development of an ESA compensation plan will be required for both sites where tree death has occurred.
  - Compensation plan in the ESA must be equivalent in terms of ecological function, biodiversity and habitat area when compared to the previous proposal involving retention of the existing grouping of trees in the ESA.
  - A tree replacement ratio of 3:1 will apply, resulting in a total of 66 replacement trees to be provided.
  - All replacement trees are required to meet minimum tree replacement sizing requirements (8 cm calliper or 4 m in height) in compliance with the OCP and Tree Protection Bylaw 8057 regulations.
  - Upsizing of a minimum of one-third of replacement trees (i.e. 22 trees) above the minimum requirements is required to be undertaken.
- The ESA compensation plan and tree replacement as detailed in this report and as attached (see Attachment 5) complies with the above referenced benchmarks.
- A summary of tree compensation proposed in this report is outlined in in Table 1. Additional information on tree compensation details are provided in forthcoming sections of this report.

**Table 1 – Tree Compensation Summary**

Property	ESA Compensation Area	On-Site (Outside of ESA)	Total
<b>2899 Jow Street</b>	17 replacement trees <ul style="list-style-type: none"> <li>• 6 @ 10 cm/5 m size</li> <li>• 11 @ 8 cm/4 m size</li> </ul>	10 replacement trees <ul style="list-style-type: none"> <li>• 7 @ 10 cm/5 m size</li> <li>• 3 @ 8 cm/4 m size</li> </ul> 20 existing trees upsized to 8 cm/4m	17 additional replacement trees 20 existing trees to be upsized
<b>2888 Jow Street</b>	N/A	23 replacement trees <ul style="list-style-type: none"> <li>• 8 @ 10 cm/5 m size</li> <li>• 15 @ 8 cm/4 m size</li> </ul> 28 existing trees upsized to 8 cm/4 m	23 additional replacement trees
<b>9520 Beckwith Road (subject to future modified Development Permit)</b>	14 replacement trees <ul style="list-style-type: none"> <li>• 4 @ 10 cm/5m size</li> <li>• 10 @ 8cm/4 m size</li> </ul>	2 replacement trees @ 10 cm/5 m size	16 additional replacement trees
<b>Total</b>	31 replacement trees	35 replacement trees	66 additional replacement trees



***Revised Compensation Approach for Impacted Trees in the ESA***

- In response to the 22 trees that have died, a compensation replanting plan for the ESA has been developed by the project Qualified Environmental Professional (QEP) and landscape architect.
- The compensation replanting plan proposes 31 new trees to be planted within the ESA to form a clustering of trees similar in location to the trees previously identified for retention. The new proposed trees consist of native species. Native planting groundcovers and shrubs are also proposed within the ESA compensation area. A breakdown of the tree replacement locations is as follows:
  - 17 replacement trees located on 2899 Jow Street.
  - 14 replacement trees located on 9520 Beckwith Road.
- The planting density of new native trees species, shrubs and groundcovers complies with objectives of the ESA to provide for native biodiversity and habitat for local wildlife.
- The compensation plan also includes the retention of 5 existing trees that have died as wildlife trees, which will add further biodiversity and wildlife habitat to the ESA compensation plan. The project arborist conducted an assessment of these 5 trees and has confirmed their suitability for recommended retention as wildlife trees in the ESA compensation plan. Necessary works (i.e., removal of large branches and topping of trees at a safe height), as recommended by the project arborist, to incorporate these 5 trees as wildlife trees will be undertaken as part of the overall works required for the ESA compensation area.
- All replacement tree plantings meet minimum sizing requirements (8 cm calliper or 4 m in height).
- 10 trees of the 31 trees to be planted within the ESA compensation area will be upsized to a minimum of 10 cm calliper.
- The consulting arborist and QEP have confirmed that the existing grade of the ESA containing the grouping of trees and limited drainage infrastructure resulted in excessive amounts of standing water that primarily led to the decline and death of these trees. To address this issue, the ESA compensation plan proposes to raise the grade of this area to match the prevailing final grades at 2899 Jow Street and 9520 Beckwith Road.
- For areas located outside of the ESA compensation plan area, on-site servicing and drainage plans for both 2899 Jow Street and 9520 Beckwith Road will ensure all storm water is captured and drained into the applicable City storm drainage system so that situations of potential standing water do not occur.
- A wood split post/rail fence with a maximum height of 1.5 m is proposed around the ESA restoration area and is to be designed to minimize any impacts to the naturalized planted areas and also incorporate information signage identifying it as a naturalized, no disturbance area containing native plantings. The installation of permanent fencing around the ESA restoration works is recommended to demarcate it as a naturalized area and allow for limited maintenance and monitoring as identified by the project QEP. The final detailed design of the permanent fencing is to be provided prior to the application being forwarded to Council for consideration.

***Assessment of the Proposed Revised ESA Compensation Plan***

- The project's QEP assessed the change in the ESA compensation plan in response to the death of 22 trees previously identified for retention. The QEP has also confirmed that due to changes to the existing site conditions, it is not feasible to restore conditions within the ESA



to pre-disturbance conditions. The revised ESA compensation plan, involving the replanting of 31 trees and accompanying shrubs/groundcovers with native species trees and plantings, provides for a restoration and replanting plan that will result in the reestablishment of habitat area that will provide equivalent biodiversity and ecological function in the ESA.

- The ESA compensation plan outlined in this General Compliance report will result in ESA compensation similar and equal to what was secured through previous development applications on the subject sites.

***Additional Landscape Compensation and Enhancements on 2899 and 2888 Jow Street (Outside of ESA)***

- The limited area within the ESA, located on 2899 Jow Street and 9520 Beckwith Road, restricts the ability to implement all 66 replacement plantings in this single area. The proposed 31 native species replacement trees, accompanying scrubs/groundcovers and 5 retained wildlife trees within the ESA results in a balance of 35 additional replacement trees to be provided in areas outside of the ESA. As a result, the revised landscaping proposal associated with this General Compliance ruling is proposing a number of additional tree plantings on-site and other landscape enhancements beyond what was approved in the issued Development Permit.
- 2899 Jow Street – 10 additional replacement trees are proposed to be implemented in the landscape plan. 3 are sized to meet the minimum sizing requirements specified in the OCP and Tree Protection Bylaw 8057 and 7 are upsized (10 cm calliper or 5 m height), providing additional enhancements.
- 2888 Jow Street – 23 additional replacement trees are proposed to be implemented in the landscape plan. 15 are sized to meet the minimum sizing requirements specified in the OCP and Tree Protection Bylaw 8057 and 8 are upsized (10 cm calliper or 5 m height), providing additional enhancements.
- The replacement trees at 2899 and 2888 Jow Street are located in existing landscaped areas where the planting arrangement and density has been adjusted to accommodate the additional trees.
- Additional enhancements being proposed by the applicant involves existing trees in the approved landscape plan of the issued DP to accommodate the following:
  - Upsizing of 48 trees to 8 cm calliper or 4 m height (from 6 cm calliper/3 m height).

***Monitoring, Maintenance and Performance Provisions***

- ESA monitoring and maintenance provisions specified by the QEP includes a long-term 5 year plan to ensure establishment and survivorship of the replacement plantings and related works covered in the compensation plan. The QEP has also specified provisions for manual irrigation of the restoration areas following planting as part of the monitoring and maintenance provisions for the site. Confirmation of manual irrigation services to be provided for the ESA compensation works, once installed, will be provided prior to forwarding this application to Council.
- Subject to the outcome of the General Compliance ruling for 2899 & 2888 Jow Street and modified Development Permit for 9520 Beckwith Road, the restoration works and plantings associated with the ESA compensation plan for 2899 Jow Street and 9520 Beckwith Road is planned to be undertaken at the same time and constructed as one project confirmed through the QEP's Construction Environmental Management Plan (CEMP).



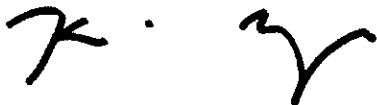
- Prior to the General Compliance being forwarded to Council the applicant shall provide the following:
  - A \$31,604 Letter of Credit will be secured for ESA compensation plan works located on 2899 Jow Street and 9520 Beckwith Road.
  - A \$50,308 Letter of Credit will be secured for the additional landscape works and enhancements at 2899 and 2888 Jow Street.
- The above amounts are in addition to the Letters of Credit for 2899 Jow Street (\$284,990) and 2888 Jow Street (\$289,323), which were secured as part of the issued Development Permit and are currently being held by the City.

***Modified Development Permit Proposal – 9520 Beckwith Road***

- Based on the death of the 22 trees previously proposed for retention, the applicant understands that the Development Permit (DP 18-829207) that was endorsed by the Development Permit Panel on November 14, 2019 will need to be modified and brought back for consideration to address the following issues, including but not limited to:
  - Confirm tree replacement and plantings within the ESA located on 9520 Beckwith Road consistent with the ESA compensation plan proposed as part of this General Compliance request.
  - Secure ESA compensation plantings on other areas of this site outside of the ESA, consistent with the rezoning.

**Conclusions**

Chunghwa Hotel Group Ltd. has requested a General Compliance ruling for the proposed changes to tree replacement and compensation planting, resulting from the death of a grouping of 22 trees located on 2899 Jow Street and 9520 Beckwith Road. The proposed landscape modifications outlined in this report are within the scope of General Compliance Guidelines and will apply to the site located at 2899 and 2888 Jow Street. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



Kevin Eng  
Planner 3

KE:cas

Attachment 1: Location Map

Attachment 2: Surrounding Development Context Map

Attachment 3: Trees Located on 2899 Jow Street and 9520 Beckwith Road

Attachment 4: Current Approved Development Permit Plan – Landscape Overview

Attachment 5: Proposed Landscape Plan Revisions

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit or other form of security acceptable to the City for ESA compensation plan works at 2899 Jow Street and 9520 Beckwith Road in the amount of \$31,604. To accompany the landscaping security, a legal agreement that sets the terms for release of the security, must be entered into between the applicant and the City.

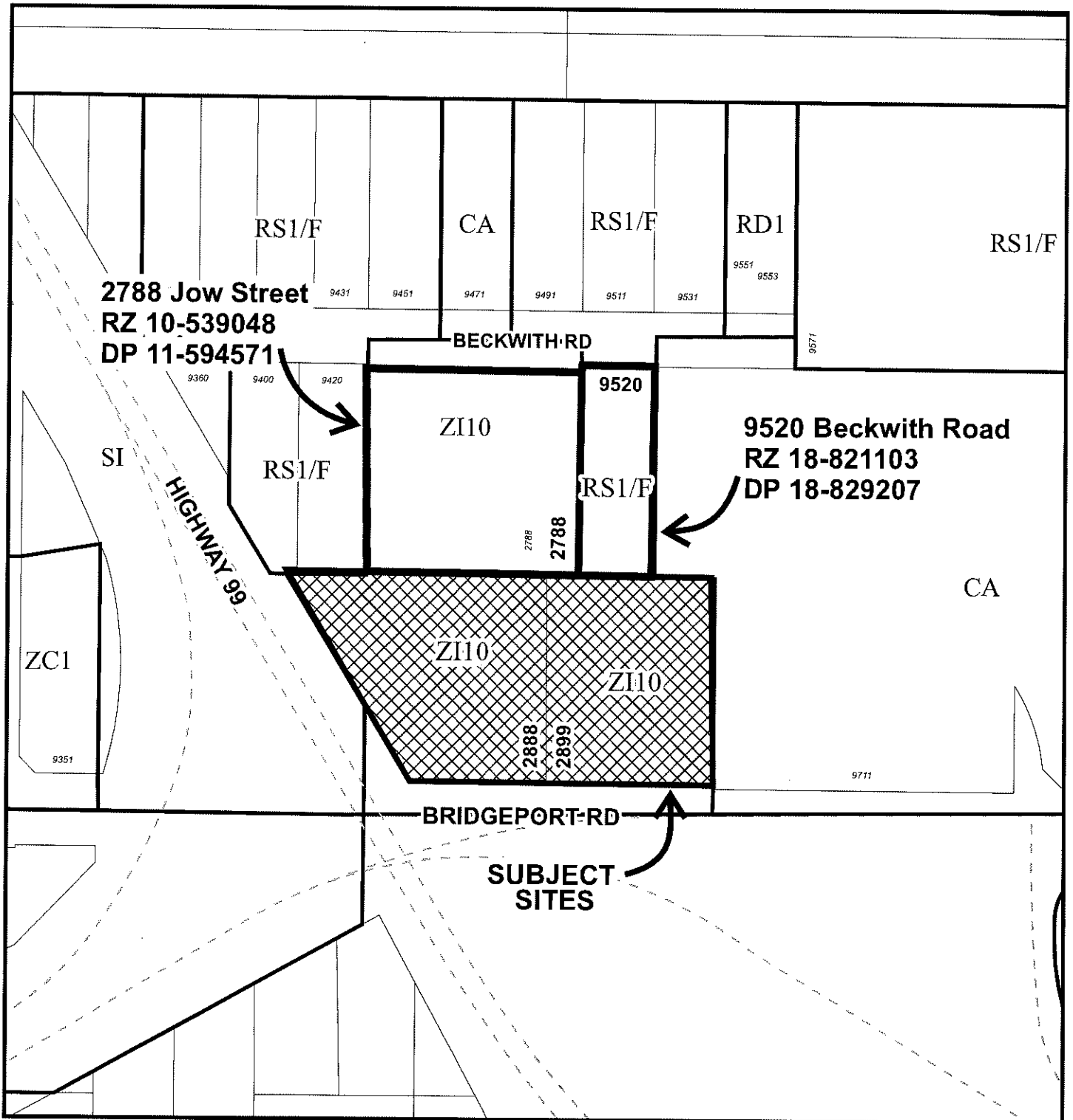


- Receipt of a Letter-of-Credit or other form of security acceptable to the City for additional landscape plantings and enhancement works at 2899 and 2888 Jow Street in the amount of \$50,308. To accompany the landscaping security, a legal agreement that sets the terms for release of the security, must be entered into between the applicant and the City.
- Submission and approval of a permanent fence design around the ESA compensation/restoration plan area located on 2899 Jow Street and 9520 Beckwith Road to identify it as a naturalized, no disturbance area. Fence detail criteria are as follows:
  - Minimal impacts to the restored, naturalized area.
  - Split wood post and rail design at a maximum height of 1.5 m.
  - Incorporate signage to identify as a naturalized, no disturbance area containing native plant species.
  - Allows for monitoring and limited maintenance of the naturalized area as recommended by the QEP, once restoration works are complete.
- Submission and approval of the following documents from the project QEP:
  - Construction Environmental Management Plan for the ESA compensation plan works for 2899 Jow Street and 9520 Beckwith Road.
  - Document outlining the monitoring, irrigation, maintenance and performance provisions associated with the ESA compensation plan for 2899 Jow Street and 9520 Beckwith Road, once works have been completed.
- Submission of confirmation (i.e., contract or other information acceptable to the City) of the contractor responsible for manual irrigation of the ESA restoration works, once planted and in coordination with the recommendations on the project QEP.









## Surrounding Development Context Map

Original Date: 09/28/22

Revision Date:

Note: Dimensions are in METRES



# VDZ+A

## TREE RISK ASSESSMENT TRAQ RISK ASSESSMENT

### 4.0 SITE OBSERVATIONS



FIG. 1 - Aerial View of Risk Assessment Area

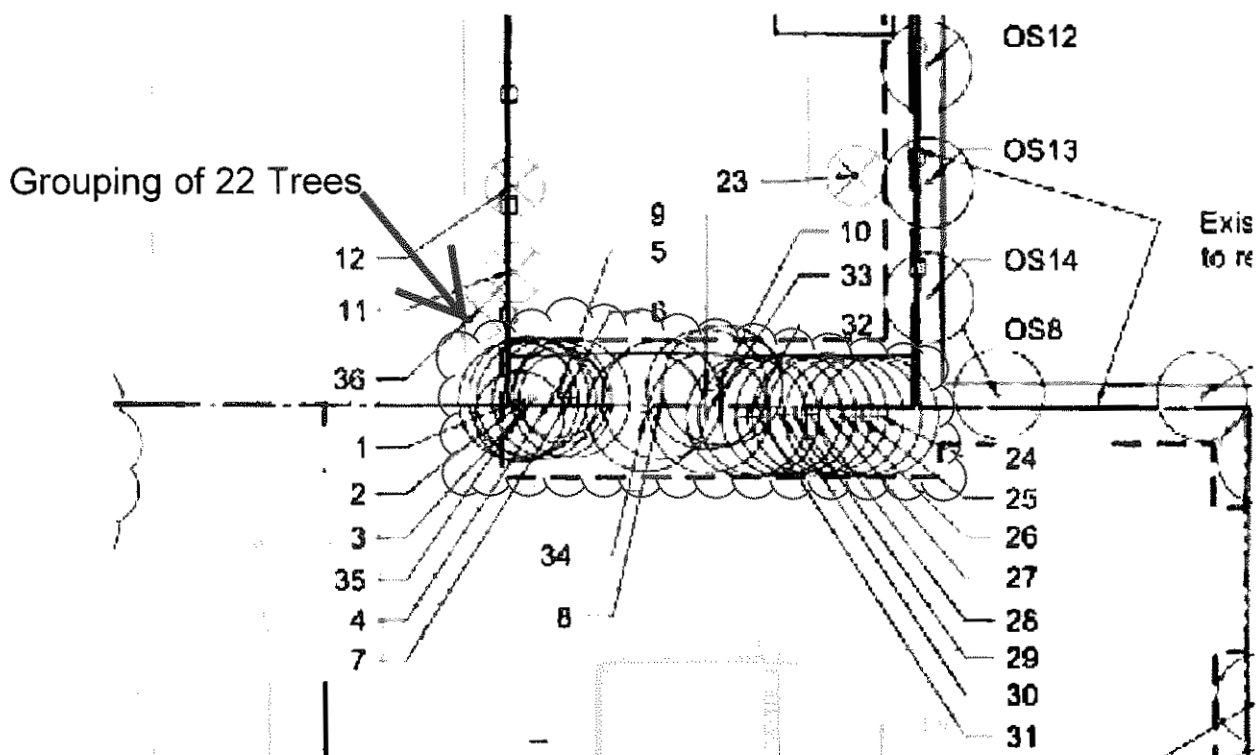
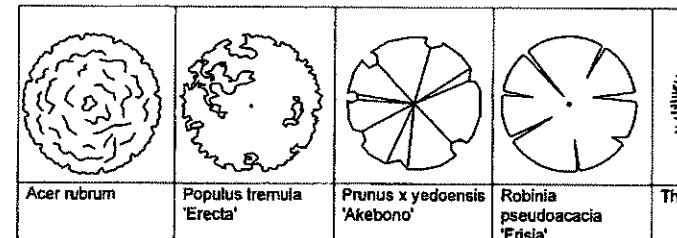


FIG. 2 - Site map indicating location of subject trees





## TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	11	Acer rubrum	Red Maple	B&B: 6cm cal.; 1.8m std.	Per Plan
See Legend	48	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 3.0m HT.	Per Plan
See Legend	12	Prunus x yedensis 'Akebono'	Daybreak Cherry	B&B: 6cm cal.; 1.2m std.	Per Plan
See Legend	4	Robinia pseudoacacia 'Frisia'	Golden Leaf Black Locust	B&B: 6cm cal.; 1.2m std.	Per Plan
See Legend	9	Thuja plicata	Western Red Cedar	B&B: 5.0m HT.; Single leader	Per Plan

6	AD	Issued for Development Permit	Feb 1, 2019
5	AD	Issued for Development Permit	Jan 29, 2019
4	AD	Issued for 50% SP Review	Dec 21, 2018
3	AD	Issued for Development Permit	Nov 28, 2018
2	AD	Issued for Development Permit	June 4, 2018
1	FW	Issued for Review	May 22, 2018
No.	By:	Description	Date

### REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

**Project:**

**Bridgeport Hotel 1 and 2**

**Location:**

9533 Bridgeport Rd & 9455  
Bridgeport Rd

Drawn:  
AD

Stamp:

Checked:  
MVDZ

Approved:  
MVDZ

5cm  
1250

Original Sheet Size:  
24"x36"

Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS, RFP/RFI/RFI/RFP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED SUGGEST FOR
1250	

Drawing Title:

**OVERALL SITE AND TREE PLAN**

VDZ Project #:  
**DP2018-33**

Drawing #: **L-03**



ATTACHMENT 5 - Proposed Landscape Plan Revisions

**HOTEL 1**

**TREE LEGEND**

Acer rubrum	Liquidambar styraciflua 'Slender Silhouette'	Populus tremula 'Erecta'	Prunus virginiana	Thuja plicata

Trees planting provided on existing DP for hotel 1

**TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	6	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal.; 1.8m std.	Per Plan
See Legend	3	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 6cm cal.	Per Plan
See Legend	20	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
See Legend	4	Prunus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend	3	Thuja plicata	Western Red Cedar	B&B: 5.0m Ht.; Single leader	Per Plan
TOTAL	36				

**TREE LEGEND**

Acer rubrum	Liquidambar styraciflua 'Slender Silhouette'	Populus tremula 'Erecta'	Populus tremula 'Erecta'

Trees added to hotel 1 for ESA tree removal compensation

**HOTEL 1 ADDITIONAL TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal.; 1.8m std.	Per Plan
See Legend	2	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend	4	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
See Legend	3	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
TOTAL	10				

**HOTEL 2**

**TREE LEGEND**

Acer rubrum	Carpinus betulus	Populus tremula 'Erecta'	Populus tremula 'Erecta'	Prunus virginiana	Thuja plicata

Trees planting provided on existing DP for hotel 2

**TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	5	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal.; 1.8m std.	Per Plan
See Legend	4	Carpinus betulus	European Hornbeam	B&B: 6cm cal.; 1.2m std.	Per Plan
See Legend	6	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
See Legend	28	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
See Legend	4	Prunus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend	5	Thuja plicata	Western Red Cedar	B&B: 5.0m Ht.; Single leader	Per Plan
TOTAL	62				

**TREE LEGEND**

Acer rubrum	Liquidambar styraciflua 'Slender Silhouette'	Populus tremula 'Erecta'	Populus tremula 'Erecta'	Populus tremula 'Erecta'

Trees added to hotel 2 for ESA tree removal compensation

**HOTEL 2 ADDITIONAL TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal.; 1.8m std.	Per Plan
See Legend	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend	3	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
See Legend	5	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
See Legend	10	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
TOTAL	23				

**9520 BECKWITH**

**TREE LEGEND**

Acer campestre	Acer rubrum	Prunus virginiana	Prunus virginiana	Street Tree

Trees planting provided on existing DP for 9520 Beckwith Road

**TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	3	Acer campestre	Hedge Maple	B&B: 6cm cal.; 3.0m Ht.	Per Plan	
See Legend	6	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal.; 1.8m std.	Per Plan	
See Legend	3	Prunus virginiana	Choke Cherry	B&B: 4.0m Ht.; Single leader	Per Plan	Contractor to submit photos for approval prior to installation.
See Legend	3	Prunus virginiana	Choke Cherry	B&B: 6cm cal.; 1.2m std.	Per Plan	
See Legend	4	Street Tree	Street Tree	B&B: 7cm cal.; 1.8m std.	Per Plan	By city
TOTAL	19					

**TREE LEGEND**

Acer rubrum

Trees added to 9520 Beckwith Road for ESA tree removal compensation

**9520 ADDITIONAL TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	2	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal.; 1.8m std.	Per Plan	
TOTAL	2					

Tree replacement summary:  
31 Trees in ESA Area (Refer to Environmental Drawings)  
2 Additional trees on 9520 Beckwith Road  
10 Additional trees on Hotel Site 1  
23 Additional trees on Hotel Site 2  
66 Additional trees Total

**ESA AREA**

**TREE LEGEND**

Acer grandis	Acer macrophyllum	Prunus cantorta	Existing tree to be retained as Wildlife Tree

Trees added to ESA for ESA tree removal compensation

**ESA TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	10	Acer grandis	Grande Fir	B&B: 4.0m Ht.	Per Plan
See Legend	10	Acer macrophyllum	Big Leaf Maple	B&B: 10cm cal.	Per Plan
See Legend	11	Prunus cantorta	Shore pine	B&B: 4.0m Ht.	Per Plan
TOTAL	31				

31 ESA replacement trees to be planted in this area. Refer to Environmental drawings for tree planting and specifications

van der Zalm + associates inc.  
Parks & Recreation • Civil Engineering  
Urban Design • Landscape Architecture  
Suite 1, 32177 97th Avenue  
Langley, British Columbia  
V1M 4B5  
P: 604.882.0034  
F: 604.882.0042  
info@vazm.com



No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
4	AD	Issued for Tree Addition	Sept 28, 2022
3	AD	Issued for Tree Addition	Aug 8, 2022
2	AD	Issued for Tree Addition	March 14, 2022
1	AD	Issued for Review	March 11, 2022

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Project:  
Bridgeport Hotel 1 and 2

Location:  
9533 Bridgeport Rd & 9455 Bridgeport Rd

Drawn: AD  
Stamp:

Checked: AD

Approved: MVDZ  
Original Sheet Size: 24"x36"

Scale: 1:300  
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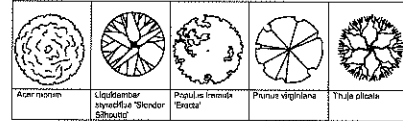
Drawing Title:  
ADDITIONAL TREE PLANTING

VDZ Project #:  
DP2018-33

Drawing #:  
LCP-01



HOTEL 1  
TREE LEGEND

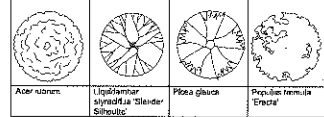


Trees planting provided on existing DP for hotel 1

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	6	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal.; 1.8m std.	Per Plan
See Legend	5	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 6cm cal.	Per Plan
See Legend	20	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
See Legend	4	Prunus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend	3	Thuja plicata	Western Red Cedar	B&B: 5.0m Ht.; Single leader	Per Plan
TOTAL	36				

TREE LEGEND



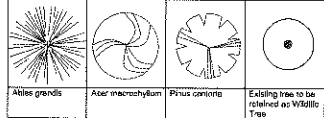
Trees added to hotel 1 for ESA tree removal compensation

HOTEL 1 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal.; 1.8m std.	Per Plan
See Legend	2	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend	4	Pinus glauca	White Pine	B&B: 5.0m Ht.	Per Plan
See Legend	3	Populus tremula 'Erecta'	Swedish Aspen	B&B: 6cm cal.; 4.0m Ht.	Per Plan
TOTAL	10				

HOTEL 1 - ESA AREA

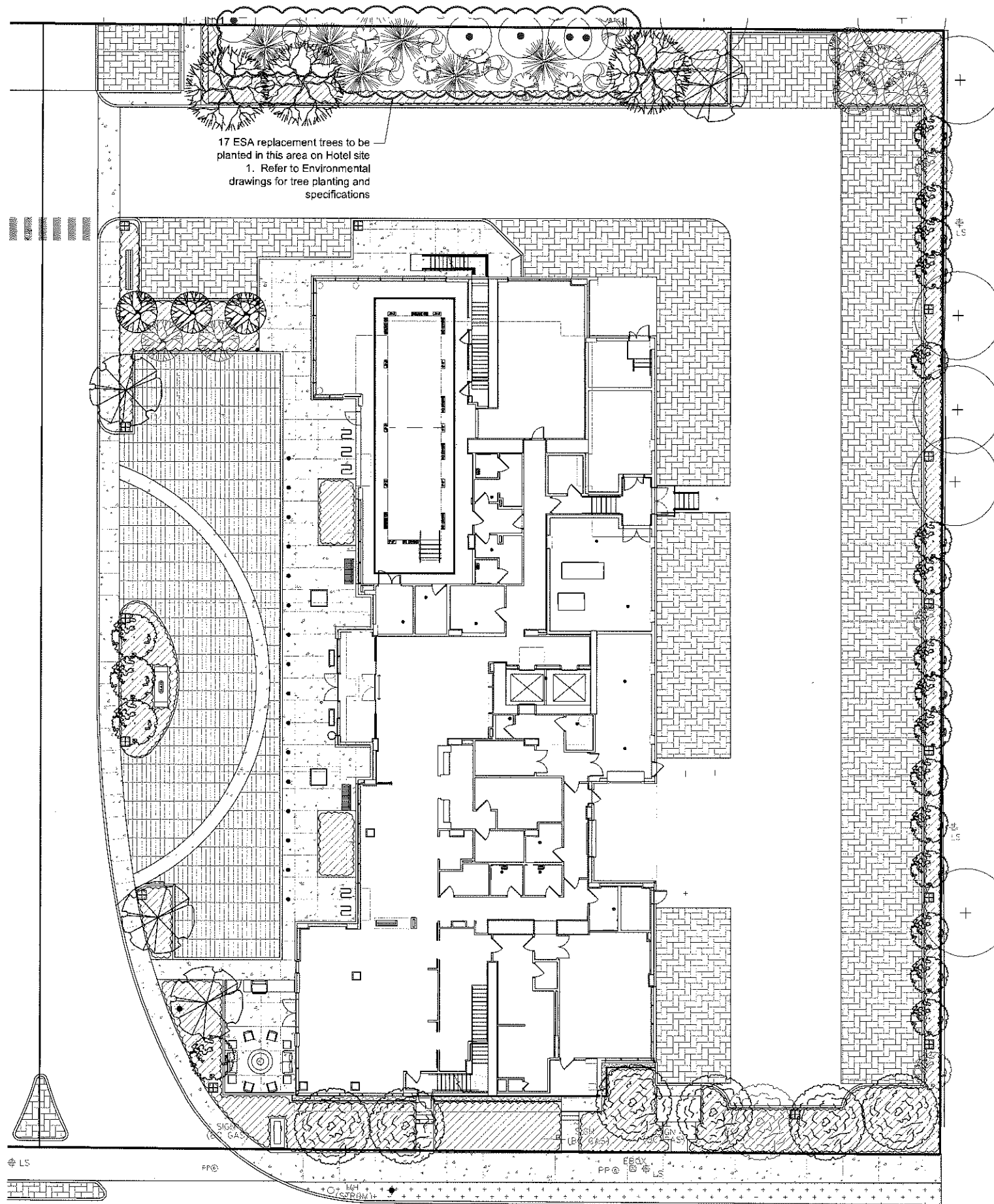
TREE LEGEND



Trees added to ESA on Hotel 1 Site for ESA tree removal compensation

ESA TREE SCHEDULE - HOTEL 1

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	6	Abies grandis	Grande Fir	B&B: 4.0m Ht.	
See Legend	6	Acer macrophyllum	Big Leaf Maple	B&B: 10cm cal.	Per Plan
See Legend	5	Pinus contorta	Shore pine	B&B: 4.0m Ht.	Per Plan
TOTAL	17				



No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
4	AD	Issued for Tree Addition	Sept 28, 2022
3	AD	Issued for Tree Addition	Aug 8, 2022
2	AD	Issued for Tree Addition	March 14, 2022
1	AD	Issued for Review	March 11, 2022

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REVISIONS TABLE FOR SHEET

Project:  
Bridgeport Hotel 1 and 2

Location:  
9533 Bridgeport Rd & 9455  
Bridgeport Rd

Drawn:  
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Scale:  
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Original Sheet Size:  
24"x36"

Drawing Title:

HOTEL 1 - ADDITIONAL TREE PLANTING

VDZ Project #:

DP2018-33

Drawing #:

LCP-02





Drawing Title:  
**HOTEL 2 - ADDITIONAL TREE PLANTING**

VDZ Project #:  
**DP2018-33**

Drawing #:  
**LCP-03**

No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
4	AD	Issued for Tree Addition	Sept 28, 2022
3	AD	Issued for Tree Addition	Aug 8, 2022
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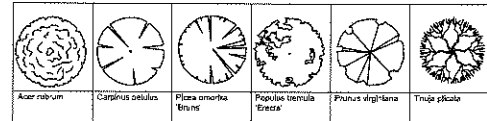
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**HOTEL 2  
TREE LEGEND**

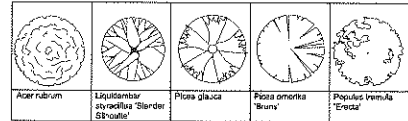


Trees planting  
provided on existing  
DP for hotel 2

**TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	5	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 6cm cal.; 1.8m std.	Per Plan
See Legend	4	Carpinus betulus	European Hornbeam	B&B: 6cm cal.; 1.2m std.	Per Plan
See Legend	6	Picea canadensis 'Bruni'	Bruni Spruce	B&B: 3.0m HL; Single leader	Per Plan
See Legend	28	Populus tremula 'Erecta'	Swedish Aspen	B&B: 8cm cal.; 4.0m HL	Per Plan
See Legend	4	Prunus virginiana	Choke Cherry	B&B: 6cm cal.	Per Plan
See Legend	6	Thuja plicata	Western Red Cedar	B&B: 5.0m HL; Single leader	Per Plan
TOTAL	52				

**TREE LEGEND**



Trees added to hotel 2  
for ESA tree removal  
compensation

**HOTEL 2 ADDITIONAL TREE SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	1	Acer rubrum 'Red Rocket'	Red Rocket Maple	B&B: 10cm cal.; 1.8m std.	Per Plan
See Legend	2	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B: 10cm cal.	Per Plan
See Legend	3	Picea canadensis	White Spruce	B&B: 5.0m HL	Per Plan
See Legend	5	Picea canadensis 'Bruni'	Bruni Spruce	B&B: 4.0m HL	Per Plan
See Legend	10	Populus tremula 'Erecta'	Swedish Aspen	B&B: 8cm cal.; 4.0m HL	Per Plan
TOTAL	23				

CULVERT INV. EL = 0.04  
METAL 600

SIGN  
(HIGH PRESSURE  
WATER MAIN)  
UNKNOWN

ANCHORS

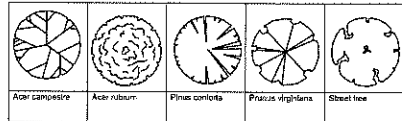
ILL SIGN  
(EC GAS)

EECK@ LS



9520 BECKWITH

TREE LEGEND



Trees planting provided on existing DP for 9520 Beckwith Road

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	5	Acer campestre	Hedge Maple	B&B: 8cm cal.; 3.0m HL	Per Plan	
See Legend	6	Acer rubrum 'Red Rocket'	Red Maple	B&B: 10cm cal.; 1.8m std.	Per Plan	
See Legend	3	Pinus contorta	Shore Pine Spademen	B&B: 4.0m HL; Single leader	Per Plan	Contractor to submit photos for approval prior to installation
See Legend	3	Prunus virginiana	Choke Cherry	B&B: 6cm cal.; 1.2m std.	Per Plan	
See Legend	4	Street Tree		B&B: 7cm cal.; 1.8m std.	Per Plan	By city
TOTAL 19						

TREE LEGEND



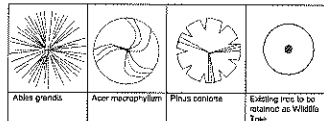
Trees added to 9520 Beckwith Road for ESA tree removal compensation

9520 ADDITIONAL TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
See Legend	2	Acer rubrum 'Red Rocket'	Red Maple	B&B: 10cm cal.; 1.8m std.	Per Plan	
TOTAL 2						

9520 Beckwith Road - ESA AREA

TREE LEGEND

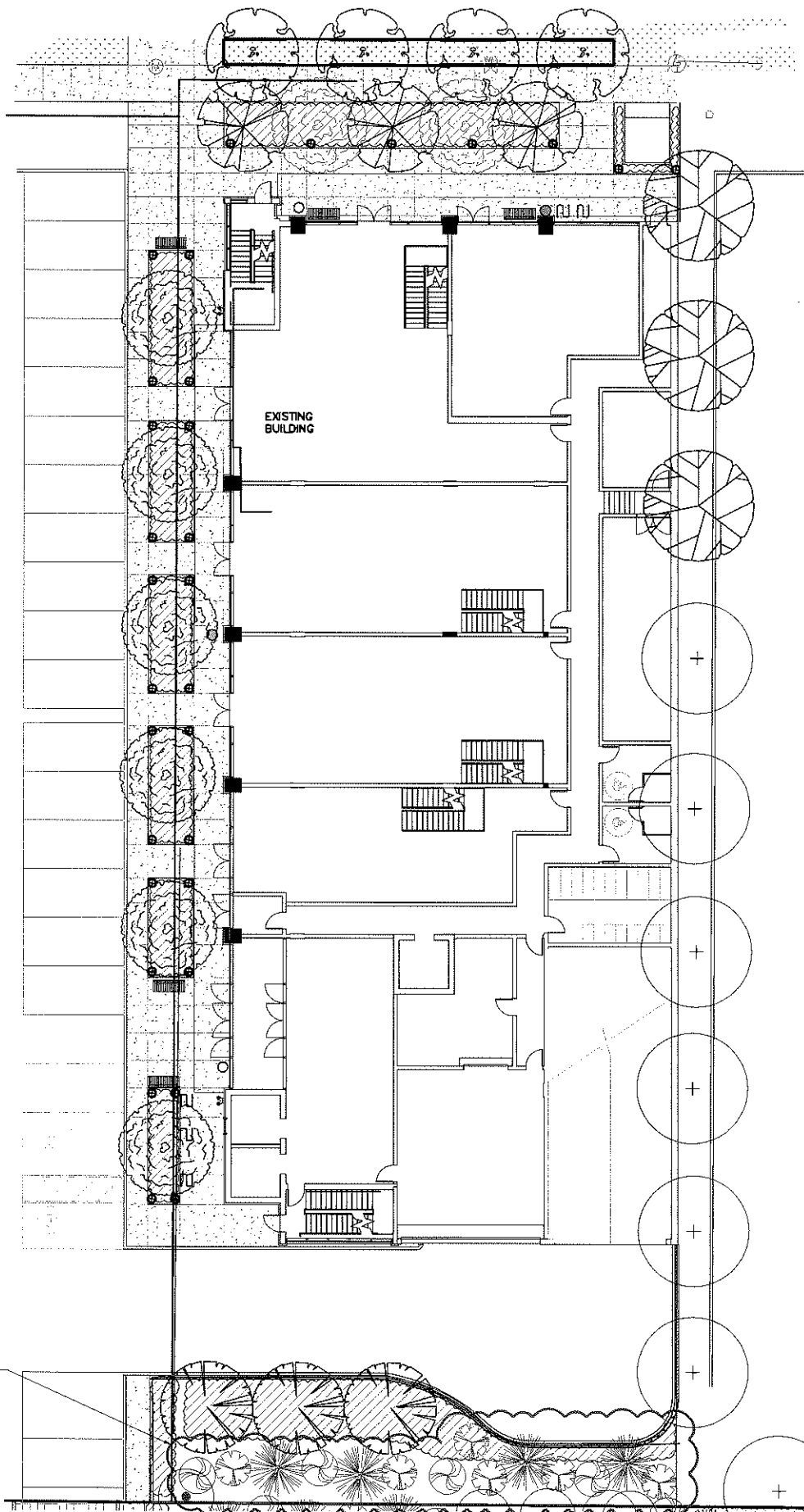


Trees added to ESA ON 9520 Beckwith Road for ESA tree removal compensation

ESA TREE SCHEDULE - 9520 BECKWITH

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	4	Abies grandis	Grand Fir	B&B: 4.0m HL	
See Legend	4	Acer macrophyllum	Big Leaf Maple	B&B: 10cm cal.	Per Plan
See Legend	6	Pinus contorta	Shore pine	B&B: 4.0m HL	Per Plan
TOTAL 14					

14 ESA replacement trees to be planted in this area on 9520 Beckwith Road. Refer to Environmental drawings for tree planting and specifications



No.	By:	Description	Date
5	AD	Issued for Tree Addition	Oct 3, 2022
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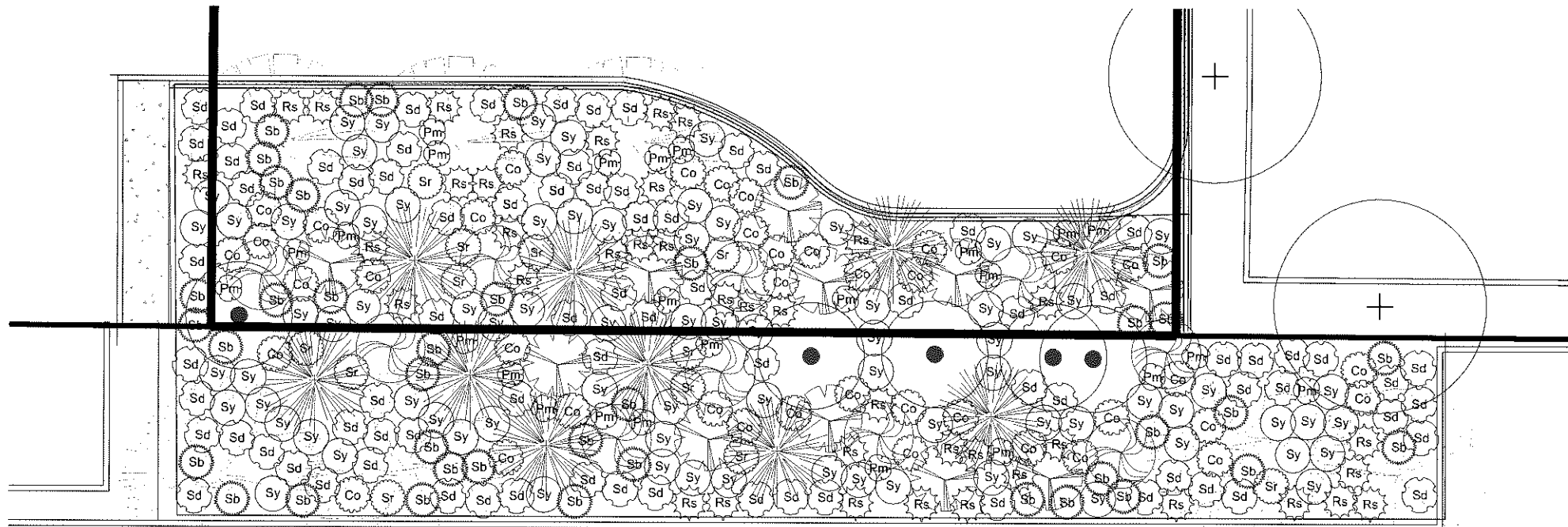
VDZ Project #:

DP2018-33

Drawing #:

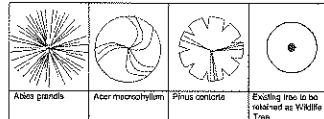
LCP-04





#### ESA AREA

##### TREE LEGEND



Trees added to ESA for  
ESA tree removal  
compensation

##### ESA TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	10	Alnus	Grande Fir	B&B: 4.0m HL	
See Legend	10	Acer macrophyllum	Big Leaf Maple	B&B: 10cm HL	Per Plan
See Legend	11	Pinus contorta	Shore pine	B&B: 4.0m HL	Per Plan
TOTAL	31				

##### PLANT SCHEDULE ESA

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Co	Cornus sericea / Red Twig Dogwood	#2 Pot	1m	40
Pm	Polystichum munitum / Western Sward Fern	#1 Pot	0.75m	25
Rs	Rubus spectabilis / Salmonberry	#2 Pot	1m	40
Sb	Salix brachycarpa / Blue Fox / Blue Fox Willow	#2 Pot	1m	40
Sr	Sambucus racemosa / Red Elderberry	#2 Pot	1m	12
Sd	Spiraea douglasii / Western Spiraea	#2 Pot	1m	80
Sy	Symphoricarpos albus / Common White Snowberry	#2 Pot	1m	80

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Drawing Title:  
9520 BECKWITH- ADDITIONAL TREE PLANTING

VDZ Project #:  
DP2018-33

Drawing #:  
LCP-05





City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** September 28, 2022

**From:** Wayne Craig  
Director of Development

**File:** DP 21-934726

**Re:** Application by Doxa Construction Ltd. for a Development Permit at  
6700 Francis Road

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 6700 Francis Road (one on each new lot after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)".

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

WC:cl

Att. 2



## Staff Report

### Origin

Doxa Construction Ltd. has applied to the City of Richmond for permission to develop two front-to-back duplexes at 6700 Francis Road (Attachment 1) on lots zoned “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)”. The site is currently a vacant lot. Subdivision of the land to create two lots is required prior to construction of each duplex.

The applicant is Doxa Construction Ltd. (Director: Jian Zhao), and they have made this Development Permit (DP) application on behalf of the property owner, 1138934 BC Ltd (Directors: Yongbin Ma and AiQiong He).

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10273 (RZ 19-867880). The Bylaw was given third reading at the Public Hearing held July 19, 2021 and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required as a condition of subdivision approval and includes, but is not limited to, the following improvements:

- Land dedication, as well as design and construction a new sidewalk and extra wide treed/grass boulevard, to accommodate future road widening along Francis Road.
- Provision of water, storm and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide statutory right-of-way (SRW) is to be registered on Title to accommodate the servicing infrastructure located along the north property lines of the lots.

Additional road improvements associated with rezoning include a \$22,800 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.

### Development Information

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

### Existing Site Description and Surrounding Context

The subject site is located on the south side of Francis Road, just west of Gilbert Road. The site is currently vacant, with a driveway crossing to Francis Road.

Existing development immediately surrounding the subject site is as follows:

- To the north: Directly across Francis Road is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” and two-storey townhouses on a lot governed by Land Use Contract 047.
- To the east: Are two vacant lots zoned “Single Detached (RS1/E)”, that are the subject of active applications to develop four front-to-back duplexes after subdivision under the “ZD7” zone (RZ 17-775025/DP 21-941827).



- To the south: Are single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Maple Place.
- To the west: Are two single-family dwellings on lots zoned “Single Detached (RS1/K)”.

### **Rezoning and Public Hearing Results**

During the rezoning application review process, staff identified the following design issues to be resolved at the DP stage:

- Review of design consistency with the DP guidelines for Arterial Road Duplexes in the Official Community Plan (OCP).
- Review of the proposed architectural character, scale and massing of development to ensure that the 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 the survival of the protected trees at the rear 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 SRW, the provision of a short-term holding area for refuse bin collection and the size and species of on-site replacement trees to achieve an acceptable mix of coniferous and deciduous trees on-site.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff's satisfaction. The applicant has made the following revisions to their proposal to address the design issues identified:

- Refinements to the design of the duplexes to ensure they are consistent with the DP guidelines for Arterial Road Duplexes and fit well into the neighbourhood, and that adjacency impacts are minimized. Revisions made to the design included further differentiating the architectural appearance of each duplex to avoid substantially similar designs side-by-side, emphasizing the rear unit entries so they are more visible from the street and eliminating overlook from upper private outdoor spaces to adjacent properties.
- Accessibility features have been verified to include aging-in-place features in all units and the provision of a convertible unit (in the front unit of Building B).
- Landscaping and site grading has been revised to maintain the existing lot grade elevation in the tree protection area in the rear yards as well as rear yard drainage to ensure the survival of the protected trees along the south property line. Proposed site grading along the existing west property line is to match the elevation of the adjacent lot, whereas a retaining wall (ranging from 0.2 to 0.52 m high) is proposed along the existing east property line to deal with the transition to the elevation of the adjacent lot. Consistent with Zoning Bylaw requirements, perimeter fence height varies and is not to exceed 1.8 m (including the retaining wall).



- Fencing in the front yard has been shifted south to not encroach into the SRW required for water and drainage connections along the front property line, a short term holding area for each unit's refuse bins to be placed on collection day is provided in the front yard of each lot on either side of the drive-aisle and proposed on-site replacement trees have been verified to achieve the required size and mix of coniferous and deciduous species.

The Public Hearing for the rezoning of this site was held on July 19, 2021. At the Public Hearing, no concerns about rezoning the property were expressed by members of the public. Bylaw 10273 for the rezoning of the subject site was given third reading following the Public Hearing.

### **Public input during the DP Application Review Process**

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

### **Staff Comments**

The proposed scheme attached to this report (Plans # 1.a to 3.j, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and complies with all aspects of the "ZD7" zone.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed two-storey duplexes at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing, as well as with the future context of Arterial Road Duplexes proposed immediately to the east.
- The apparent building mass of each duplex has been minimized through the use of building recesses and physical breaks in the rooflines that assist with clearly defining each unit in the cluster.
- The architectural expression of the buildings along the streetscape is visually interesting, well-articulated, sufficiently distinct from one another to provide variety and follows that of the residential character in the neighbourhood.
- Upper level private outdoor spaces are oriented towards the central shared drive-aisle and the number and size of window openings are minimized along side yard elevations to avoid overlook into adjacent dwellings.



***Site Planning, Access, and Parking***

- The proposed site layout on each new lot after subdivision consists of a duplex containing one unit at the front and one unit at the back, separated by paired carports that each accommodate two side-by-side resident parking spaces (i.e. a total of four resident parking spaces per lot). Each duplex is located on either side of a shared drive-aisle that runs through the center of the site over the common property line of each new lot. One visitor parking space to be shared between the two duplexes is proposed at the south end of the shared drive-aisle, consistent with the requirements of the ZD7 zone.
- Vehicle access to the site was reviewed as part of the rezoning application review process and supported by the City's Transportation Department. A single vehicle access point to the site is proposed from Francis Road and the drive-aisle on-site is to be shared between the two new lots. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption to ensure that upon subdivision of the property a reciprocal cross-access easement is registered on Title for the area of the shared drive-aisle and the shared visitor parking space.
- Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisle. The use of the drive-aisle by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers in different patterns and colours. The entries to each of the four units are visible from Francis Road.

***Open Space and Landscape Design***

- Private outdoor space is provided on-site for each of the units as follows, consistent with the size guidelines in the OCP:
  - The front units have access to the front yards along Francis Road as well as to upper level decks oriented towards the central shared drive-aisle.
  - The back units have access to rear yards at grade with patios.
- Tree retention and removal was assessed as part of the rezoning application review process, at which time it was determined that:
  - Three on-site trees (# 82, 83, 84), two trees on the neighbouring properties to the east and west (# OS1, 885), and two trees in the boulevard on City-owned property (# 75, 77) are to be retained and protected.
  - Four trees are to be removed due to poor condition from significant topping (# 78, 79, 80, 81).
  - One City tree is to be relocated due to conflict with the proposed driveway crossing (#76).
  - Two hedges on adjacent properties to the east and west are to be retained and protected (# H1, H2).

The Landscape Plan includes the proposed Tree Management Plan (Plan # 2.a) showing the trees to be retained and removed.



- Consistent with the 2:1 tree replacement ratio requirement in the OCP, the Landscape Plan shows that a mix of six deciduous and coniferous replacement trees of various sizes are proposed to be planted and maintained on-site (three per lot) to compensate for three of the trees proposed to be removed (i.e., Stewartia, Fir, Dogwood, Japanese Maple). The applicant is required to provide a \$1,500 contribution to the City's Tree Compensation Fund prior to rezoning in lieu of planting the remaining two replacement trees that cannot be accommodated on the proposed lots. Note: the original value of the cash-in-lieu contribution identified in the Rezoning Considerations was \$3,000; however, the value has been reduced to \$1,500 to reflect that two additional trees are proposed to be planted on-site through this DP application.
- A variety of shrubs, perennials, and grasses are proposed in the Landscape Plan, including: Azalea, Hydrangea, Rhododendron, Lavender, Black-Eyed Susan, Moonbeam and Golden Japanese Forest Grass.
- The Landscape Plan requires that all soft landscaped areas be maintained with the installation of an automatic irrigation system.
- A variety of decorative paving treatment is proposed on-site to highlight the use of the shared drive-aisle by both vehicles and pedestrians, to provide visual interest and to assist with site permeability. Specifically, permeable pavers in two colours are proposed in a herringbone and running bond pattern, and standard pavers in a single colour are proposed in a running bond pattern for pathways to front unit entries and rear patios.
- To define the street edge and clearly distinguish between public and private open space along Francis Road, low aluminum fencing with pedestrian gates are proposed around the front yards (1.2 m high). Solid wood privacy fencing (1.8 m high) is proposed along side and rear yards. Where there is a difference in grade elevation between the subject site and adjacent properties, the privacy fencing will sit on top of a wood retaining wall that together will not exceed a total of 1.8 m high.
- A preliminary concept for lighting is proposed, which does not cause spill over onto adjacent properties. This includes both downward-facing building-mounted lighting along the shared drive-aisle and at rear unit entries, as well as recessed porch/canopy soffit lighting at front unit entries. Proposed locations and symbols for light fixtures are shown on the Site Plan.
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10% contingency) prior to DP issuance.

### ***Architectural Form and Character***

- Traditional west coast wood-frame residential style with inspiration from the Tudor style is used as the main architectural language for this proposal. Details used in the project such as gable roofs, bay windows, masonry accent walls, horizontal siding, asphalt shingle roofs are all typical treatments that can be found in the surrounding residential neighbourhood.
- Small scale elements such as the covered porch or entry canopy help to clearly define the main entries to the front units and reinforce the residential character of development.



- Consistent with the design guidelines for Arterial Road Duplexes, effort was made to differentiate the appearance of each building through the use of different roof shapes, the location of bay windows and gable/shed roofs, subtle differences in window treatments and varied colour palettes.
- The proposed colour palette and building materials consist of:
  - Light grey and brown hardie lap siding and shakes, dark brown wood trim and fascia boards and beige cultured stone accent cladding for the west lot (Building A).
  - Grey-blue hardie lap siding, white wood trim and fascia boards and light grey cultured stone accent cladding for the east lot (Building B).

### ***Accessible Housing***

- The proposed development includes one Convertible Unit in the front unit of the duplex on the east lot (i.e., Building B) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require the installation of a vertical lift, as proposed on the drawings. The list of Convertible Unit features and floor plans are included in the Reference Plans to the DP.
- Each of the units in the duplexes incorporates aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### ***Sustainability***

- The Applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements that enable this performance target to be achieved include:
  - Additional assemblies in building assemblies (attic, exterior walls, floor, slab).
  - Primary air source heat pumps for heating and cooling, and secondary electric in-floor radiant heating.
  - Electric hot water heating.
  - Heat recovery ventilation system.

The heat pumps for each of the front units are proposed to be located on the second floor deck above the carport and the heat pumps for the rear units are proposed near the rear corners of each building, south of the shared visitor parking space. The project architect has submitted written confirmation that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856. Prior to Building Permit issuance, the applicant is required to submit written confirmation of the same from a registered acoustic consultant.

- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for each of the resident vehicle parking spaces.



***Crime Prevention Through Environmental Design***

- The Applicant has identified that the following principles of CPTED are incorporated into the proposed design:
  - The street edge is defined with low metal picket fencing and lower planting on either side of the fence for visual porosity into the site.
  - Access control is provided by defined pedestrian pathways from the public sidewalk to front units and shared pedestrian and vehicle access to back units via the drive-aisle.
  - Windows and downward-facing wall-mounted exterior lighting are provided on building elevations overlooking the shared drive-aisle and at front/rear yards for natural surveillance opportunities.

***Site Servicing & Off-Site Improvements***

- Servicing requirements and frontage improvements to support the proposed development were identified during the rezoning application review process and include (but are not limited to):
  - Land dedication as well as design and construction of a new sidewalk and extra wide treed/grass boulevard to accommodate future road widening along Francis Road.
  - Provision of water, storm and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide statutory right-of-way (SRW) is to be registered on Title to accommodate the servicing infrastructure located along the north property lines of the lots.
- Additional road improvements required prior to rezoning approval include the submission of a \$22,800 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.
- A Servicing Agreement is required to be entered into prior to subdivision approval for the design and construction of the servicing requirements and frontage improvements.

**Conclusion**

This proposal is to develop two front-to-back duplexes on the subject site after subdivision, with vehicle access from Francis Road via shared a driveway.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character and landscape design identified as part of the DP application review process. The proposal as designed meets the applicable policies and design guidelines contained within the OCP.



The proposed development complies with the requirements of the “ZD7” zone.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Cynthia Lussier  
Planner 2  
(604-276-4108)

CL:js

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

The following requirements are to be completed prior to forwarding this DP application to Council for approval:

- Receipt of a cash security or Letter-of-Credit for landscaping in the amount of \$85,809.49 (including all materials, installation, and a 10% contingency).
- Receipt of a cash-in-lieu contribution in the amount of \$1,500.00 to the City’s Tree Compensation Fund for the planting of replacement trees within the City. Note: through this DP application, a total of six replacement trees are proposed to be planted on-site, two of which were not contemplated during the Rezoning application review stage. The additional replacement trees proposed through this DP application results in a reduction to the value of the cash-in-lieu contribution required to be submitted to the City’s Tree Compensation Fund as previously identified in the Rezoning Considerations associated with this development. Specifically, the original value of the cash-in-lieu contribution identified in the Rezoning Considerations was \$3,000.00, however the value is now reduced to \$1,500.00.

Prior to Subdivision\*, the applicant is required to complete the following:

- Register on title of the new lots a cross-access easement for the shared driveway, common drive-aisle, and shared visitor parking space.
- Pay Development Cost Charges (DCC’s) (City & GVS&DD), TransLink DCC’s, School Site Acquisition Charge, and Address Assignment Fee for each new lot created. The design and construction of service connections are to be dealt with through the Servicing Agreement process.
- Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. Works are to include, but are not limited to:

*Water Works*

- Using the OCP Model, there is 779.0 L/s of water available at a 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 220 L/s.
- At the applicant’s cost, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.



- At the applicant's cost, the City will:
  - Cut, cap and remove the existing water service connection and water meter at the North property line of 6700 Francis Road.
  - Install 4 new water service connections (2 for each duplex) off of the 300 mm AC watermain on Francis Road, complete with water meters.
  - Provide a 1.5 m right-of-way along the new north property line of 6700 Francis Road to accommodate the new water meters.

#### *Storm Sewer Works*

- At the applicant's cost, the applicant is required to:
  - Inspect and confirm the condition of the existing south west storm service, the storm connection lead and inspection chamber at the adjoining property line of 6700 & 6740 Francis Road (STIC61048) by video inspection. Use the existing connection if video inspection shows that the existing lead is in good condition.
  - Inspect and confirm the condition of the existing south east storm service, the storm connection lead and inspection chamber at the adjoining property line of 6700 & 6688 Francis Road (STIC50516) by video inspection. Use the existing connection if video inspection shows that the existing lead is in good condition.
- At the applicant's cost, the City will:
  - If the existing storm service leads (STIC61048 & STIC50516) are found to be inadequate, install new service connections.
  - A 1.5m wide SRW is required along the new north property line of the proposed site to accommodate the existing storm inspection chambers.
  - Site drainage must be directed towards the service connection IC's fronting Francis Road to prevent storm water from ponding on the boulevard, roads, and driveways.

#### *Sanitary Sewer Works*

- At the applicant's cost, the applicant is required to not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At the applicant's cost, the City will:
  - Cut, cap and remove the existing sanitary service connection and inspection chamber at the South East corner of 6700 Francis Road (SIC3966) in the situation where 6740/6780 Francis Road has been developed first. Otherwise, cut and cap the existing North West sanitary service connection only and retain the North East connection to serve 6740 Francis Road.
  - Install 1 new sanitary service connection, complete with an inspection chamber, off of the existing sanitary main along the South property line of 6700 Francis Road. A single service connection and inspection chamber with dual service leads shall be installed at the adjoining property line of the proposed duplexes.

#### *Frontage Improvements*

- At the applicant's cost, the applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- At the applicant's cost, the applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.
- At the applicant's cost, the applicant is required to complete other frontage improvements as per Transportation requirements as follows:
  - 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).
- 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 in this frontage improvements section.
- The new vehicle driveway access to the site must be constructed to City design standards.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

#### *General Items*

- At the applicant's cost, the applicant 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 future Building Permit\* issuance, the applicant is required to complete the following:

- Submission of written confirmation (signed and sealed) from a registered acoustic consultant that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw.
- Incorporate accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



- Incorporate environmental sustainability measures (e.g., wall assemblies, heat pumps, heat recovery ventilation etc.) in BP plans as determined via the Rezoning and/or Development Permit processes.
- Installation of tree protection fencing to City standard around all trees to be retained as part of the development prior to any construction activities occurring on-site (including but not limited to building demolition, site preparation etc.).
- Submission of a Construction Traffic and Parking Management Plan to satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>). The 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.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

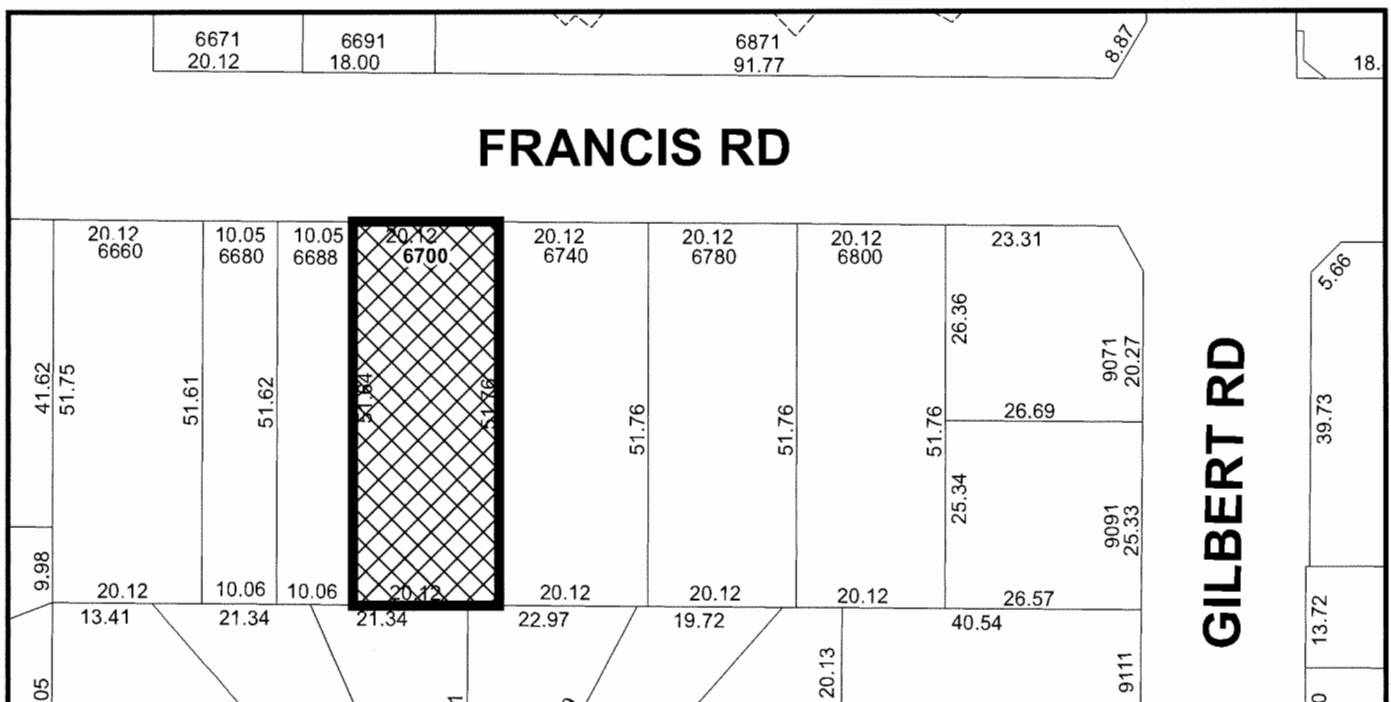
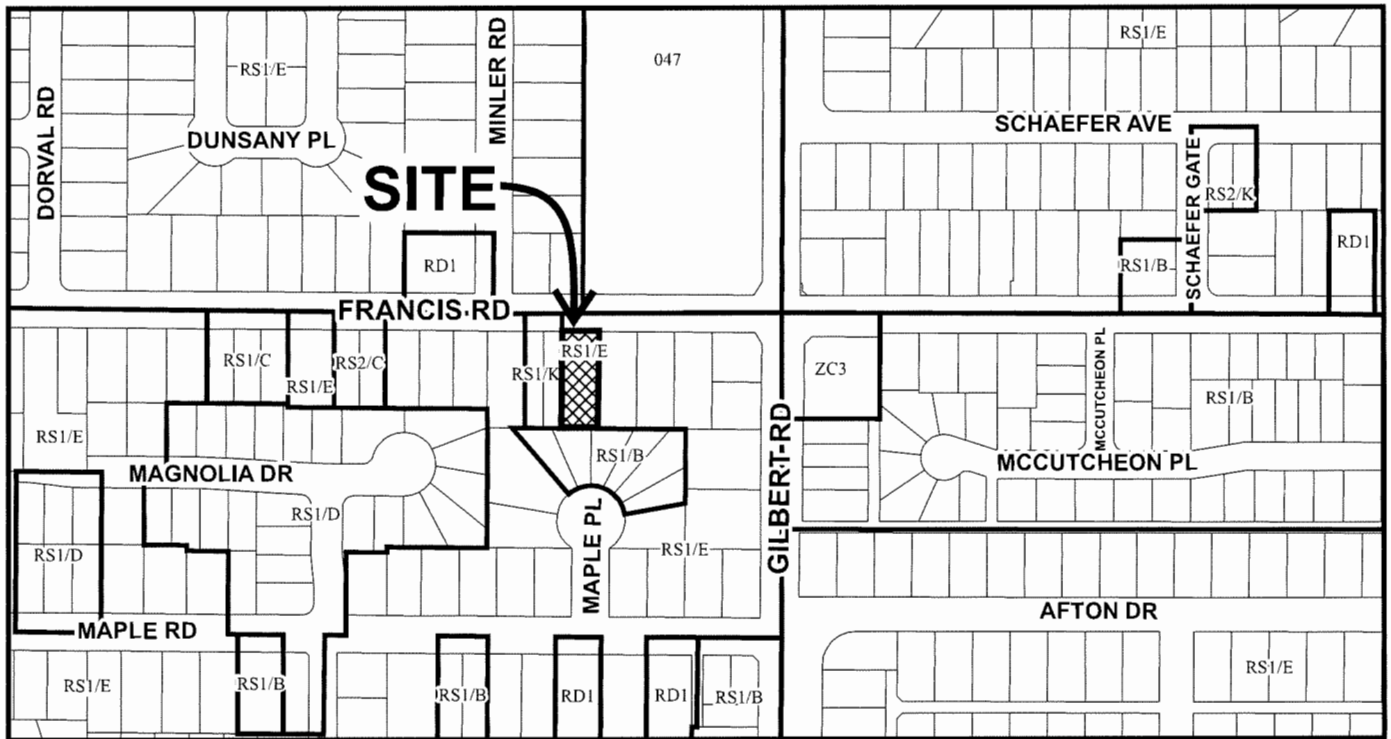
\* This requires a separate application.





# City of Richmond

ATTACHMENT 1



DP 21-934726

Original Date: 07/02/21

Revision Date:

Note: Dimensions are in METRES





**Development Application Data Sheet**  
Development Applications Department

**DP 21-934726**

Address: 6700 Francis Road

Applicant: Doxa Construction Ltd.

Owner: 1138934 BC Ltd.

Planning Area(s): Blundell

Floor Area (net): 600.96 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	1,040.98 m <sup>2</sup>	998.75 m <sup>2</sup> after road dedication Proposed Lot A (west) – 499.41 m <sup>2</sup> Proposed Lot B (east) – 499.34 m <sup>2</sup>
<b>Land Uses:</b>	Single family detached	A duplex on each new lot created
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Zoning:</b>	RS1/E	ZD7
<b>Number of Units:</b>	1	4 (2 on each new lot created)

	Bylaw Requirement	Proposed		Variance
		Lot A (west)	Lot B (east)	
Floor Area Ratio:	The lesser of 0.60 and 334.5 m <sup>2</sup>	0.60	0.60	None permitted
Buildable Floor Area (Net):	299.6 m <sup>2</sup>	299.24 m <sup>2</sup>	299.54 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	40.0%	39.6%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	44.0%	43.2%	None
Lot Coverage – Live Landscaping:	Min. 20%	26.0%%	27.0 %	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.27 m	1.69 m	None
Setback – Side Yard (east):		1.70 m	1.28 m	
Setback – Rear Yard:	The greater of: 6.0 m; or 20% of total lot depth (9.93 m) for max 60% of first storey rear wall and 25% of total lot depth (12.42 m) for min 40% of first storey rear wall and upper storey	<ul style="list-style-type: none"> <li>• 9.94 for 60% of first storey wall; and</li> <li>• 12.43 m for 40% of first storey wall and upper storey</li> </ul>	<ul style="list-style-type: none"> <li>• 9.94 for 60% of first storey wall; and</li> <li>• 12.42 m for 40% of first storey wall and upper storey</li> </ul>	None



Height:	9.0 m (pitched roof) 7.5 m (flat roof)	8.66 m (pitched)	8.66 m (pitched)	None
Minimum Lot Size:	464.5 m <sup>2</sup>	499.41 m <sup>2</sup>	499.34 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot)	2 spaces/unit = 4 total	2 spaces/unit = 4 total	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (which can be shared between more than two dwelling units on an arterial road)	1 space (shared)		None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (4 spaces total)	4 Standard Spaces		None





# City of Richmond

## Development Permit

**No. DP 21-934726**

To the Holder: Doxa Development Ltd.

Property Address: 6700 Francis Road

Address: C/O Jiang Zhu, Imperial Architecture, Interior Design & Planning  
7705 French Street  
Vancouver, BC V6P 4V5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # 1.a to # 3.j (and Reference Plans) attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$85,809.49 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



# Development Permit

## No. DP 21-934726

To the Holder: Doxa Development Ltd.

Property Address: 6700 Francis Road

Address: C/O Jiang Zhu, Imperial Architecture, Interior Design & Planning  
7705 French Street  
Vancouver, BC V6P 4V5

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

ISSUED BY THE COUNCIL THE

DELIVERED THIS            DAY OF            ,

MAYOR





DUPLEX DEVELOPMENT 6700 FRANCIS ROAD, RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION 2022-09-22

CONTACT LIST

CLIENT  
DOXA CONSTRUCTION LTD.  
4200 VANGUARD ROAD,  
RICHMOND BC, V6X 2P4  
CONTACT: DAVID ZHAO, PRESIDENT  
PHONE: 604-285-0011  
EMAIL: DAVID@DOXA.CONSTRUCTIONS.COM

ARCHITECT  
IMPERIAL ARCHITECTURE LTD.  
CONTACT: JIANG ZHU, ARCHITECT ABC  
TEL: 778-838-8852  
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM

LANDSCAPE  
ROYAL PACIFIC LANDING LTD.  
CONTACT: LU XU, BCSLA, CSLA  
TEL: 604-336-5035  
EMAIL: LU@ROYALPL.COM

STRUCTURAL  
GBS ENGINEERING GROUP LTD.  
CONTACT: KEVIN MA, P.ENG, STRUCT.ENG  
TEL: 778-378-2322  
EMAIL: MA.GBS@GMAIL.COM

ARBORIST  
FREEDOM TREE CARE LTD.  
CONTACT: FREEDOM SUKENICK  
TEL: 604-306-6942  
EMAIL: INFO@FREEDOMTREECARE.COM

CIVIL  
CORE CONCEPT CONSULTING LTD.  
CONTACT: BRUCE DUFFY, DIRECTOR  
TEL: 604-249-6040, FAX: 604-249-5041  
EMAIL: BCDUFFY@CORECONCEPTCONSULTING.COM

SURVEYOR  
RICHARD FU LAND SURVEYING INC.  
CONTACT: RICHARD FU  
TEL: 604-821-0969, CELL: 604-313-2883  
EMAIL: RFU@RICHARDFULANDSURVEYING.CA

ENERGY  
VANTAGE ENERGY SOLUTIONS LTD.  
CONTACT: BOWEN XUE, CERTIFIED ENERGY ADVISOR  
TEL: 778-558-4099  
EMAIL: BOWEN@VANTAGEENERGY.CA

DRAWING LIST

ARCHITECTURAL:

- A0.0 COVER SHEET  
A0.1 COLOR RENDERINGS  
A0.2 COLOR RENDERINGS  
A0.3 PROJECT DATA & STATISTICS  
A0.4 SITE AERIAL PHOTO  
A0.5 SITE CONTEXT PLAN / STREET ELEVATION  
A0.6 SITE SURVEY PLAN  
A1.1 SITE PLAN  
A1.2 PARKING PLAN  
A1.3 SITE COVERAGE OVERLAY  
A1.4 PRIVATE OUTDOOR SPACE OVERLAY  
A1.5 SUBDIVISION PLAN  
A1.6 FIRE FIGHTING PLAN

- A2.1A BLDG A LEVEL 1 & LEVEL 2 FLOOR PLANS  
A2.2A BLDG A LEVEL 1 & LEVEL 2 AREA OVERLAY DIAGRAM  
A2.3A BLDG A ROOF PLANS  
A2.1B BLDG B LEVEL 1 & LEVEL 2 FLOOR PLANS  
A2.2B BLDG B LEVEL 1 & LEVEL 2 AREA OVERLAY DIAGRAM  
A2.3B BLDG B ROOF PLANS  
A3.1A BLDG A NORTH & SOUTH ELEVATIONS  
A3.2A BLDG A EAST ELEVATION  
A3.3A BLDG A WEST ELEVATION  
A3.1B BLDG A NORTH & SOUTH ELEVATIONS  
A3.2B BLDG A EAST ELEVATION  
A3.3B BLDG A WEST ELEVATION  
A4.1A BLDG A BUILDING SECTIONS  
A4.2A BLDG A BUILDING SECTIONS  
A4.1B BLDG B BUILDING SECTIONS  
A4.2B BLDG B BUILDING SECTIONS  
A5.1 CONVERTIBLE UNIT FLOOR PLANS

SEPT 28, 2022  
DP 21-934726  
Plan # 1.a



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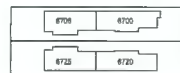
ADDRESS: 7785 FRANCH ROAD, VANCOUVER, BC, V4P 4V5  
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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.Z.	O.Z.	22.09.22
Issued	By	Appd.	YY/MM/DD

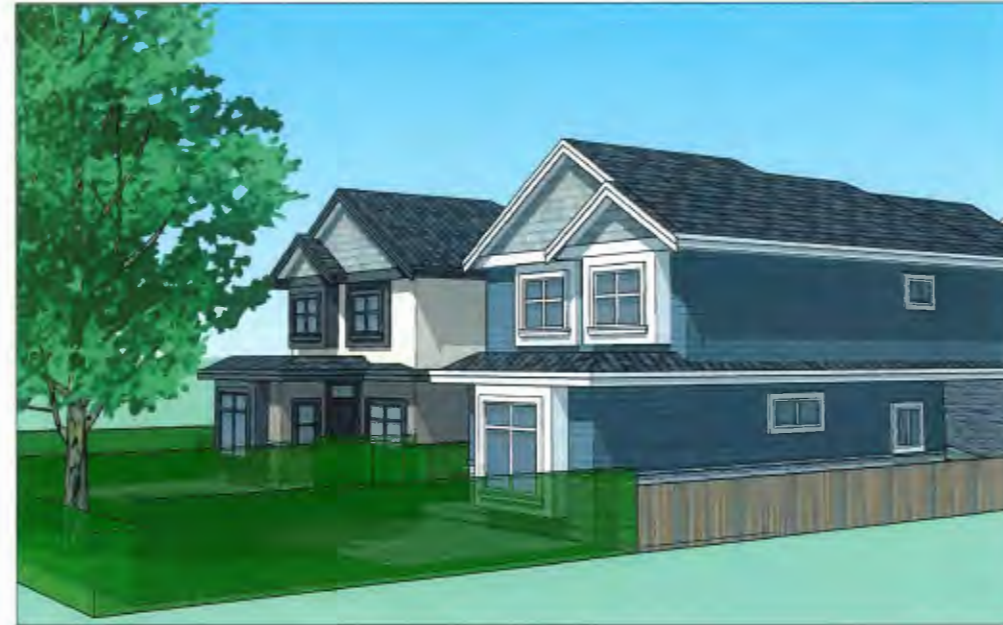
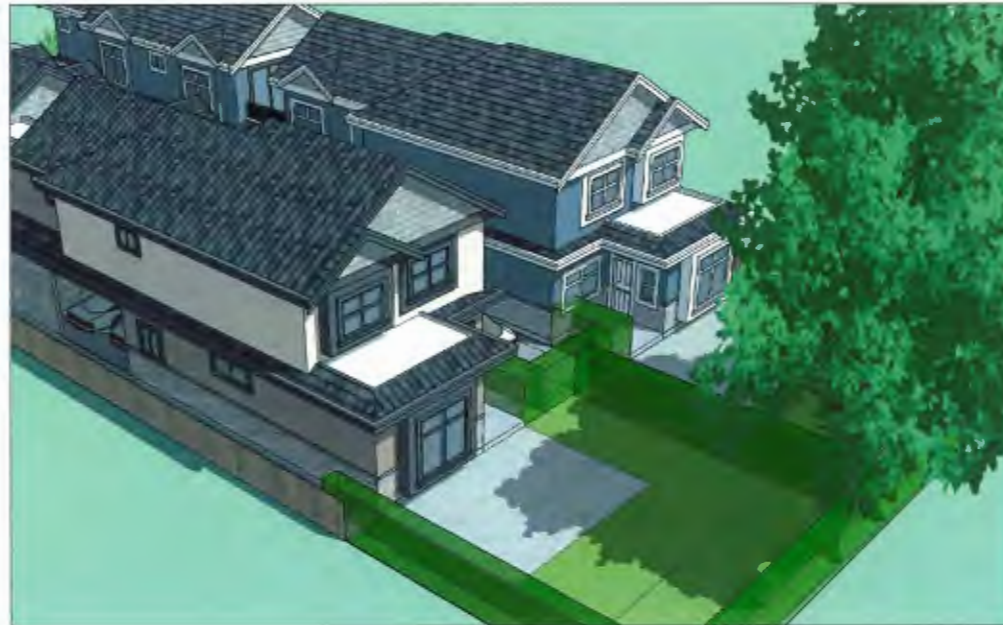
Title

COVER SHEET

Project No. #8246 Scale N.T.S.

Drawing No. A0.0 of





SEPT 28, 2022  
DP 21-934726  
Plan # 1.b



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KEY PLAN

FRANCIS RD



**DUPLEX DEVELOPMENT**



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.J.	D.Z.	22.09.22
Issued	By	Appd.	YY.MM.DD

THE COLOR RENDERINGS  
(EYE LEVEL PERSPECTIVES)

Project No. Scale N.T.S.

#8246

Sheet A 0.1

Revised





SEPT 28, 2022  
 DP 21-934726  
 Plan # 1.c

 <b>IMPERIAL ARCHITECTURE LTD.</b> <small>ADDRESS: 7185 FRANCH STREET, VANCOUVER, BC, V6P 3J5        EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM, TELEPHONE: 778-438-8352</small>	Copyright Reserved <small>The Copyright to this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture Ltd., and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architect.</small>	 KEY PLAN	FRANCIS RD 	<b>DUPLEX DEVELOPMENT</b>  6700, 6706, 6720, 6726 FRANCIS ROAD, RICHMOND, BC RZ 19-867880 / DP 21-934726	ISSUED FOR DP RESUBMISSION Issued	J.J. D.Z. 22.09.22 By Appd. YY.MM.DD	Title: <b>COLOR RENDERINGS (BIRD EYE PERSPECTIVES)</b> Project No: <b>#8246</b> Scale: <b>N.T.S.</b> Drawing No: <b>A0.2</b> Sheet: of
	Dimensions <small>The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.</small>						



LOT A PROJECT DATA & STATISTICS  
(6700 & 6706 FRANCIS ROAD)

Project Data		Legal Description		PID
Civic Address	6700 / 6706 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG GW PL NWP 14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District		001-337-955
Planning Area		OS Blundell		
Gross Site Area	5602.78 SF	=	520.52 SM	
2.1 Meter Road Dedication	227.18 SF	=	21.11 SM	
Net Site Area	5375.60 SF	=	499.41 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3225.36 SF	=	299.64 SM	
Building A Net Floor Area Provided	3208.99 SF	=	299.24 SM	
Total FSR Provided	0.60 < 0.6			

Project Statistics		Proposed	Notes
Zoning		ZD7	
Land Use		Duplex	
OCP Designation		Neighborhood Residential	
Amount of Unit		2	
	Required / Allowed	Proposed	Notes
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building & Porch)	45% Max.	40.0%	
Lot Coverage (Non Porous Materials)	70% Max.	44.0%	
Live Landscape Coverage	20% Min.	26.0%	
Setback - Front Yard (North)	6.00 Meters	6.00 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.27 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.70 Meters	
Lot Depth	49.67 Meters		
20% of Lot Depth	9.93 Meters		
25% of Lot Depth	12.42 Meters		
Setback - Rear Yard (South) L1 60% of lot Width @ 20% of Lot Depth	9.93 Meters	9.94 Meters	
Setback - Rear Yard (South) L1 40% of lot Width @ 25% of Lot Depth	12.42 Meters	12.43 Meters	
Setback - Rear Yard (South) L2 @ 25% of Lot Depth	12.42 Meters	12.43 Meters	
Max Bay Window Projection into yards / setbacks	0.60 Meters	0.41 Meters	
Max Porch Projection into yards / setbacks	1.50 Meters	1.04 Meters	
Building Height	9.00 Meters	8.66 Meters	

Ground Floor Interior Elevation Calculation		1.08 Meter
Highest Point of Crown of adjacent Street		
Flood Protection Requirements for L1 Living Space		0.3 Meter
Established L1 Interior elevation for Living Space		1.38 Meter

Average Grading Calculation		Points	Location	Existing Grade	Proposed Grade
	1		Northwest	1.14 Meter	1.14 Meter
	2		Northeast	1.18 Meter	1.18 Meter
	3		Southeast	0.92 Meter	0.92 Meter
	4		Southwest	1.03 Meter	1.03 Meter
	5	Building A	Northwest	1.18 Meter	1.18 Meter
	6	Building A	Northeast	1.18 Meter	1.18 Meter
	7	Building A	Southeast	1.18 Meter	1.18 Meter
	8	Building A	Southwest	1.18 Meter	1.18 Meter
Total				8.39 Meter	
Average Grade				1.12 Meter	

Floor Area Calculation		Building A		Total
Address	6700 Francis	6706 Francis		
Feature (BD / DEN)	4BD+DEN	4BD+DEN		2 Units
Feature (Bath)	4 Bath	4 Bath		
Convertible Unit				
	SF	SM	SF	SM
Level 1 Gross Area	1054.21	98.30	1097.24	102.32
Level 2 Gross Area	921.42	85.92	985.99	91.94
Total Gross Area	1975.63	184.23	2083.23	194.26
Garage Area exemption	334.53	31.19	394.53	31.19
Covered Porch Area exemption	21.07	1.96	14.25	1.33
Top Stair Area exemption	46.92	4.38	47.97	4.47
Green Building System Area Exemption	25.30	2.36	25.30	2.36
Total Exempted Area	427.82	39.89	422.05	39.36
Net Floor Area per unit Provided	1547.81 SF	1661.18 SF	3208.99 SF	
Min. Floor Area Per Unit Required	144.33 SM	154.90 SM	299.24 SM	
Max. Floor Area Per Unit Allowed	125.40 SM	125.40 SM		
Complied with Min. and Max. Floor Area per Unit Allowed	183.90 SM	183.90 SM		

Private Outdoor Space Calculation		Building A		Total
	6700 Francis	6706 Francis		
	SF	SM	SF	SM
Private Yard on Level 1	389.74	36.34	1198.85	111.79
Open Balcony on Level 2	101.32	9.45	0.00	0.00
Total Private Outdoor Space Provided	491.06	45.79	1198.85	111.79
Minimum Private Outdoor Space Required	30.00 SM		30.00 SM	
Complied	Yes		Yes	

Building Coverage Calculation		Building A		Total
Net Site Area	5375.60 SF =	501.27 SM		
Max Building Area Allowed	2419.02 SF =	225.57 SM @	45%	
Building Area Provided	2151.45 SF =	200.62 SM <	225.57 SM Allowed	
Total Building Coverage Ratio		40.0%	<	45% Allowed

Covered Porch Area Calculation		Building A		Total
Total Floor Area Allowed	3225.36 SF	300.76 SM		
Total Covered Porch Area Allowed	322.54 SF	30.08 SM @	10%	
6700 Francis Covered Porch Provided	21.07 SF	1.96 SM		
6706 Francis Covered Porch Provided	14.25 SF	1.33 SM		
Total Covered Porch Area Provided	35.32 SF	3.29 SM		
Total Covered Porch Ratio		1.1%	<	10% Allowed

Parking Calculation		4 =	2 per Unit X	2 Units
Residential Parking Required		4 =	2 per Unit X	2 Units
Residential Parking Provided		2 @	50%	
Small Car (Residential Parking) Allowed		2		
Small Car (Residential Parking) Provided		0.4 =	0.2 per Unit X	2 Units
Visitor Parking Required		1		
Visitor Parking Provided		4	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	
EV Charging Provided (2 per Unit)				

LOT B PROJECT DATA & STATISTICS  
(6720 & 6726 FRANCIS ROAD)

Project Data		Legal Description		PID
Civic Address	6720 / 6726 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG GW PL NWP 14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District		001-337-955
Planning Area		OS Blundell		
Gross Site Area	5602.21 SF	=	520.46 SM	
2.1 Meter Road Dedication	227.34 SF	=	21.12 SM	
Net Site Area	5374.87 SF	=	499.34 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3224.92 SF	=	299.60 SM	
Building B Net Floor Area Provided	3212.19 SF	=	299.54 SM	
Total FSR Provided	0.60 < 0.6			

Project Statistics		Proposed	Notes
Zoning		ZD7	
Land Use		Duplex	
OCP Designation		Neighborhood Residential	
Amount of Unit		2	
	Required / Allowed	Proposed	Notes
Floor Area Ratio	0.6	0.6	
Lot Coverage (Building & Porch)	45% Max.	39.6%	
Lot Coverage (Non Porous Materials)	70% Max.	43.2%	
Live Landscape Coverage	20% Min.	27.0%	
Setback - Front Yard (North)	6.00 Meters	6.00 Meters	
Setback - Interior Side Yard (West)	1.20 Meters	1.69 Meters	
Setback - Interior Side Yard (East)	1.20 Meters	1.28 Meters	
Lot Depth	49.66 Meters		
20% of Lot Depth	9.93 Meters		
25% of Lot Depth	12.42 Meters		
Setback - Rear Yard (South) L1 60% of lot Width @ 20% of Lot Depth	9.93 Meters	9.94 Meters	
Setback - Rear Yard (South) L1 40% of lot Width @ 25% of Lot Depth	12.42 Meters	12.43 Meters	
Setback - Rear Yard (South) L2 @ 25% of Lot Depth	10.70 Meters	10.86 Meters	
Max Bay Window Projection into yards / setbacks	0.60 Meters	0.41 Meters	
Max Porch Projection into yards / setbacks	1.50 Meters	0.00 Meters	
Building Height	9.00 Meters	8.94 Meters	

Ground Floor Interior Elevation Calculation		1.06 Meter
Highest Point of Crown of adjacent Street		
Flood Protection Requirements for L1 Living Space		0.3 Meter
Established L1 Interior elevation for Living Space		1.36 Meter

Average Grading Calculation		Points	Location	Existing Grade	Proposed Grade
	1		Northwest	1.18 Meter	1.18 Meter
	2		Northeast	1.12 Meter	1.12 Meter
	3		Southeast	0.81 Meter	0.81 Meter
	4		Southwest	0.92 Meter	0.92 Meter
	5	Building B	Northwest	1.16 Meter	1.16 Meter
	6	Building B	Northeast	1.16 Meter	1.16 Meter
	7	Building B	Southeast	1.16 Meter	1.16 Meter
	8	Building B	Southwest	1.16 Meter	1.16 Meter
Total				8.67 Meter	
Average Grade				1.08 Meter	

Floor Area Calculation		Building B		Total
Address	6720 Francis	6726 Francis		
Feature (BD / DEN)	4BD+DEN	4BD+DEN		2 Units
Feature (Bath)	4 Bath	4 Bath		
Convertible Unit				
	SF	SM	SF	SM
Level 1 Gross Area	1032.62	96.29	1097.24	102.32
Level 2 Gross Area	920.57	85.84	985.99	91.94
Total Gross Area	1953.19	182.13	2083.23	194.26
Garage Area exemption	334.69	31.21	334.63	31.20
Covered Porch Area exemption	0.00	0.00	14.25	1.33
Top Stair Area exemption	42.09	3.92	47.97	4.47
Green Building System Area Exemption	25.30	2.35	25.30	2.35
Total Exempted Area	402.08	37.49	422.15	39.37
Net Floor Area per unit Provided	1551.11 SF	1661.08 SF	3212.19 SF	
Min. Floor Area Per Unit Required	144.64 SM	154.90 SM	299.54 SM	
Max. Floor Area Per Unit Allowed	125.40 SM	125.40 SM		
Complied with Min. and Max. Floor Area per Unit Allowed	183.90 SM	183.90 SM		

Private Outdoor Space Calculation		Building B		Total
	6720 Francis	6726 Francis		
	SF	SM	SF	SM
Private Yard on Level 1	422.48	39.40	1200.42	111.94
Open Balcony on Level 2	110.13	10.27	0.00	0.00
Total Private Outdoor Space Provided	532.61	49.67	1200.42	111.94
Minimum Private Outdoor Space Required	30.00 SM		30.00 SM	
Complied	Yes		Yes	

Building Coverage Calculation		Building B		Total
Net Site Area	5374.87 SF =	501.20 SM		
Max Building Area Allowed	2418.69 SF =	225.54 SM @	45%	
Building Area Provided	2129.86 SF =	198.61 SM <	225.54 SM Allowed	
Total Building Coverage Ratio		39.6%	<	45% Allowed

Covered Porch Area Calculation		Building B		Total
Total Floor Area Allowed	3224.92 SF	300.72 SM		
Total Covered Porch Area Allowed	322.49 SF	30.07 SM @	10%	
6720 Francis Covered Porch Provided	0.00 SF	0.00 SM		
6726 Francis Covered Porch Provided	14.25 SF	1.33 SM		
Total Covered Porch Area Provided	14.25 SF	1.33 SM		
Total Covered Porch Ratio		0.4%	<	10% Allowed

Parking Calculation		4 =	2 per Unit X	2 Units
Residential Parking Required		4 =	2 per Unit X	2 Units
Residential Parking Provided		2 @	50%	
Small Car (Residential Parking) Allowed		2		
Small Car (Residential Parking) Provided		0.4 =	0.2 per Unit X	2 Units
Visitor Parking Required		1		
Visitor Parking Provided		4	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	
EV Charging Provided (2 per Unit)				

SEPT 28, 2022  
DP 21-934726  
Plan # 1.d



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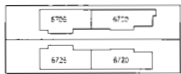
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KEY PLAN

FRANCIS RD

DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-834726

ISSUED FOR DP SUBMISSION	J.Z.	D.Z.	22.09.22
Issued	By	Appd.	YY MM DD

Title

PROJECT DATA & STATISTICS

Project No. #8246

Scale N.T.S.

Drawing No.

A 0.3

Sheet

of





1 SITE ARIEL PHOTO  
SCALE: 1"=20'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 1.e



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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

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Title

SITE ARIEL PHOTO

Project No.  
#8246

Scale  
1"=20'-0"

Drawing No.

A0.4

Sheet

of

Revised

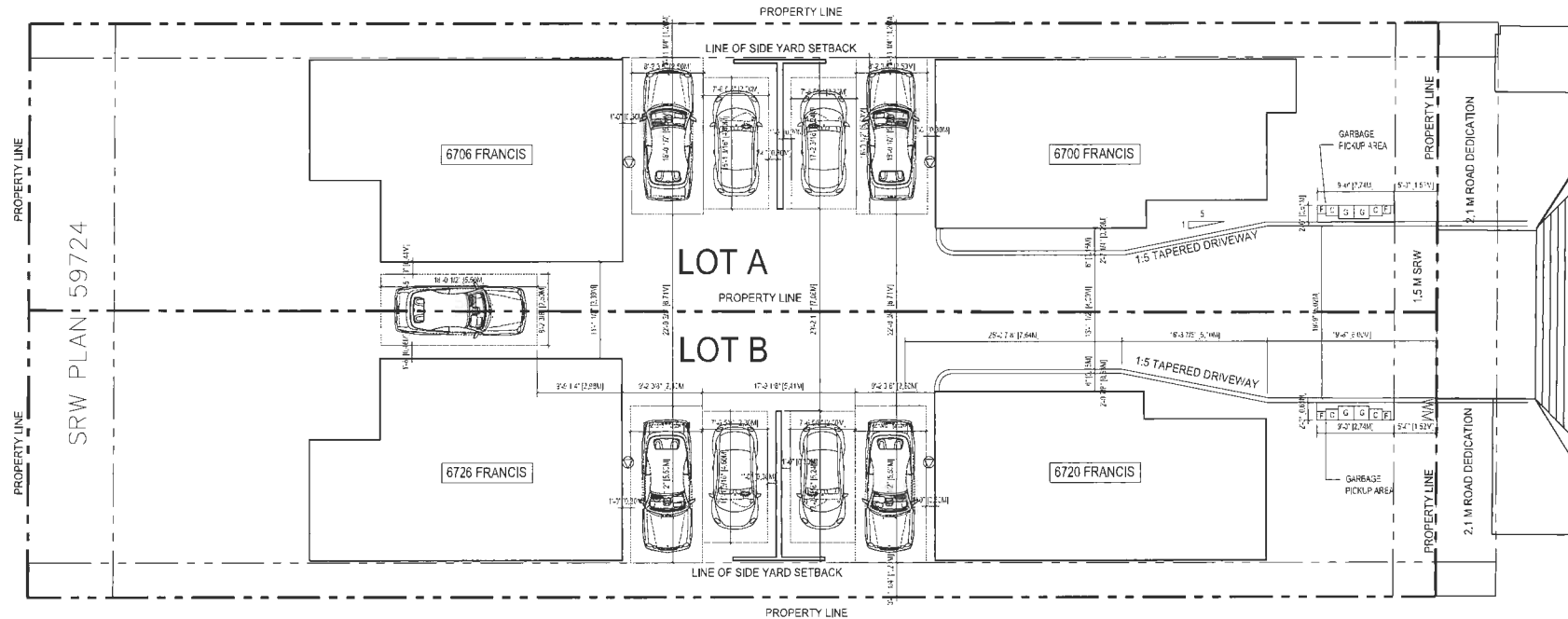












1 PARKING PLAN  
SCALE: 1/8"=1'-0"

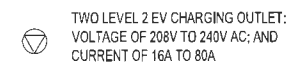
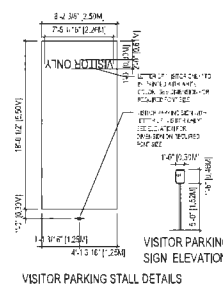
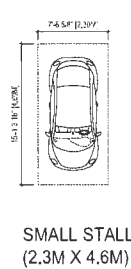
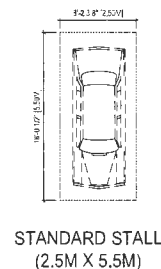
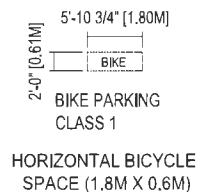
Parking Calculation

Residential Parking Required	4	=	2 per Unit X	2 Units
Residential Parking Provided	4	=	2 per Unit X	2 Units
Small Car (Residential Parking) Allowed	2	@	50%	
Small Car (Residential Parking) Provided	2			
Visitor Parking Required	0.4	=	0.2 per Unit X	2 Units
Visitor Parking Provided	1		Combined with Lot B	
EV Charging Provided (2 per Unit)	4		LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	

Parking Calculation

Residential Parking Required	4	=	2 per Unit X	2 Units
Residential Parking Provided	4	=	2 per Unit X	2 Units
Small Car (Residential Parking) Allowed	2	@	50%	
Small Car (Residential Parking) Provided	2			
Visitor Parking Required	0.4	=	0.2 per Unit X	2 Units
Visitor Parking Provided	1		Combined with Lot A	
EV Charging Provided (2 per Unit)	4		LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 208V TO 240V AC; AND CURRENT OF 16A TO 80A	

LEDGEND



SEPT 28, 2022  
DP 21-934726  
Plan # 1.h



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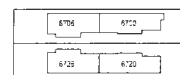
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KEY PLAN

FRANCIS RD

DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP RESUBMISSION	J.Z.	D.Z.	22.09.22
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PARKING PLAN

Project No.  
#8246

Scale  
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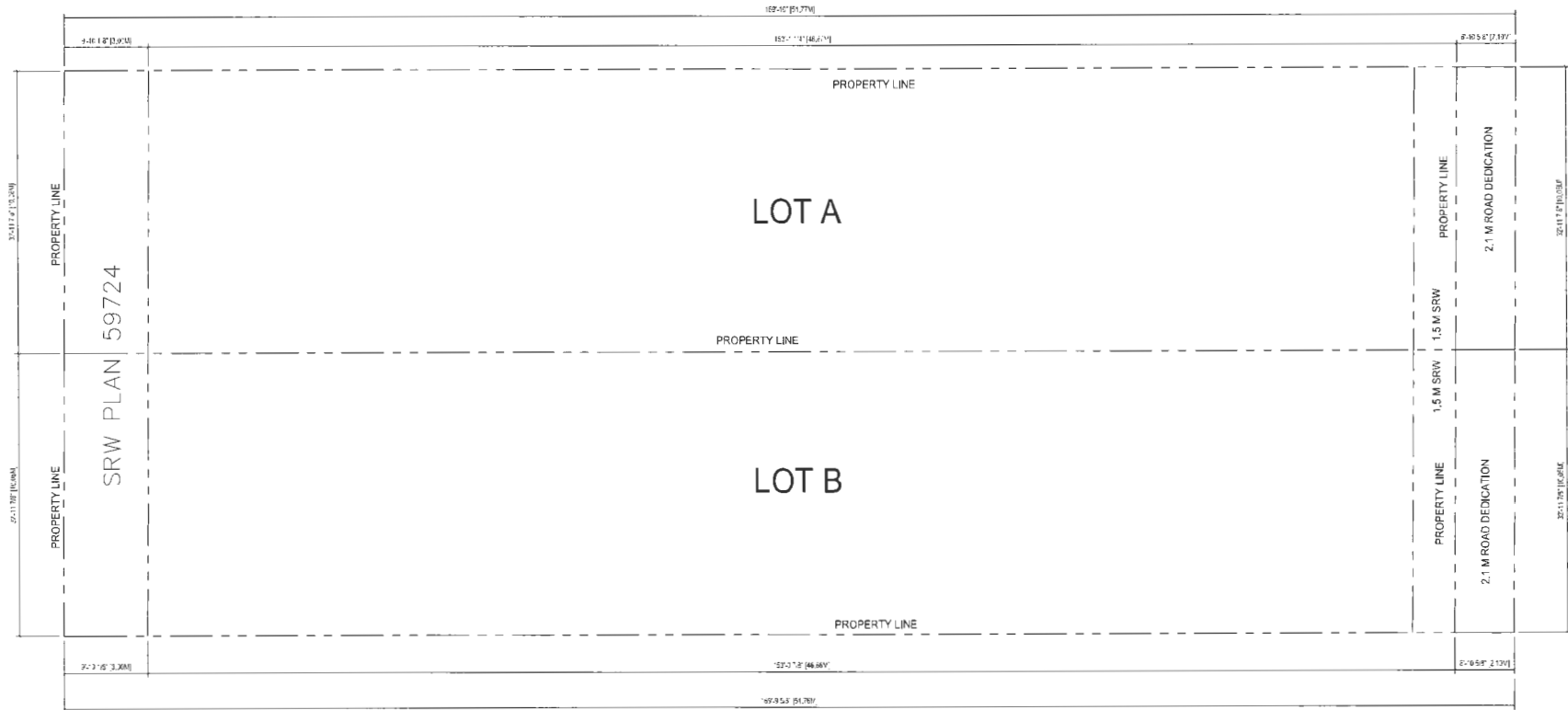
Drawn By

Sheet

Revised

A 1.2





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

Project Data				
Civic Address	Legal Description			PID
6700 / 6706 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG 6W PL NWP14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District			001-337-955
Planning Area		05 Blundell		
Gross Site Area	5602.78 SF	=	520.52 SM	
2.1 Meter Road Dedication	227.18 SF	=	21.11 SM	
Net Site Area	5375.60 SF	=	499.41 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3225.36 SF	=	299.64 SM	
Total Net floor Area Provided	3216.67 SF	=	298.84 SM	
Total FSR Provided	0.60 < 0.6			

Project Data				
Civic Address	Legal Description			PID
6720 / 6726 Francis Road, Richmond	LOT 4 SEC 30 BLK 4N RG 6W PL NWP14934 Lot 4, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District			001-337-955
Planning Area		05 Blundell		
Gross Site Area	5602.21 SF	=	520.46 SM	
2.1 Meter Road Dedication	227.34 SF	=	21.12 SM	
Net Site Area	5374.87 SF	=	499.34 SM	
Max. FSR Allowed (ZD7 Zone)	0.6			
Floor Area Allowed	3224.92 SF	=	299.60 SM	
Total Net floor Area Provided	3219.04 SF	=	299.06 SM	
Total FSR Provided	0.60 < 0.6			

ROAD DEDICATION

SEPT 28, 2022  
DP 21-934726  
Plan # 1.i



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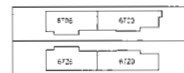
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KEY PLAN

FRANCIS RD



DUPLIX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP SUBMISSION

By

J.Z.

By

O.Z.

By

22.09.22

Appd.

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YY.MM.DD

Title  
SUBDIVISION PLAN

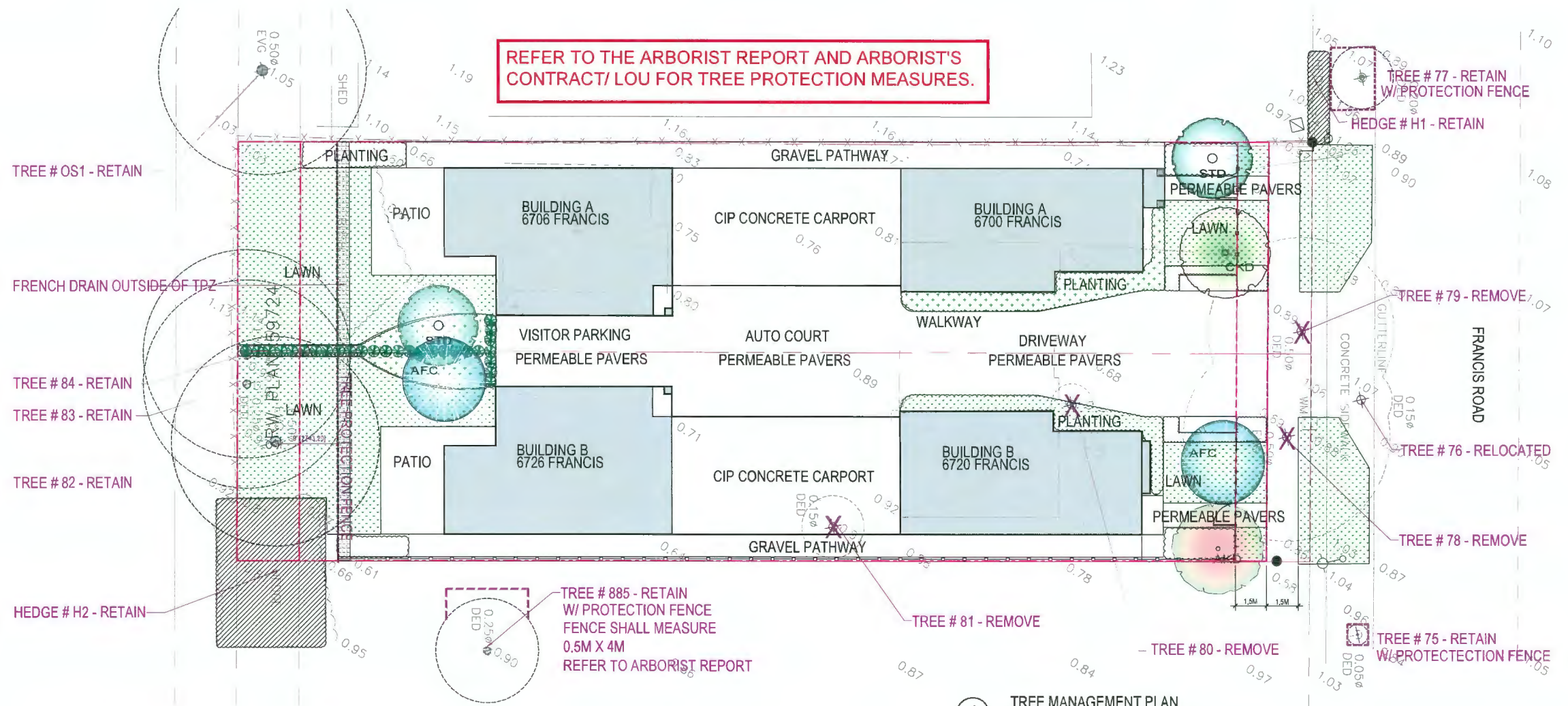
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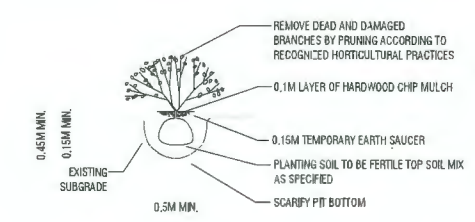
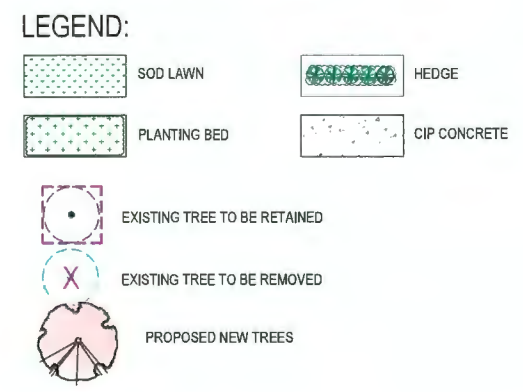
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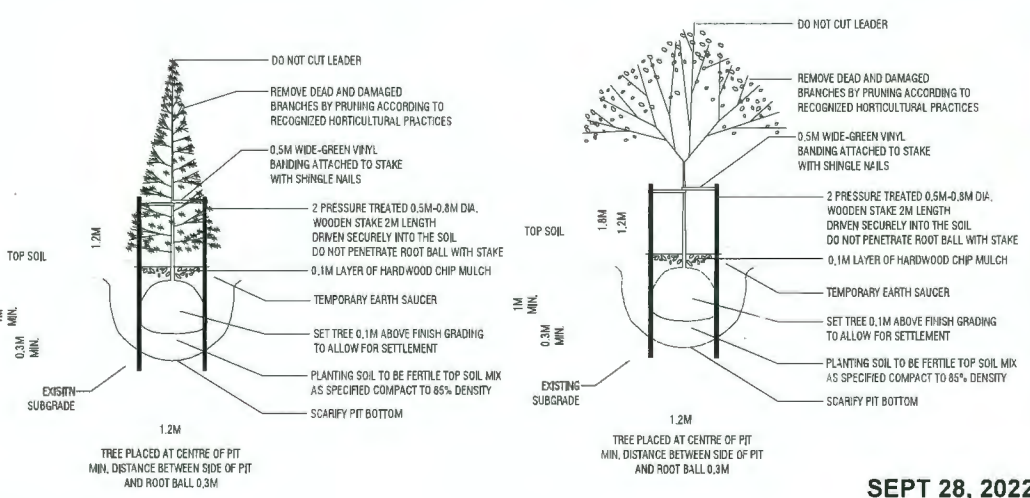


KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES				
STD **	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA 夏山茶	6 CM CAL. B&B
AFC	2	ABIES FRASERI	FRASER FIR	3M HT. B&B
CKD **	1	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	9CM CAL. B&B
AKD	1	ACER PALMATUM "BLOODGOOD"	RED JAPANESE MAPLE	9CM CAL. B&B
TMC **	28	TAXUS MEDIA "HM EDDIE"	EDDIE YEW 红豆杉	5 FTHT. 20" O.C. B&B



2 TYPICAL PLANTING DETAILS  
SCALE NTS

1 TREE MANAGEMENT PLAN  
SCALE 1/8" = 1'-0"



SEPT 28, 2022  
DP 21-934726  
Plan # 2.a

GENERAL NOTES:

- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BC SLOANLAND LANDSCAPE STANDARD LATEST EDITION.
- ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

8	DP REVISION 08	2022.09.28
7	DP REVISION 05	2022.09.15
6	DP REVISION 04	2022.09.07
5	DP REVISION 03	2022.09.30
4	ISSUED TO CLIENT	2022.02.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30

ISSUES

PROJECT NUMBER UF22

DRAWN BY LX

SCALE 1/8" = 1'-0"

DATE CHECKED

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lu@rplprojects.com  
604-338-5035

PROJECT

**6700 - 6726 FRANICS RD.  
DUPLEX  
RICHMOND, BC**

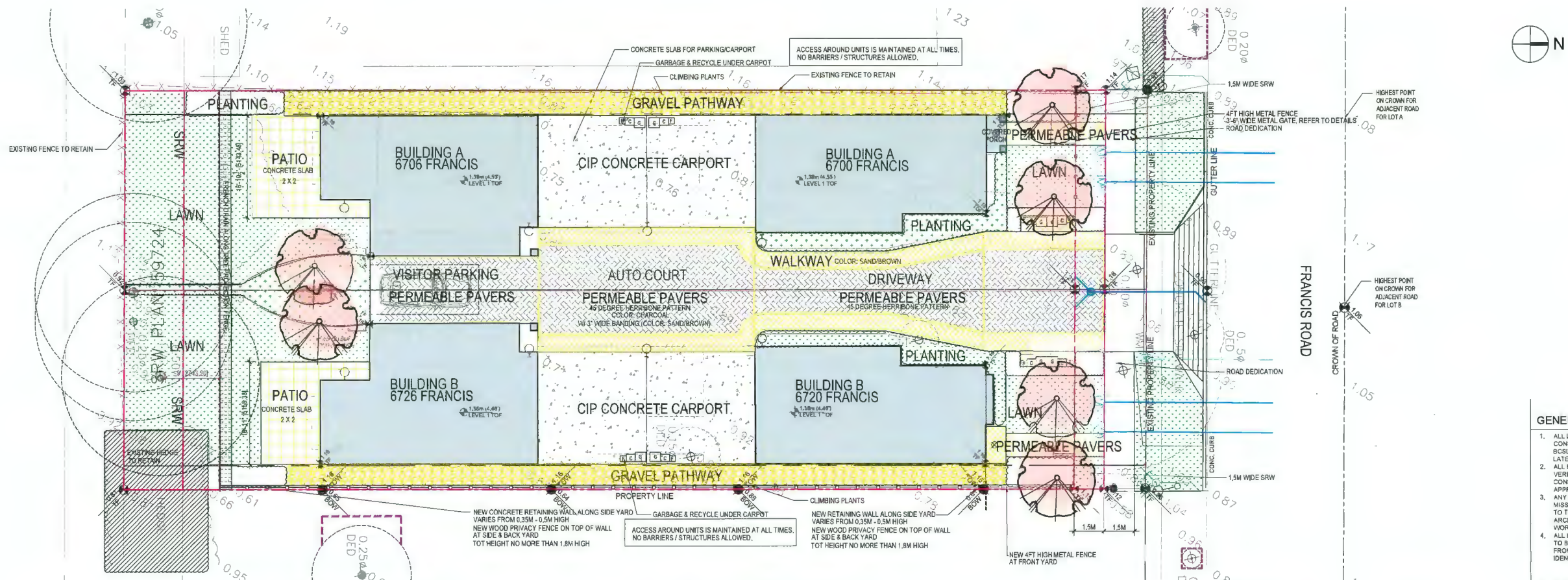
DRAWING TITLE

**TREE MANAGEMENT PLAN**

DRAWING No.

**L1**





1 LANDSCAPE SITE PLAN  
SCALE 1/8" = 1'-0"

AquaPave

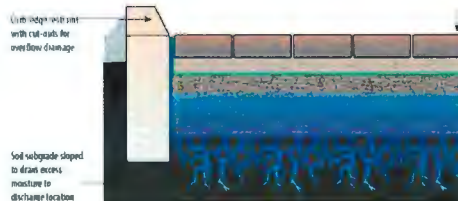
Standard



Standard Colors While the colours shown here are represented as accurately as possible, they should only be used as a guide. Actual samples should be viewed before making a final colour selection.



\*For best results, pavers should be installed from several pallets to ensure color consistency, especially with multi-color blends.



2 PERMEABLE PAVERS - ABBOTSFORD CONCRETE  
SCALE NTS



PERMEABLE PAVERS  
DRIVEWAY/ AUTO COURT/ VISITOR PARKING  
PERMEABLE PAVERS  
ABBOTSFORD CONCRETE - AQUA PAVE  
COLOR: CHARCOAL  
PEDESTRIAN WALKWAY  
PERMEABLE PAVERS  
ABBOTSFORD CONCRETE - AQUA PAVE  
COLOR: SAND/BROWN



2' X 2' CONCRETE SLAB

LEGEND:

- SOD LAWN
- PLANTING BED
- PATIO 2 X 2 CONCRETE SLAB
- DRIVEWAY/ AUTO COURT/ VISITOR PARKING PERMEABLE PAVERS ABBOTSFORD CONCRETE - AQUA PAVE COLOR: CHARCOAL
- PEDESTRIAN WALKWAY PERMEABLE PAVERS ABBOTSFORD CONCRETE - AQUA PAVE COLOR: SAND/BROWN
- HEDGE
- CIP CONCRETE
- GRAVEL
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREES
- TOW. 434.34' BOW. 432.34'
- TOW. 480.0' BOW. 479.0'
- +TOW. TOP OF WALL
- +BOW. BOTTOM OF WALL
- +TOF. TOP OF FENCE
- +FG. FINISHED GRADE

GENERAL NOTES:

- ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BCS/ALC/NA LANDSCAPE STANDARD LATEST EDITION.
- ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

8	DP REVISION 06	2022.09.28
7	DP REVISION 05	2022.04.15
6	DP REVISION 04	2022.08.07
5	DP REVISION 03	2022.08.30
4	ISSUED TO CLIENT	2022.02.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30
ISSUES		DATE

PROJECT NUMBER	L22
DRAWN BY	LX
SCALE	1/8" = 1'-0"
DATE CHECKED	



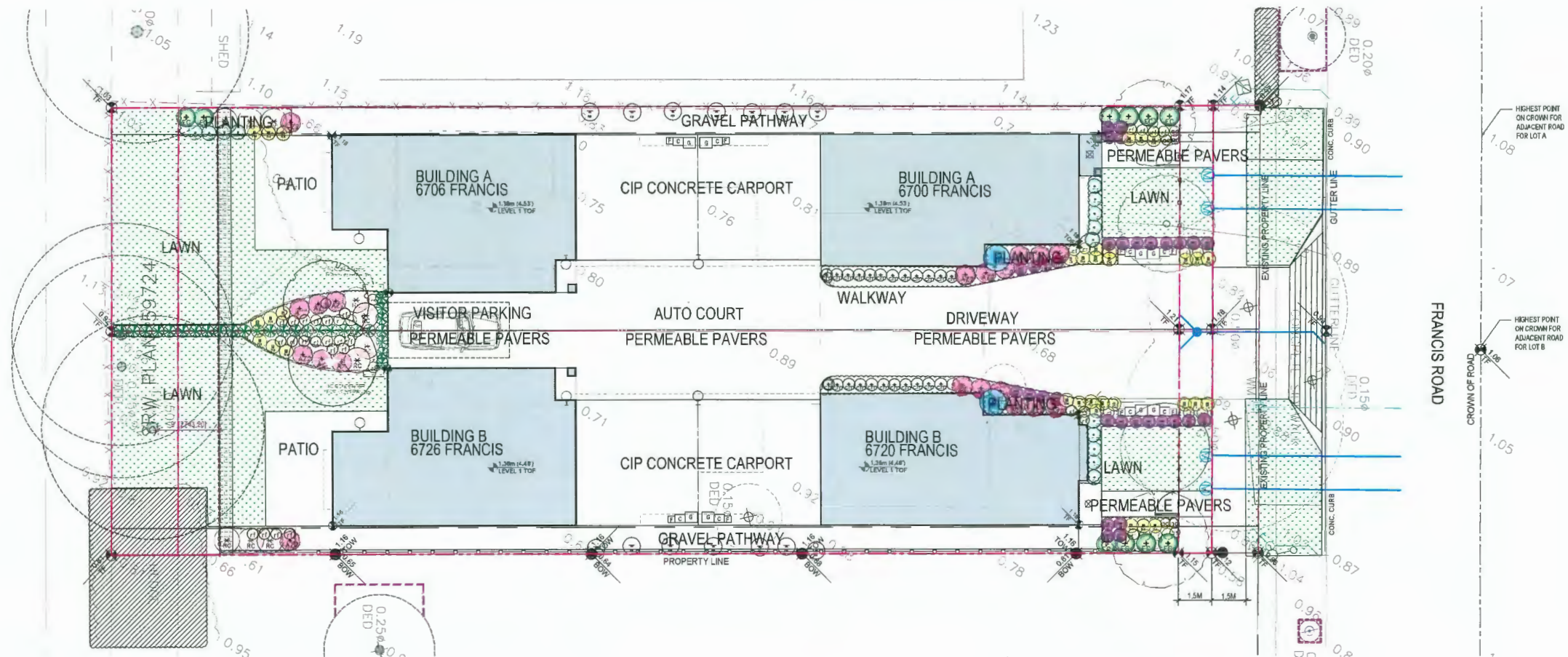
PROJECT  
**6700 - 6726 FRANCIS RD. DUPLEX**  
RICHMOND, BC

DRAWING TITLE  
**LANDSCAPE SITE PLAN**

DRAWING NO.  
**L2.1**

SEPT 28, 2022  
DP 21-934726  
Plan # 2.b





REFER TO THE ARBORIST REPORT AND ARBORIST'S CONTRACT/ LOU FOR TREE PROTECTION MEASURES.

1 LANDSCAPE PLANTING PLAN  
SCALE 1/8" = 1'-0"

- NOTES:
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
  - 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.
  - AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
  - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
    - A. GRASSED AREAS: 150MM (6")
    - B. GROUND COVERS: 300MM (12")
    - C. SHRUBS: 450MM (18")
    - D. TREE PITS: 1000MM (40") WITH 300MM(12") (BELOW ROOT BALL)

- LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
- AUTOMATIC IRRIGATION SYSTEM OR ALL PLANTING AREAS.

BIRD FRIENDLY RATIONALE:  
THE LANDSCAPE DESIGN GOAL IS TO PROTECT, ENHANCE AND CREATE BIRD FRIENDLY HABITAT IN THE PROJECT SITE.

- THE PROJECT RETAINES THE ON SITE LARGE TREE ON THE SOUTH & NEIGHBOR'S HEDGES & TREES, TO PROTECT EXISTING BIRD HABITAT. BUILDING LOCATION& LANDSCAPE HARDSCAPE ALSO RESPECTS THE EXISTING TREES.
- INCREASE VERTICAL VEGETATION STRUCTURE BY CREATING VARIETY OF TREES & LAYERS OF PLANTING. PROJECT PROPOSES A ROW OF CONIFEROUS YEW HEDGES BETWEEN THE DRIVEWAY AND THE GARDEN,WHICH GREEN THE PERIMETER OF STREET, REDUCE THE NOISE, ALSO PRODUCE SEASONAL FRUITS BEARING FOR BIRDS. FIVE NEW DECIDUOUS TREES WITH LARGE CANOPY CREATES ALL SEASON FLOWERS AND COLOR INTERESTS FOR BIRDS & BEE POLLINATION.
- INCORPORATE A MIX OF LAYERS PLANTING, USING NATIVE FRUIT BEARING TALL SHRUBS, LOW GROUNDCOVERS AND SEASONAL PERENNIALS AND DROUGHT TOLERANT PLANTS SUCH AS LAVENDER, JAPANESE GOLD GRASS, AZALEA,ETC.

SEPT 28, 2022  
DP 21-934726  
Plan # 2.c

PLANT LIST: \*\* BIRD FRIENDLY PLANTS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES				
STD **	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA 夏山茶	6 CM CAL. B&B
AFC	2	ABIES FRASERI	FRASER FIR	3M HT. B&B
CKD **	1	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	9CM CAL. B&B
AKD	1	ACER PALMATUM "BLOODGOOD"	RED JAPANESE MAPLE	9CM CAL. B&B
TMC **	28	TAXUS MEDIA "HM EDDIE"	EDDIE YEW 红豆杉	5 FTHT. 20" O.C. B&B
SHRUBS & GROUNDCOVERS				
AZ2 **	20	GIRAD'S PURPLE AZALEA	AZALEA (PURPLE) 映山红	#2 @ 3' O.C.
HY2 **	2	HYDRANGEA MACROPHYLLA "MONMAR"	ENCHANTRESS HYDRANGEA (REPEAT BLOOMER)	#3 POT @ 3'-6" O.C.
RC **	10	RHODODENDRON "CHRISTMAS CHEER"	CHEER RHODO,(WHITE PINK)	#3 POT @ 3'-6" O.C.
EC	10	EUPHORBIA CHARACIAS "WULFENI"	MEDITERRANEAN SPURGE 大戟	#2 POT @ 3' O.C.
la **	32	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 18" O.C.
ad **	6	AUBRIETA DELTOIDEA	PURPLE ROCK CRESS 南庭芥	#1 POT @ 10CM O.C.
SR	14	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	#2 POT @ 1' O.C.
ORNAMENTAL GRASSES. PERENNIALS & VINES				
hx	33	HAKONECHLOA MACRA "AUREOLA"	GOLDEN JAPANESE FOREST GRASS	#1 40CM O.C.
rf **	42	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#2 POT @ 18" O.C.
cm **	24	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1 60CM O.C.
cp	14	CLEMATIS THE PRESIDENT	THE PRESIDENT CLEMATIS	#2. STAKE

GENERAL NOTES:

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- ALL ELEVATIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION, LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
- ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
- ALL HARD & SOFT LANDSCAPE SURFACES TO BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

ISSUES	DATE
8 DP REVISION 06	2022.09.26
7 DP REVISION 05	2022.08.15
6 DP REVISION 04	2022.08.07
5 DP REVISION 03	2022.08.30
4 ISSUED TO CLIENT	2022.02.02
3 DP REVISION 02	2021.04.28
2 DP REVISION 01	2021.01.11
1 ISSUED TO DP	2022.07.30

PROJECT NUMBER	LF22
DRAWN BY	LX
SCALE	1/8" = 1'-0"
DATE CHECKED	

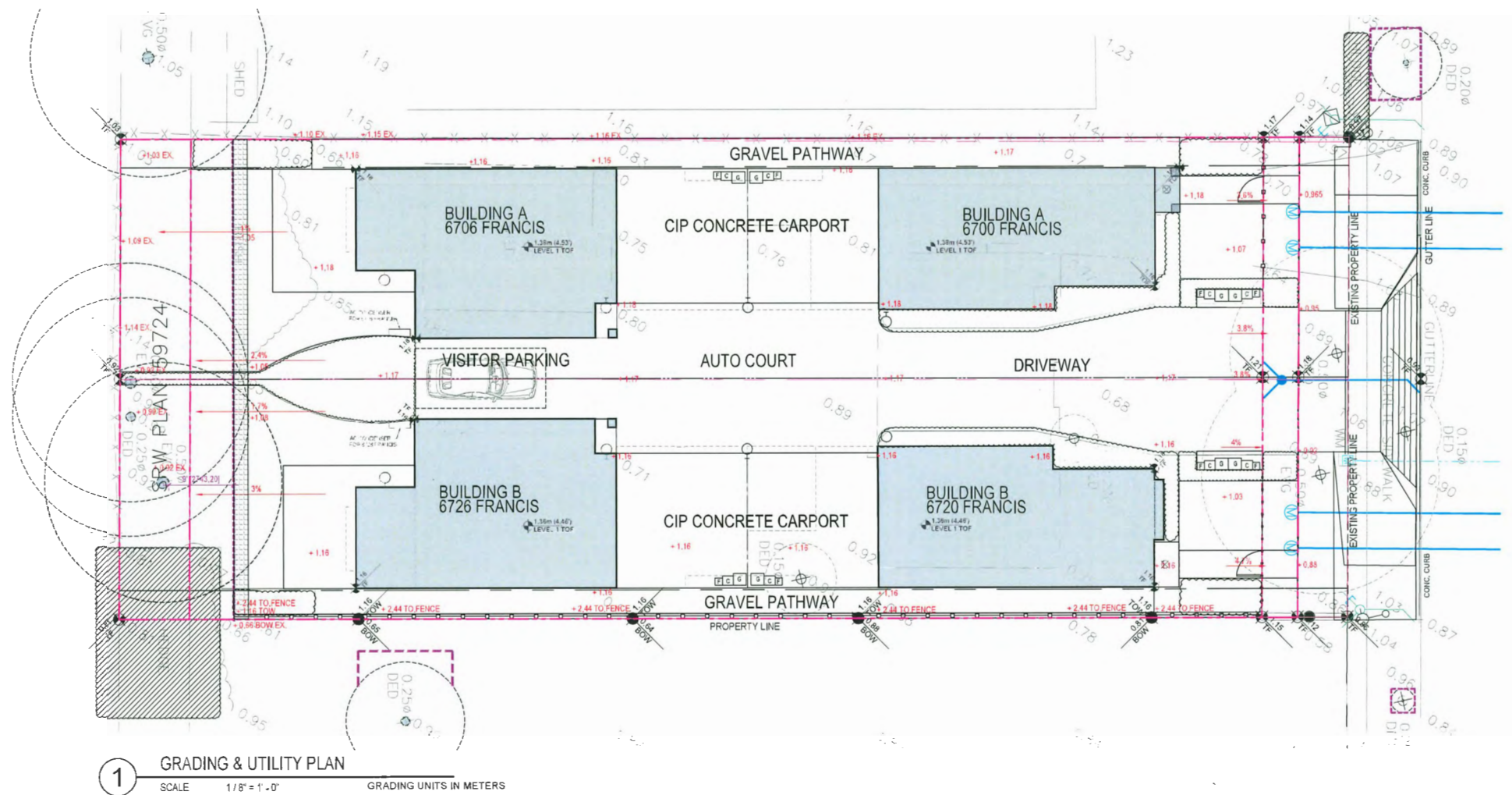
**RPL PROJECTS**  
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lu@rplprojects.com  
604-338-5035

6700 - 6726 FRANCIS RD.  
DUPLEX  
RICHMOND, BC

PLANTING PLAN  
& PLANT LIST

DRAWING NO.  
**L3**





GENERAL NOTES:

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7	DP REVISION 05	2022.08.15
6	DP REVISION 04	2022.08.07
5	DP REVISION 03	2022.08.30
4	ISSUED TO CLIENT	2022.03.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30
ISSUES		DATE

PROJECT NUMBER	1F22
DRAWN BY	LK
SCALE	1/8" = 1'-0"
DATE CHECKED	



PROJECT

**6700 - 6726 FRANCS RD.**  
**DUPLEX**  
RICHMOND, BC

DRAWING TITLE

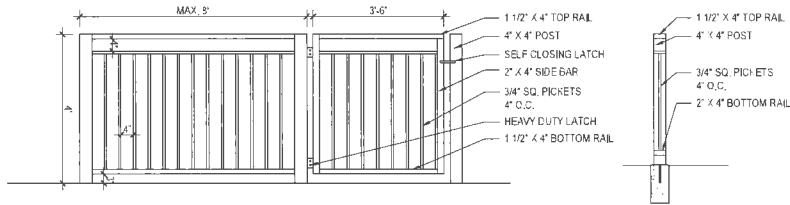
**LANDSCAPE  
GRADING PLAN**

DRAWING No.

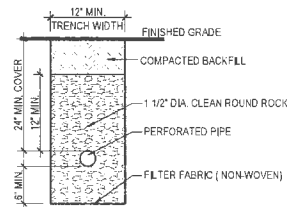
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SEPT 28, 2022  
DP 21-934726  
Plan # 2.d

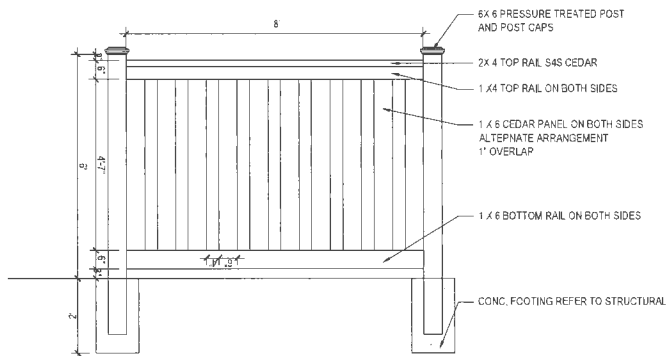
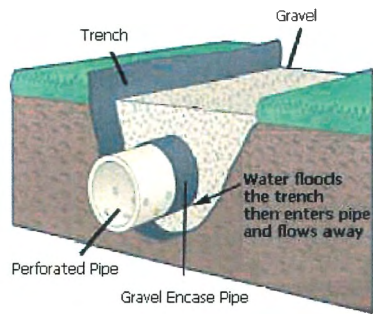




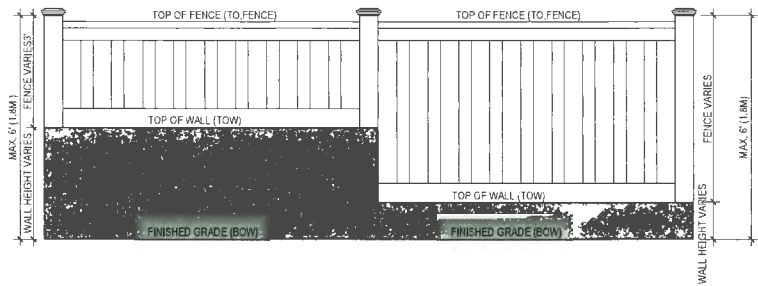
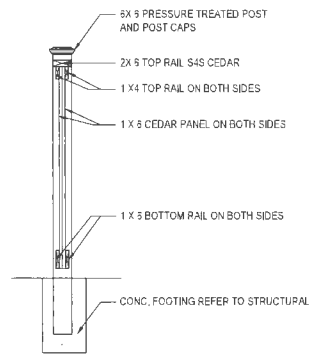
1 4 FT HIGH METAL FENCE  
SCALE 1/2" = 1'-0"



3 FRENCH DRAIN DETAILS  
SCALE 1" = 1'-0"



2 6 FT HIGH WOOD PRIVACY FENCE  
SCALE 1/2" = 1'-0"



4 PRIVACY FENCE ON TOP OF WALL  
SCALE 1/2" = 1'-0"

GENERAL NOTES:

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8	DP REVISION 06	2022.09.26
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6	DP REVISION 04	2022.09.07
5	DP REVISION 03	2022.08.30
4	ISSUED TO CLIENT	2022.02.02
3	DP REVISION 02	2021.04.28
2	DP REVISION 01	2021.01.11
1	ISSUED TO DP	2022.07.30
ISSUES		DATE

PROJECT NUMBER	1F22
DRAWN BY	LX
SCALE	1/8" = 1'-0"
DATE CHECKED	



PROJECT  
6700 - 6726 FRANICS RD.  
DUPLEX  
RICHMOND, BC

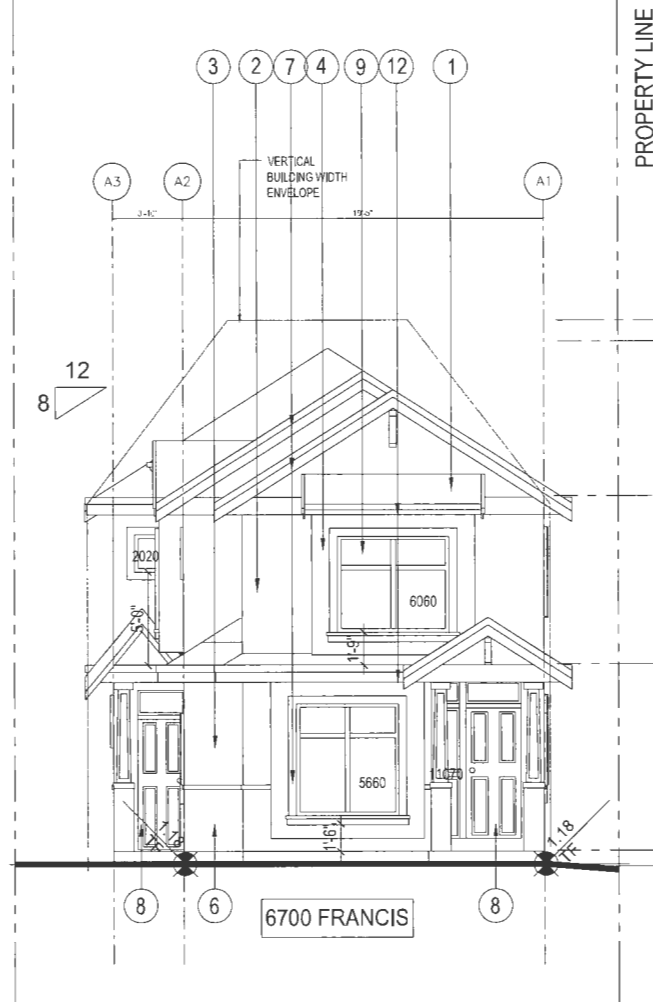
DRAWING TITLE  
LANDSCAPE  
DETAILS

DRAWING No.  
L5

SEPT 28, 2022  
DP 21-934726  
Plan # 2.e



PROPOSED PROPERTY LINE

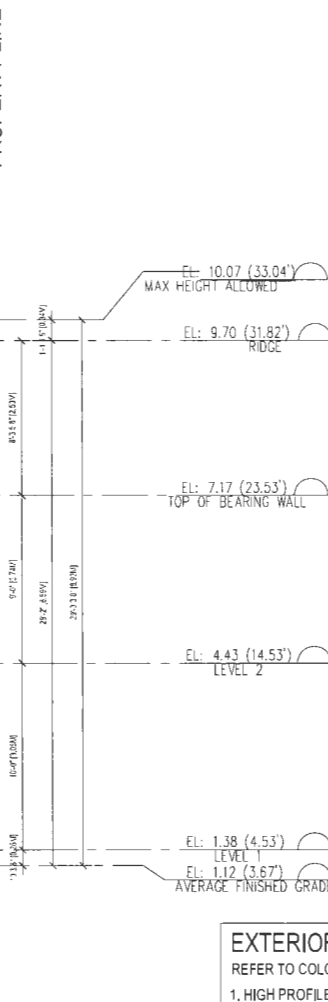


1 NORTH (FRONT) ELEVATION  
SCALE: 1/4"=1'-0"

6700 FRANCIS NORTH

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
NORTH BUILDING FACE  
LIMITING DISTANCE = 17.14 M  
EXPOSED BLDG FACE = 41.04 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.04 S.M.  
U.P.O. PROPOSED = 7.60 S.M. (81.81 SF)

PROPERTY LINE

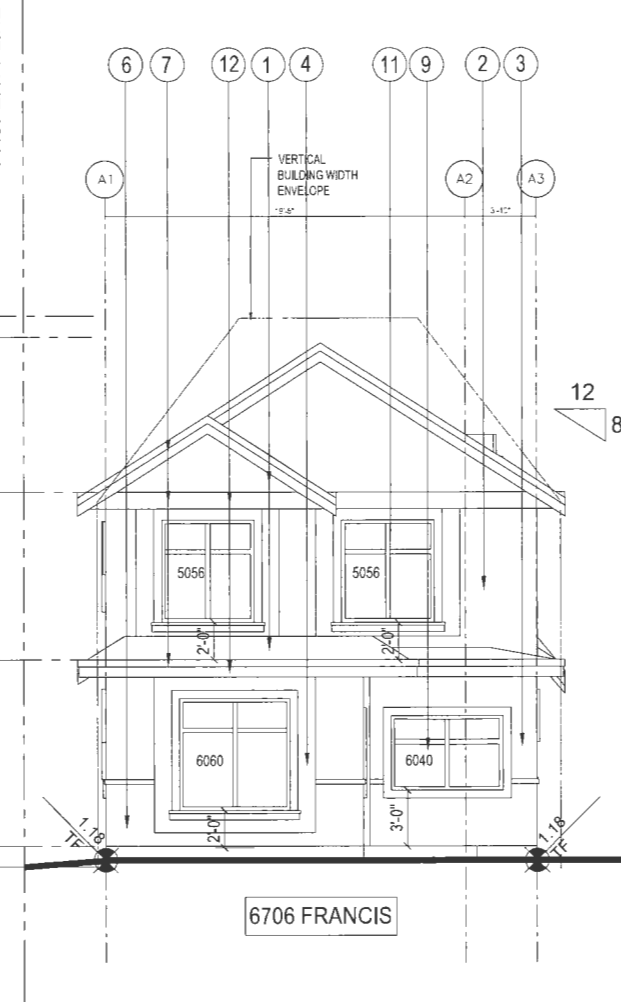


#### EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

PROPERTY LINE



2 SOUTH (BACK) ELEVATION  
SCALE: 1/4"=1'-0"

6706 FRANCIS SOUTH

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
SOUTH BUILDING FACE  
LIMITING DISTANCE = 10.09 M  
EXPOSED BLDG FACE = 41.10 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.10 S.M.  
U.P.O. PROPOSED = 13.01 S.M. (140.00 SF)

PROPOSED PROPERTY LINE

SEPT 28, 2022  
DP 21-934726  
Plan # 3.a



IMPERIAL ARCHITECTURE LTD.

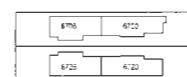
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Dimensions

The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Imperial Architecture. DO NOT SCALE DRAWINGS.



KEY PLAN

FRANCIS RD

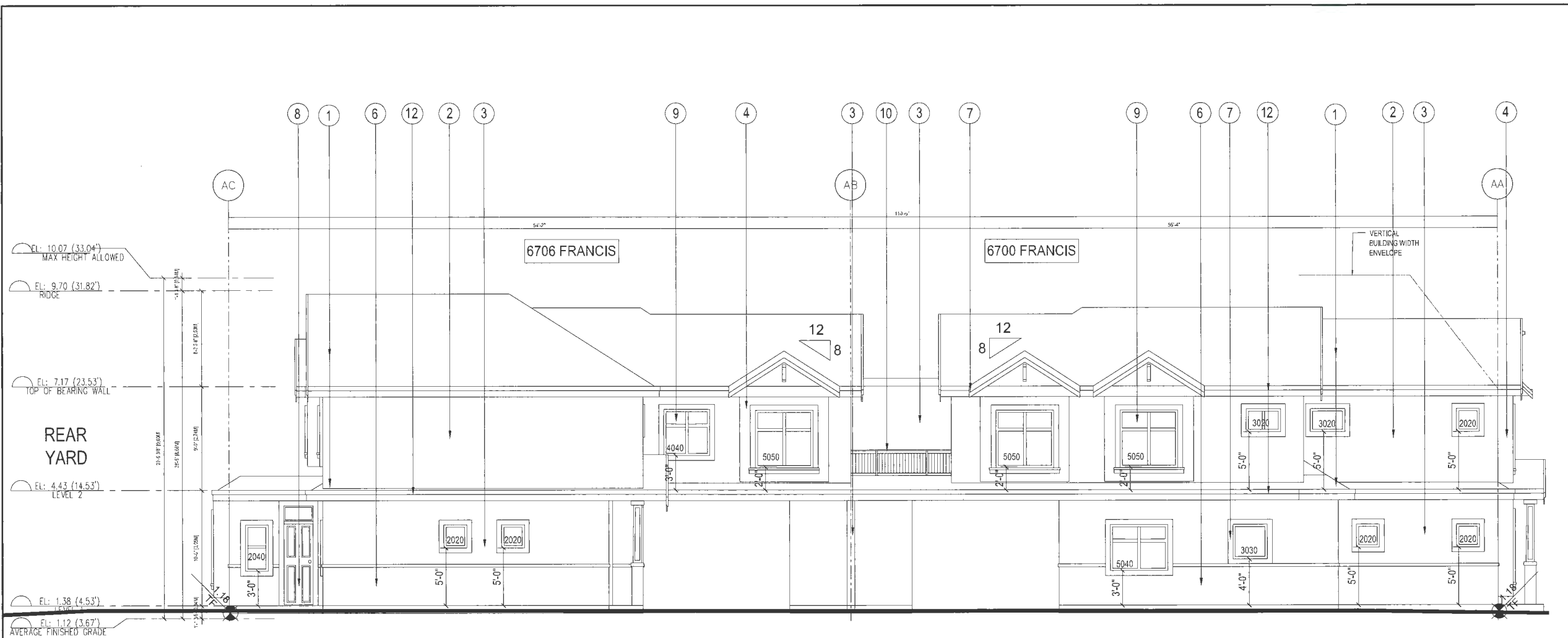
N

DUPLEX DEVELOPMENT



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#### 6706 FRANCIS EAST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 1.70 M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 8.00%  
U.P.O. ALLOWED = 5.88 S.M.  
U.P.O. PROPOSED = 5.30 S.M. (57.00 SF)

#### EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

#### 6700 FRANCIS EAST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 2.87 M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 12.65%  
U.P.O. ALLOWED = 10.49 S.M.  
U.P.O. PROPOSED = 9.01 S.M. (97.00 SF)

1 EAST (SIDE) ELEVATION  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.b



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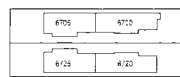
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#### Dimensions

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KEY PLAN

FRANCIS RD

#### DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

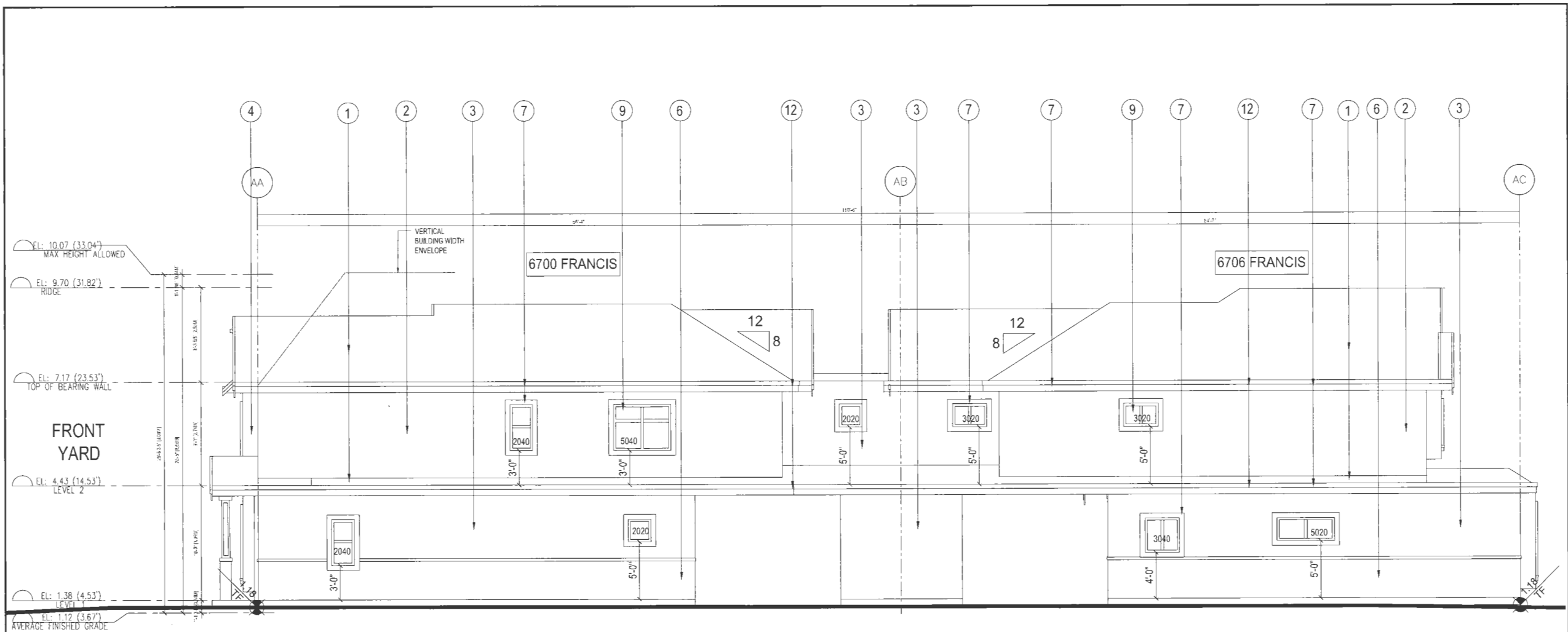
ISSUED FOR DP RESUBMISSION	By	D.J.	22.09.22
Issued	By	Appd.	YY.MM.DD

Title: BUILDING A  
EAST ELEVATION

Project No. #8246 Scale 1/4" = 1'-0"

Drawing No. A 3.2A Sheet 1 of 1





1 WEST (SIDE) ELEVATION  
SCALE: 1/4"=1'-0"

6700 FRANCIS WEST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 1.20 M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.81 S.M.  
U.P.O. PROPOSED = 4.09 S.M. (44.00 SF)

EXTERIOR FINISH SCHEDULE

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

6706 FRANCIS WEST

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 1.20 M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.14 S.M.  
U.P.O. PROPOSED = 2.88 S.M. (31.00 SF)

SEPT 28, 2022  
DP 21-934726  
Plan # 3.c



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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6708 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED	BY	DATE
ISSUED	BY	DATE
ISSUED	BY	DATE
ISSUED	BY	DATE
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ISSUED	BY	DATE
ISSUED	BY	DATE
ISSUED	BY	DATE

Title

BUILDING A  
WEST ELEVATION

Project No.

#8246

Scale

1/4" = 1'-0"

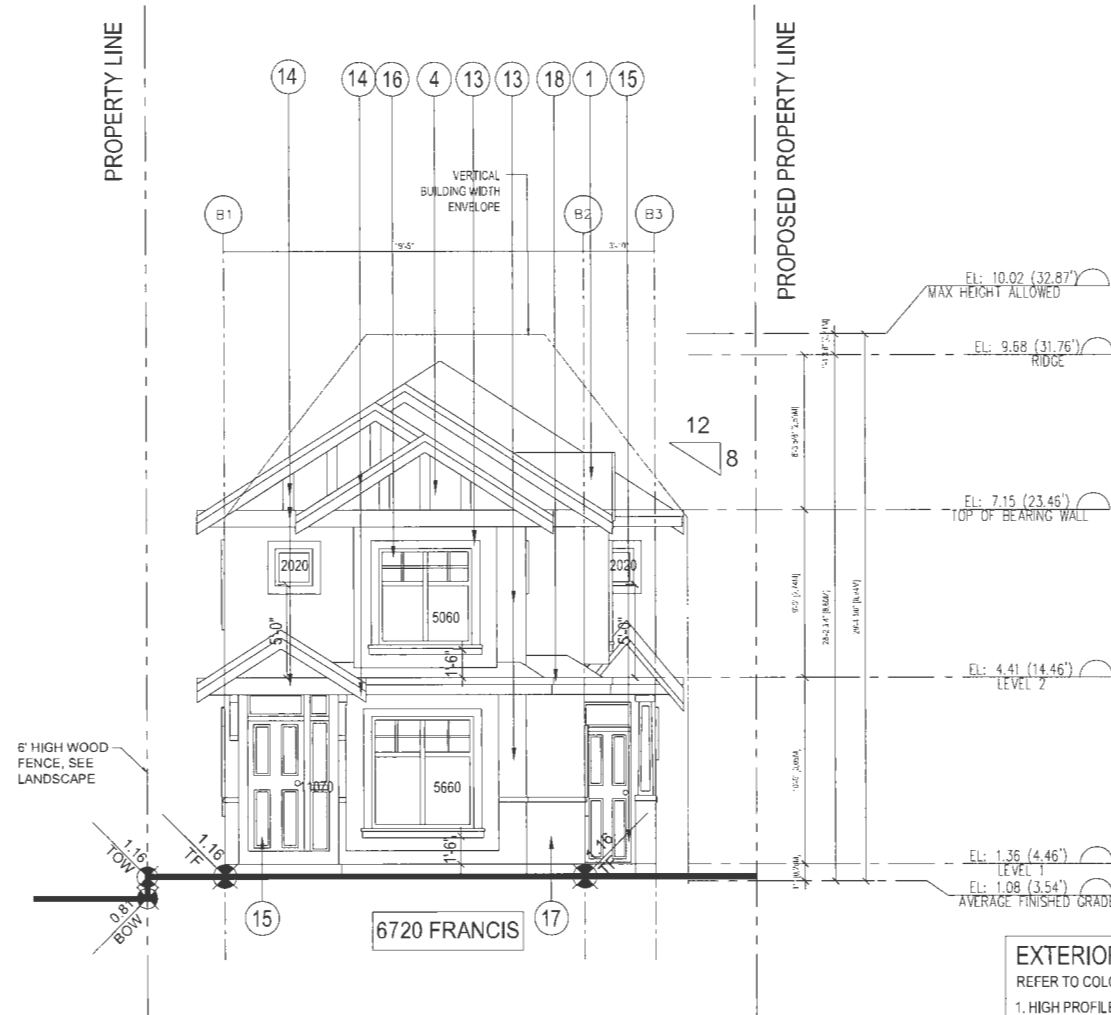
Drawing No.

A 3.3A

Sheet

of





**1 NORTH (FRONT) ELEVATION**  
SCALE: 1/4"=1'-0"

6720 FRANCIS NORTH

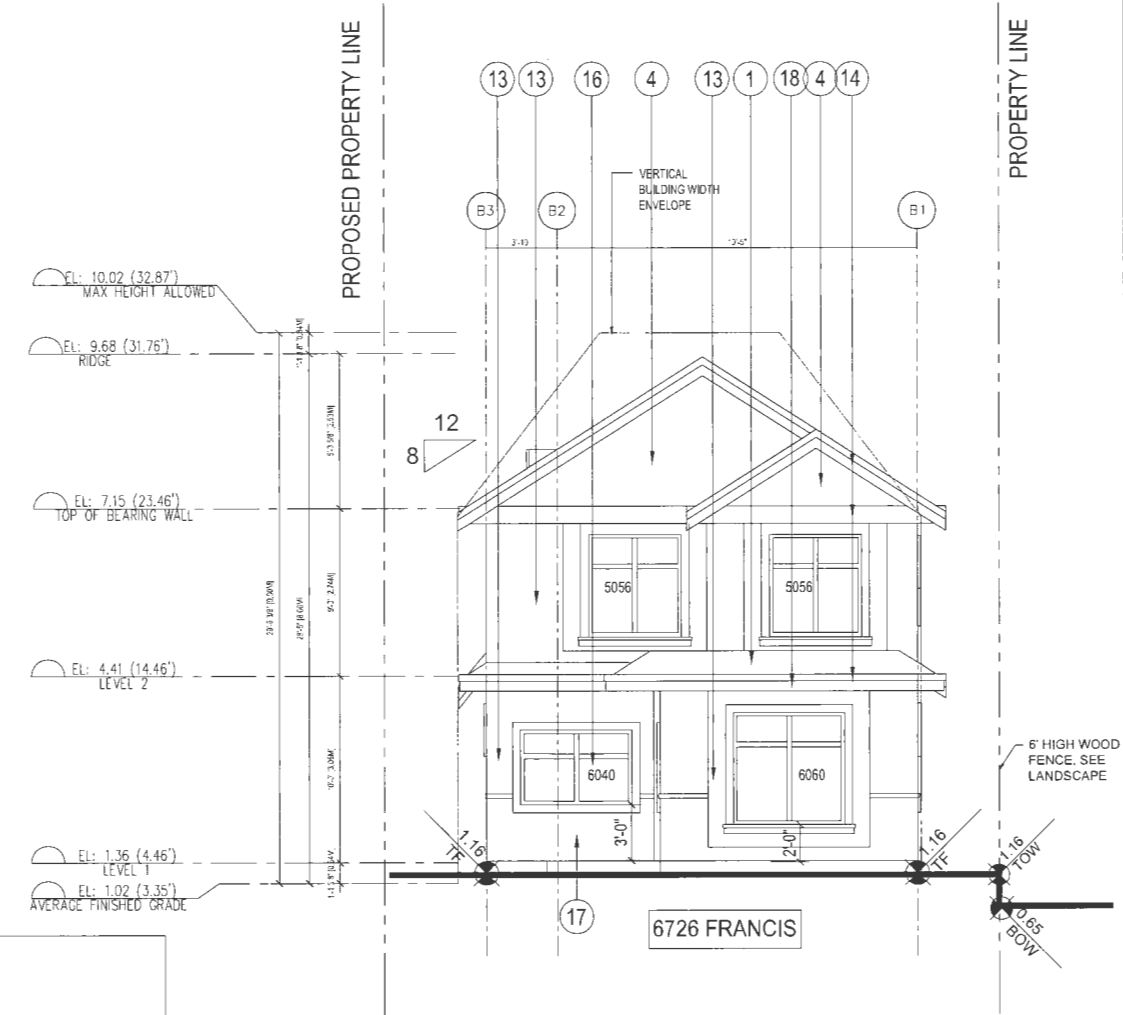
U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
NORTH BUILDING FACE  
LIMITING DISTANCE = 18.15 M  
EXPOSED BLDG FACE = 41.04 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.04 S.M.  
U.P.O. PROPOSED = 7.42 S.M. (79.83 SF)

**EXTERIOR FINISH SCHEDULE**

REFER TO COLORED RENDERINGS FOR MORE INFO.

1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
6. THIN PROFILE STONE CLADDING (BEIGE)
7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
10. ALUMINUM RAILING (DARK BROWN)
11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
17. THIN PROFILE STONE CLADDING (GREY)
18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)

NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER



6726 FRANCIS SOUTH

U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
SOUTH BUILDING FACE  
LIMITING DISTANCE = 10.12 M  
EXPOSED BLDG FACE = 41.10 S.M.  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 100 %  
U.P.O. ALLOWED = 41.10 S.M.  
U.P.O. PROPOSED = 13.01 S.M. (140.00 SF)

SEPT 28, 2022  
DP 21-934726  
Plan # 3.d



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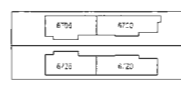
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KEY PLAN

FRANCIS RD

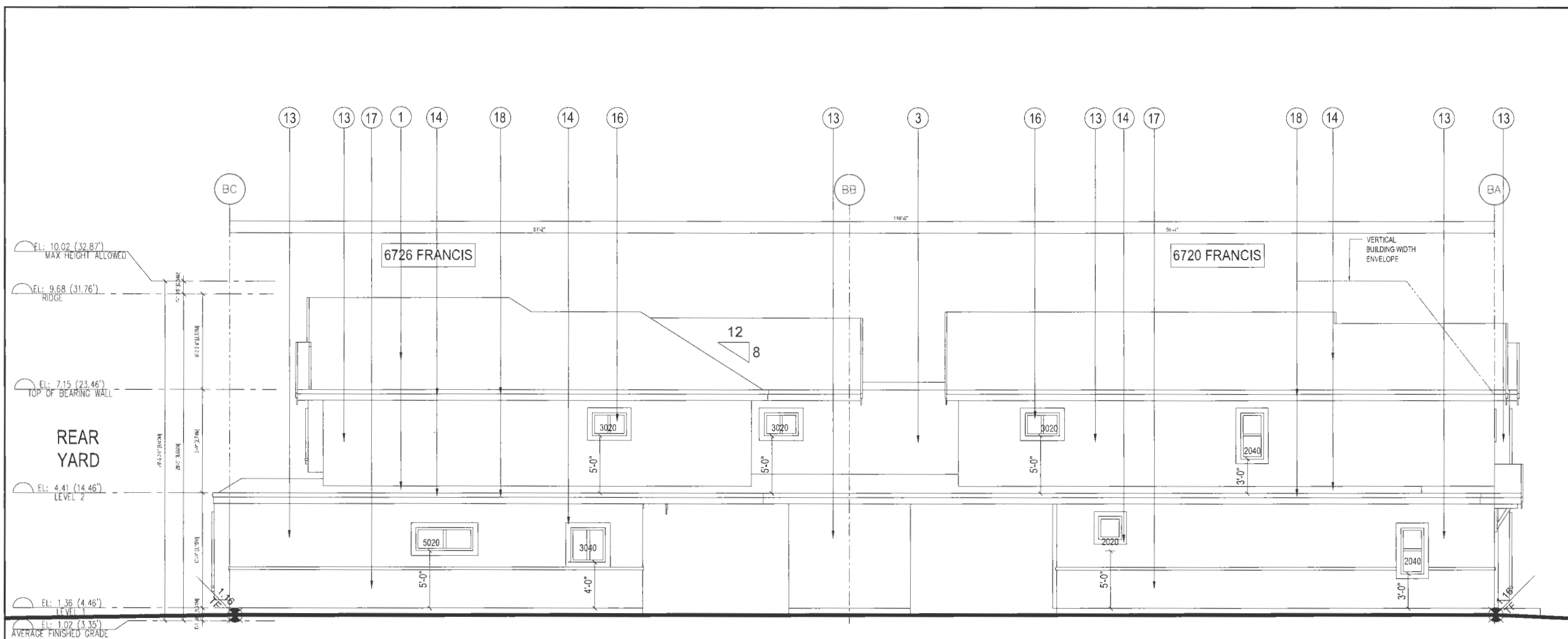


**DUPLEX DEVELOPMENT**



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1 EAST (SIDE) ELEVATION  
SCALE: 1/4"=1'-0"

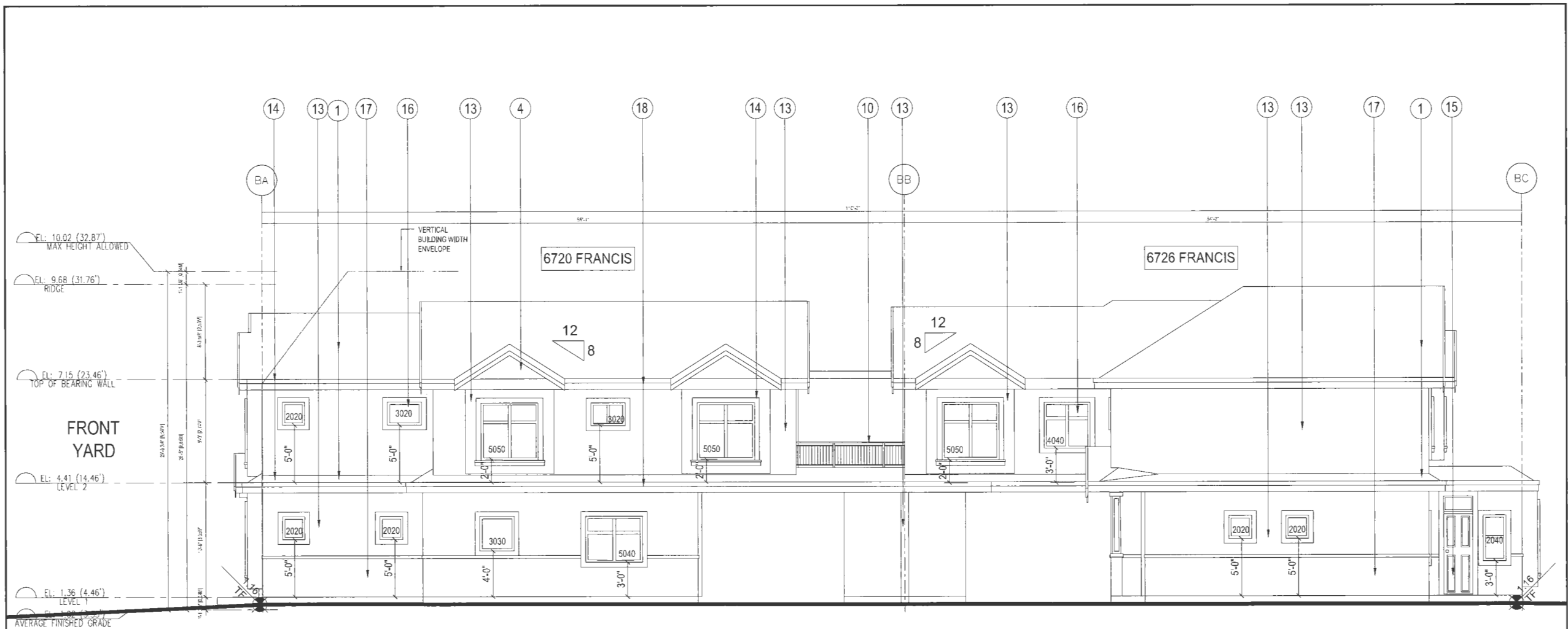
6726 FRANCIS EAST  
U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 1.20M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.14 S.M.  
U.P.O. PROPOSED = 3.16 S.M. (34.00 SF)

- EXTERIOR FINISH SCHEDULE**  
REFER TO COLORED RENDERINGS FOR MORE INFO.
1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

6720 FRANCIS EAST  
U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
EAST BUILDING FACE  
LIMITING DISTANCE = 1.20M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 7%  
U.P.O. ALLOWED = 5.81 S.M.  
U.P.O. PROPOSED = 2.42 S.M. (26.00 SF)

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6720 FRANCIS WEST  
U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 2.86 M  
EXPOSED BLDG FACE = 82.96 S.M. (893.02 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 12.65 %  
U.P.O. ALLOWED = 10.49 S.M.  
U.P.O. PROPOSED = 9.57 S.M. (103.00 SF)

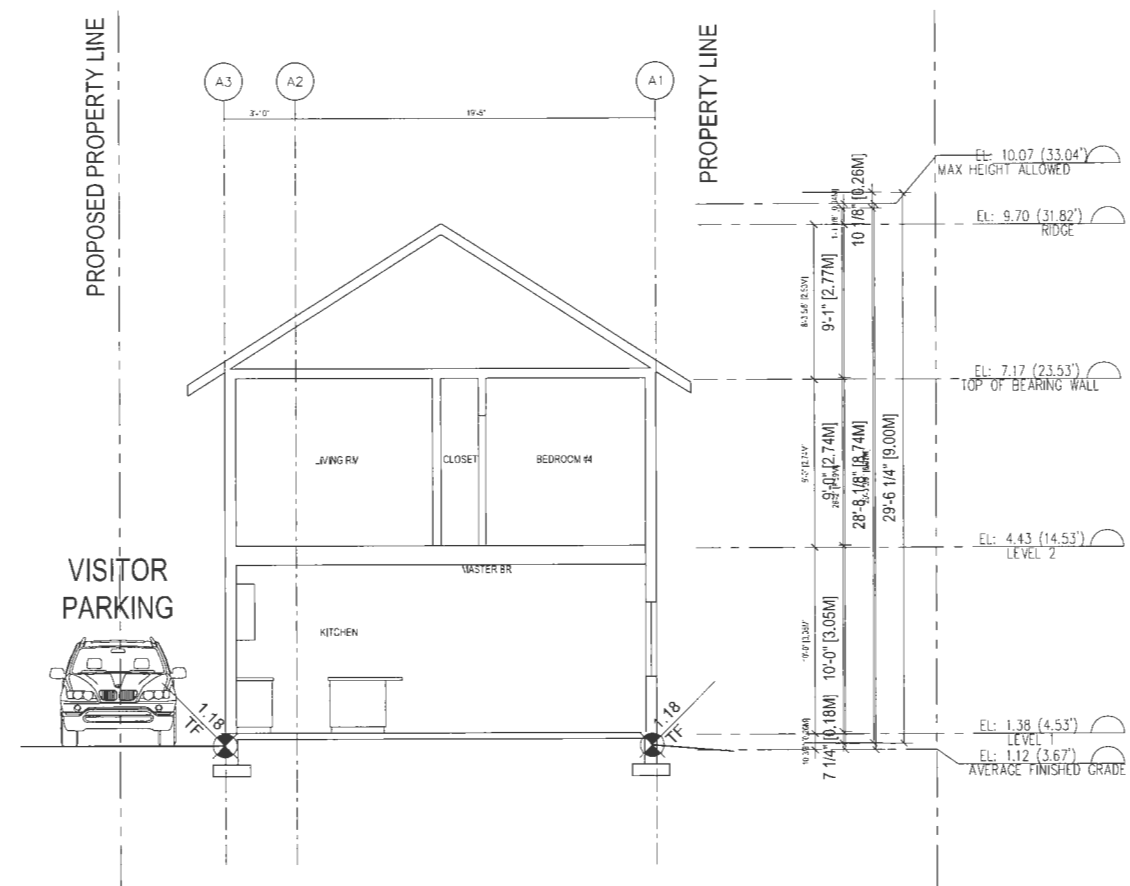
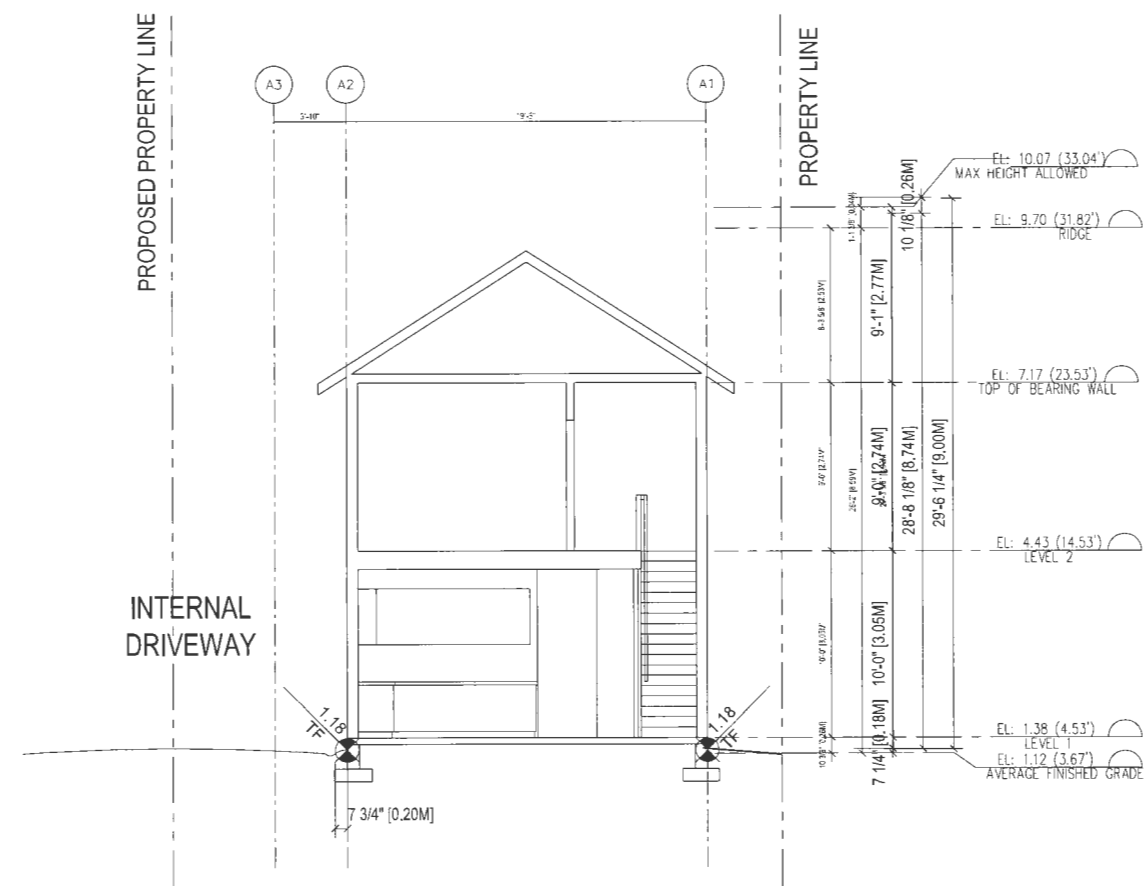
- EXTERIOR FINISH SCHEDULE**  
REFER TO COLORED RENDERINGS FOR MORE INFO.
1. HIGH PROFILE ASPHALT SHINGLES (DARK GREY)
  2. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT GREY)
  3. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (LIGHT BROWN)
  4. COMPOSITE CEMENT BOARD - FLAT SHEET BOARD PROFILE (LIGHT GREY)
  5. COMPOSITE CEMENT BOARD - SHAKE BOARD PROFILE (LIGHT BROWN)
  6. THIN PROFILE STONE CLADDING (BEIGE)
  7. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (DARK BROWN)
  8. SOLID WOOD UNIT ENTRY DOOR (LIGHT BROWN)
  9. DOUBLE GLAZED VINYL WINDOW W/ BROWN FRAME
  10. ALUMINUM RAILING (DARK BROWN)
  11. SLIDING DOOR WITH CLEAR TEMPERED GLAZING
  12. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (DARK BROWN)
  13. COMPOSITE CEMENT BOARD - LAP SIDING PROFILE (BLUE)
  14. PAINTED WOOD FRAME AROUND WINDOW AND DOOR OPENINGS, WOOD TRIM AND FASCIA BOARD (WHITE)
  15. SOLID WOOD UNIT ENTRY DOOR (WHITE)
  16. DOUBLE GLAZED VINYL WINDOW W/ WHITE FRAME
  17. THIN PROFILE STONE CLADDING (GREY)
  18. PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER (WHITE)
- NOTE: ALL HORIZONTAL FASCIA BOARDS AT EAVE LEVELS TO HAVE MATCHING COLOR PRE-FINISHED ALUM. GUTTER C/W RAINWATER LEADER

6726 FRANCIS WEST  
U.P.O. CALCULATION  
(BUILDING NOT SPRINKLERED)  
WEST BUILDING FACE  
LIMITING DISTANCE = 1.69 M  
EXPOSED BLDG FACE = 73.45 S.M. (790.60 SF)  
ALLOWED U.P.O. (B.C.B.C. TABLE 9.10.14.4-A)  
= 8.00 %  
U.P.O. ALLOWED = 5.88 S.M.  
U.P.O. PROPOSED = 5.30 S.M. (57.00 SF)

- WEST (SIDE) ELEVATION  
A3.3 SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.f





SEPT 28, 2022  
DP 21-934726  
Plan # 3.g



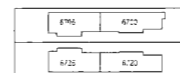
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FRANCIS RD

## DUPLEX DEVELOPMENT



6700, 6701, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR D-2 RE-SUBMISSION	JZ	DZ	22.09.22
Issued	By	Appd.	YY MM.DD

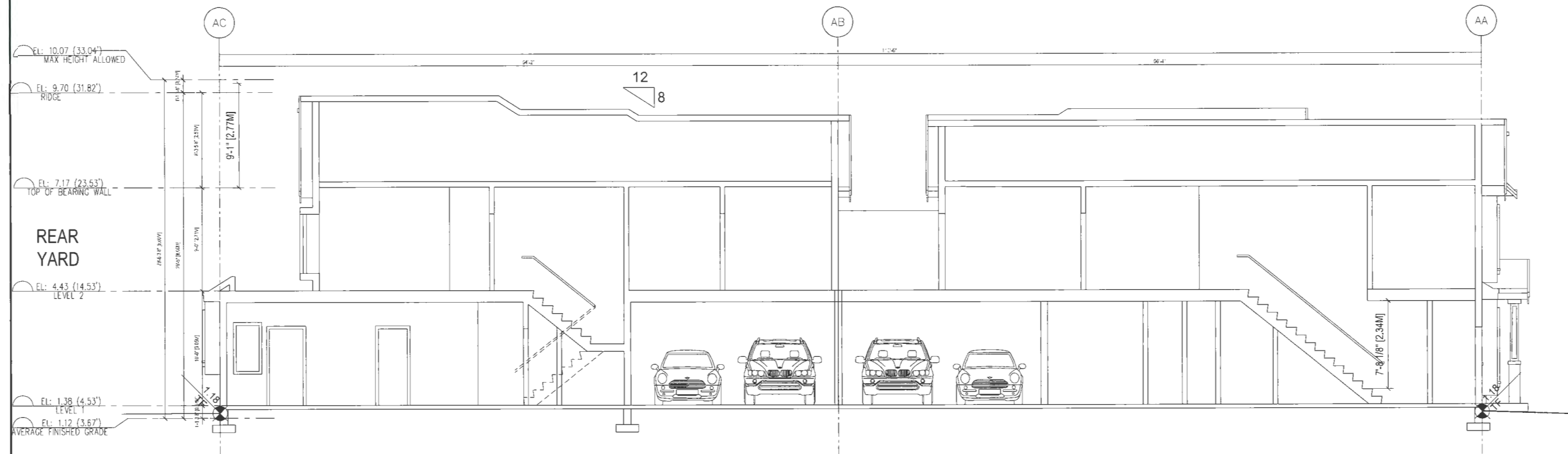
Title	BUILDING A SECTIONS
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Project No. **#8246** Scale **1/4" = 1'-0"**

Drawing No.	Sheet	Revised
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Drawing No. **A 4.1A** Sheet





1 BUILDING SECTION #3  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.h



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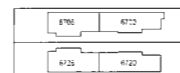
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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6710, 6716 EDWARDS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

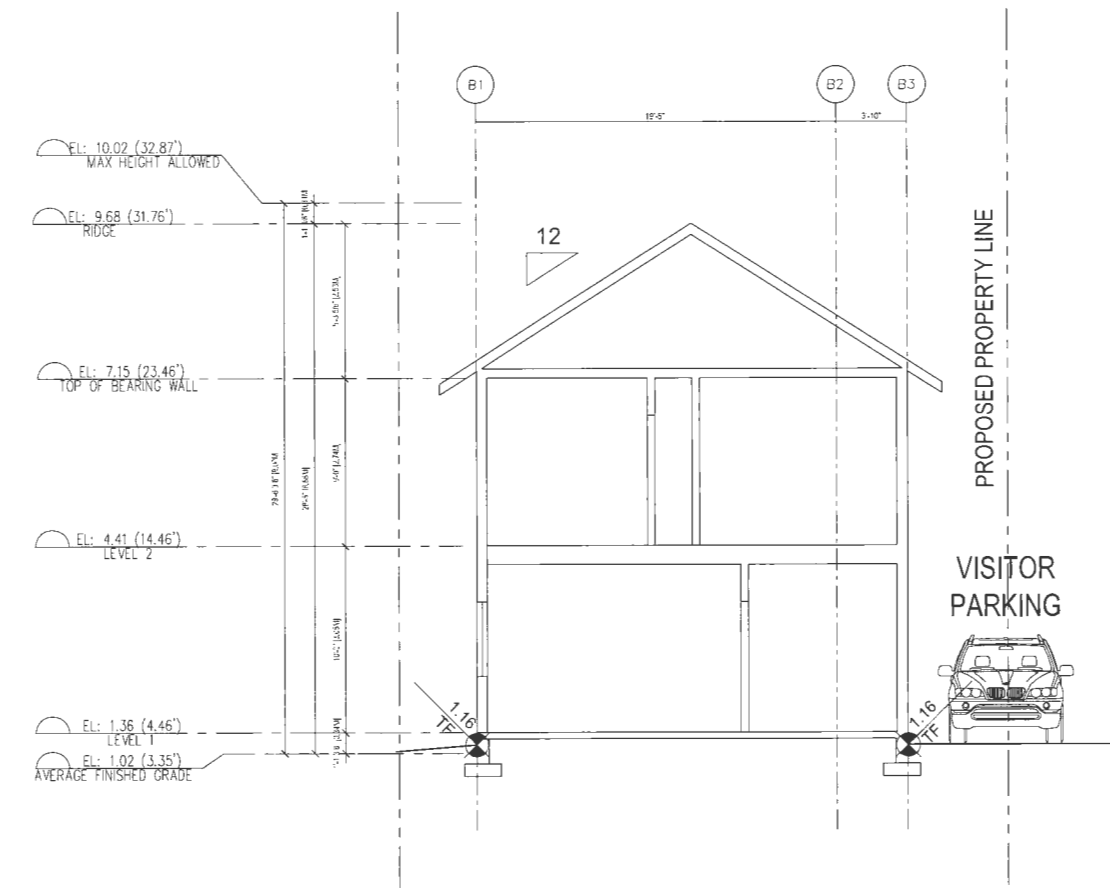
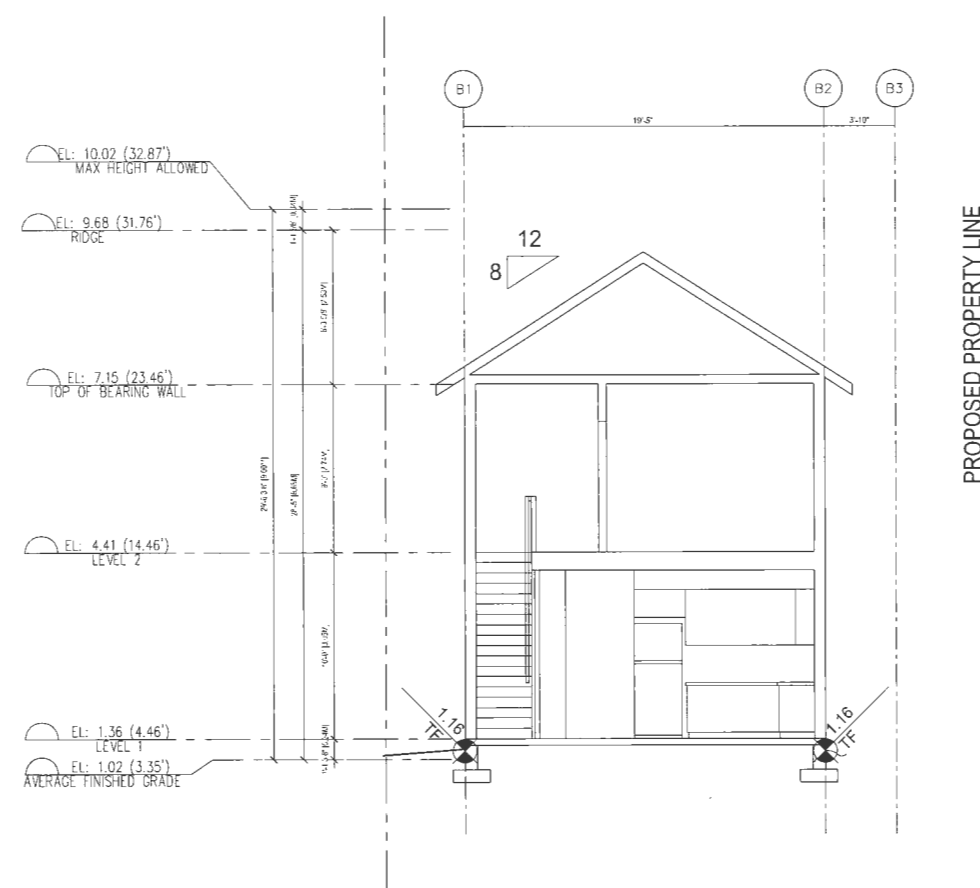
ISSUED FOR DP RESUBMISSION	J.Z.	D.Z.	22.09.22
Issued	By	Appd.	YY.MM.DD

Title: BUILDING A SECTIONS

Project No: #8246 Scale: 1/4" = 1'-0"

Drawing No: A 4.2A





1 BUILDING SECTION #1  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.i



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KEY PLAN

FRANÇOIS RO

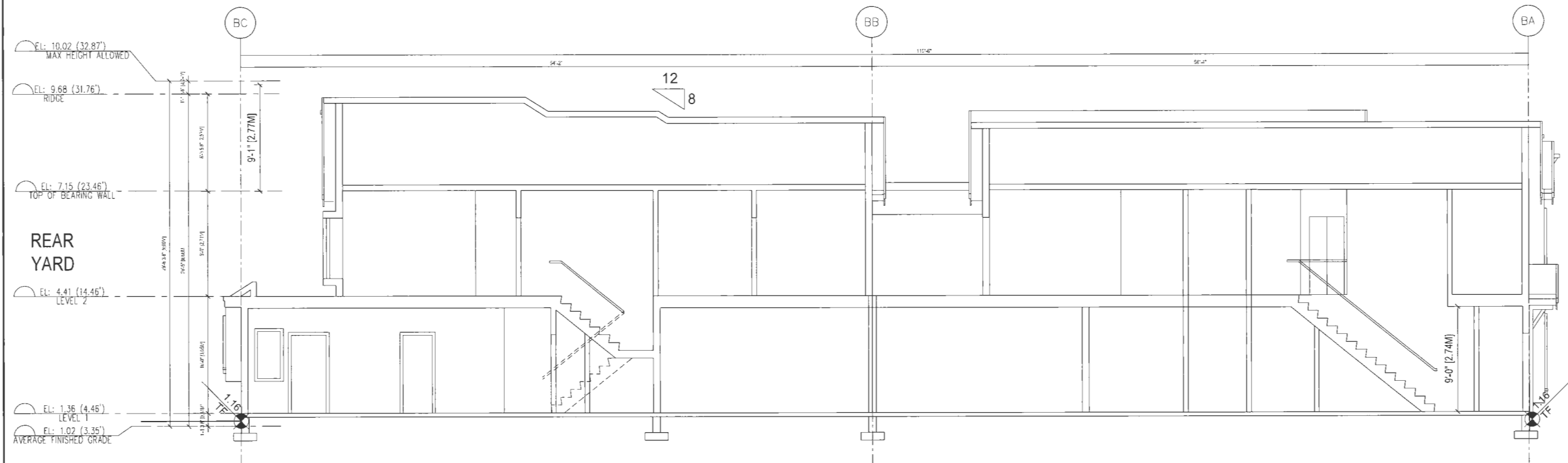


**DUPLEX DEVELOPMENT**



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1 BUILDING SECTION #3  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
DP 21-934726  
Plan # 3.j



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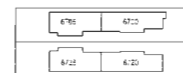
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KEY PLAN

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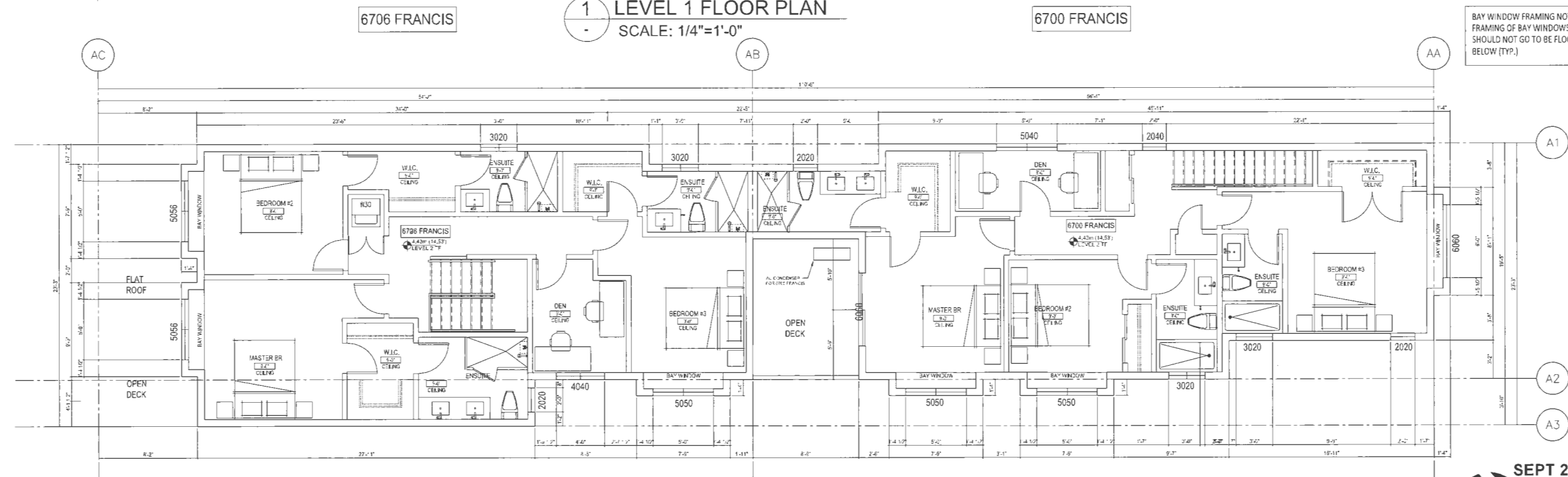


DUPLEX DEVELOPMENT



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2 LEVEL 2 FLOOR PLAN  
- SCALE: 1/4"=1'-0"

SEPT 28, 2022  
REFERENCE  
PLANS



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### KEY PLAN

FRANCIS RD



## DUPLEX DEVELOPMENT



6700, 6706, 6708, 6710, 6712, 6714, 6716, 6718, 6720, 6722, 6724, 6726, 6728, 6730, 6732, 6734, 6736, 6738, 6740, 6742, 6744, 6746, 6748, 6750, 6752, 6754, 6756, 6758, 6760, 6762, 6764, 6766, 6768, 6770, 6772, 6774, 6776, 6778, 6780, 6782, 6784, 6786, 6788, 6790, 6792, 6794, 6796, 6798, 6800, 6802, 6804, 6806, 6808, 6810, 6812, 6814, 6816, 6818, 6820, 6822, 6824, 6826, 6828, 6830, 6832, 6834, 6836, 6838, 6840, 6842, 6844, 6846, 6848, 6850, 6852, 6854, 6856, 6858, 6860, 6862, 6864, 6866, 6868, 6870, 6872, 6874, 6876, 6878, 6880, 6882, 6884, 6886, 6888, 6890, 6892, 6894, 6896, 6898, 6900, 6902, 6904, 6906, 6908, 6910, 6912, 6914, 6916, 6918, 6920, 6922, 6924, 6926, 6928, 6930, 6932, 6934, 6936, 6938, 6940, 6942, 6944, 6946, 6948, 6950, 6952, 6954, 6956, 6958, 6960, 6962, 6964, 6966, 6968, 6970, 6972, 6974, 6976, 6978, 6980, 6982, 6984, 6986, 6988, 6990, 6992, 6994, 6996, 6998, 7000, 7002, 7004, 7006, 7008, 7010, 7012, 7014, 7016, 7018, 7020, 7022, 7024, 7026, 7028, 7030, 7032, 7034, 7036, 7038, 7040, 7042, 7044, 7046, 7048, 7050, 7052, 7054, 7056, 7058, 7060, 7062, 7064, 7066, 7068, 7070, 7072, 7074, 7076, 7078, 7080, 7082, 7084, 7086, 7088, 7090, 7092, 7094, 7096, 7098, 7100, 7102, 7104, 7106, 7108, 7110, 7112, 7114, 7116, 7118, 7120, 7122, 7124, 7126, 7128, 7130, 7132, 7134, 7136, 7138, 7140, 7142, 7144, 7146, 7148, 7150, 7152, 7154, 7156, 7158, 7160, 7162, 7164, 7166, 7168, 7170, 7172, 7174, 7176, 7178, 7180, 7182, 7184, 7186, 7188, 7190, 7192, 7194, 7196, 7198, 7200, 7202, 7204, 7206, 7208, 7210, 7212, 7214, 7216, 7218, 7220, 7222, 7224, 7226, 7228, 7230, 7232, 7234, 7236, 7238, 7240, 7242, 7244, 7246, 7248, 7250, 7252, 7254, 7256, 7258, 7260, 7262, 7264, 7266, 7268, 7270, 7272, 7274, 7276, 7278, 7280, 7282, 7284, 7286, 7288, 7290, 7292, 7294, 7296, 7298, 7300, 7302, 7304, 7306, 7308, 7310, 7312, 7314, 7316, 7318, 7320, 7322, 7324, 7326, 7328, 7330, 7332, 7334, 7336, 7338, 7340, 7342, 7344, 7346, 7348, 7350, 7352, 7354, 7356, 7358, 7360, 7362, 7364, 7366, 7368, 7370, 7372, 7374, 7376, 7378, 7380, 7382, 7384, 7386, 7388, 7390, 7392, 7394, 7396, 7398, 7400, 7402, 7404, 7406, 7408, 7410, 7412, 7414, 7416, 7418, 7420, 7422, 7424, 7426, 7428, 7430, 7432, 7434, 7436, 7438, 7440, 7442, 7444, 7446, 7448, 7450, 7452, 7454, 7456, 7458, 7460, 7462, 7464, 7466, 7468, 7470, 7472, 7474, 7476, 7478, 7480, 7482, 7484, 7486, 7488, 7490, 7492, 7494, 7496, 7498, 7500, 7502, 7504, 7506, 7508, 7510, 7512, 7514, 7516, 7518, 7520, 7522, 7524, 7526, 7528, 7530, 7532, 7534, 7536, 7538, 7540, 7542, 7544, 7546, 7548, 7550, 7552, 7554, 7556, 7558, 7560, 7562, 7564, 7566, 7568, 7570, 7572, 7574, 7576, 7578, 7580, 7582, 7584, 7586, 7588, 7590, 7592, 7594, 7596, 7598, 7600, 7602, 7604, 7606, 7608, 7610, 7612, 7614, 7616, 7618, 7620, 7622, 7624, 7626, 7628, 7630, 7632, 7634, 7636, 7638, 7640, 7642, 7644, 7646, 7648, 7650, 7652, 7654, 7656, 7658, 7660, 7662, 7664, 7666, 7668, 7670, 7672, 7674, 7676, 7678, 7680, 7682, 7684, 7686, 7688, 7690, 7692, 7694, 7696, 7698, 7700, 7702, 7704, 7706, 7708, 7710, 7712, 7714, 7716, 7718, 7720, 7722, 7724, 7726, 7728, 7730, 7732, 7734, 7736, 7738, 7740, 7742, 7744, 7746, 7748, 7750, 7752, 7754, 7756, 7758, 7760, 7762, 7764, 7766, 7768, 7770, 7772, 7774, 7776, 7778, 7780, 7782, 7784, 7786, 7788, 7790, 7792, 7794, 7796, 7798, 7800, 7802, 7804, 7806, 7808, 7810, 7812, 7814, 7816, 7818, 7820, 7822, 7824, 7826, 7828, 7830, 7832, 7834, 7836, 7838, 7840, 7842, 7844, 7846, 7848, 7850, 7852, 7854, 7856, 7858, 7860, 7862, 7864, 7866, 7868, 7870, 7872, 7874, 7876, 7878, 7880, 7882, 7884, 7886, 7888, 7890, 7892, 7894, 7896, 7898, 7900, 7902, 7904, 7906, 7908, 7910, 7912, 7914, 7916, 7918, 7920, 7922, 7924, 7926, 7928, 7930, 7932, 7934, 7936, 7938, 7940, 7942, 7944, 7946, 7948, 7950, 7952, 7954, 7956, 7958, 7960, 7962, 7964, 7966, 7968, 7970, 7972, 7974, 7976, 7978, 7980, 7982, 7984, 7986, 7988, 7990, 7992, 7994, 7996, 7998, 8000, 8002, 8004, 8006, 8008, 8010, 8012, 8014, 8016, 8018, 8020, 8022, 8024, 8026, 8028, 8030, 8032, 8034, 8036, 8038, 8040, 8042, 8044, 8046, 8048, 8050, 8052, 8054, 8056, 8058, 8060, 8062, 8064, 8066, 80

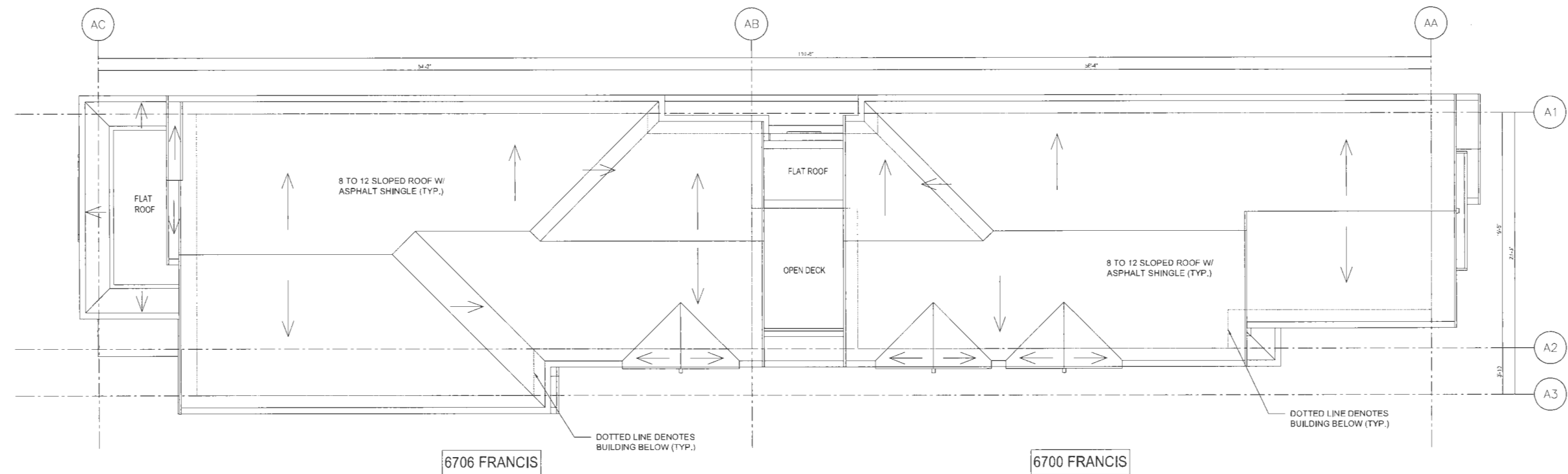
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Issued	By	Appd.	YYMMDD

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& LEVEL 2 FLOOR PLANS

Project No. **#8246** Scale **1/4" = 1'-0"**

Drawing No. **A2.1A** of **Steel** Rebar





1 ROOF PLAN  
SCALE: 1/4"=1'-0"

SEPT 28, 2022  
REFERENCE  
PLANS



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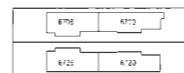
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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



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RICHMOND, BC  
RZ 19-867880 / DP 21-934726

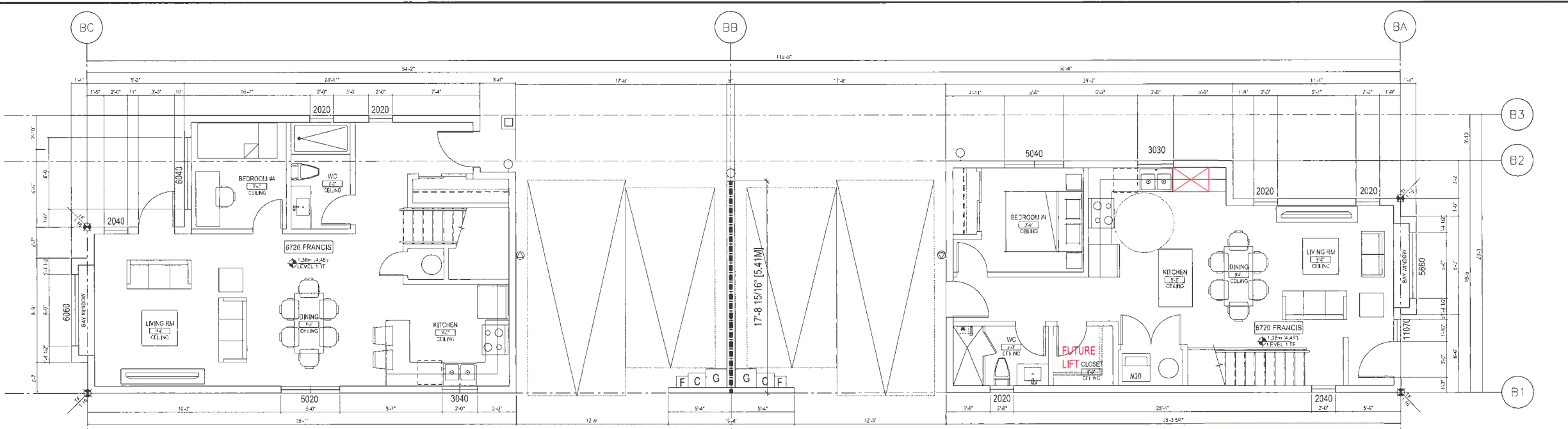
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Issued	By	Appd.	YY MM DD

Title BUILDING A ROOF PLAN

Project No. #8246 Scale 1/4" = 1'-0"

Drawing No. A 2.3A of 1

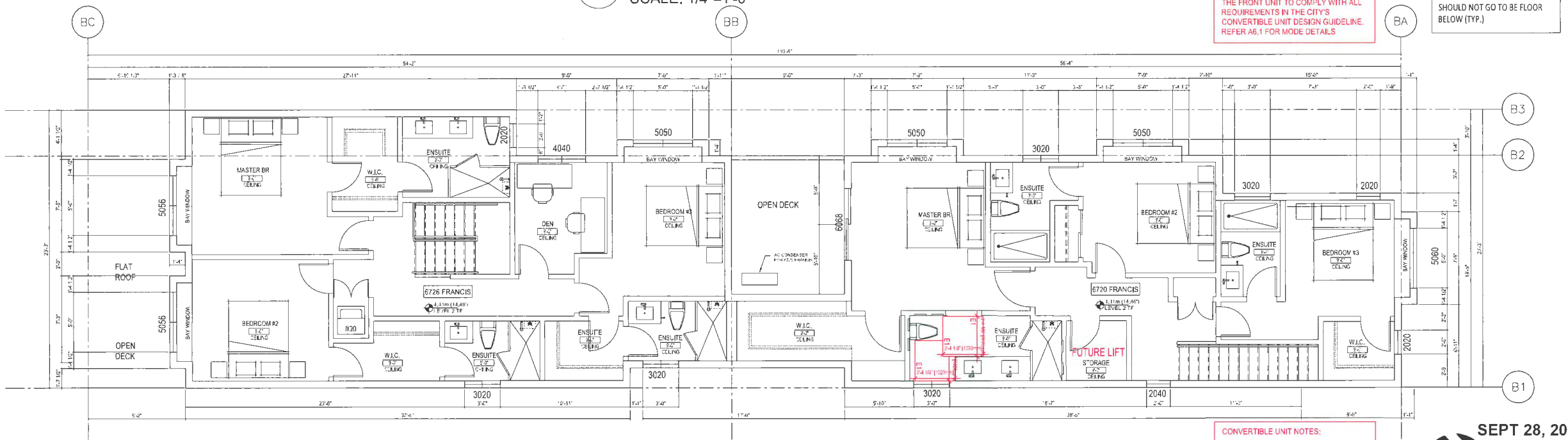




1 LEVEL 1 FLOOR PLAN  
SCALE: 1/4"=1'-0"

CONVERTIBLE UNIT NOTES:  
FRONT UNIT IS CONVERTIBLE UNIT.  
CONSTRUCTION AND INSTALLATION OF  
THE FRONT UNIT TO COMPLY WITH ALL  
REQUIREMENTS IN THE CITY'S  
CONVERTIBLE UNIT DESIGN GUIDELINE.  
REFER A6.1 FOR MORE DETAILS

BAY WINDOW FRAMING NOTES:  
FRAMING OF BAY WINDOWS  
SHOULD NOT GO TO BE FLOOR  
BELOW (TYP.)

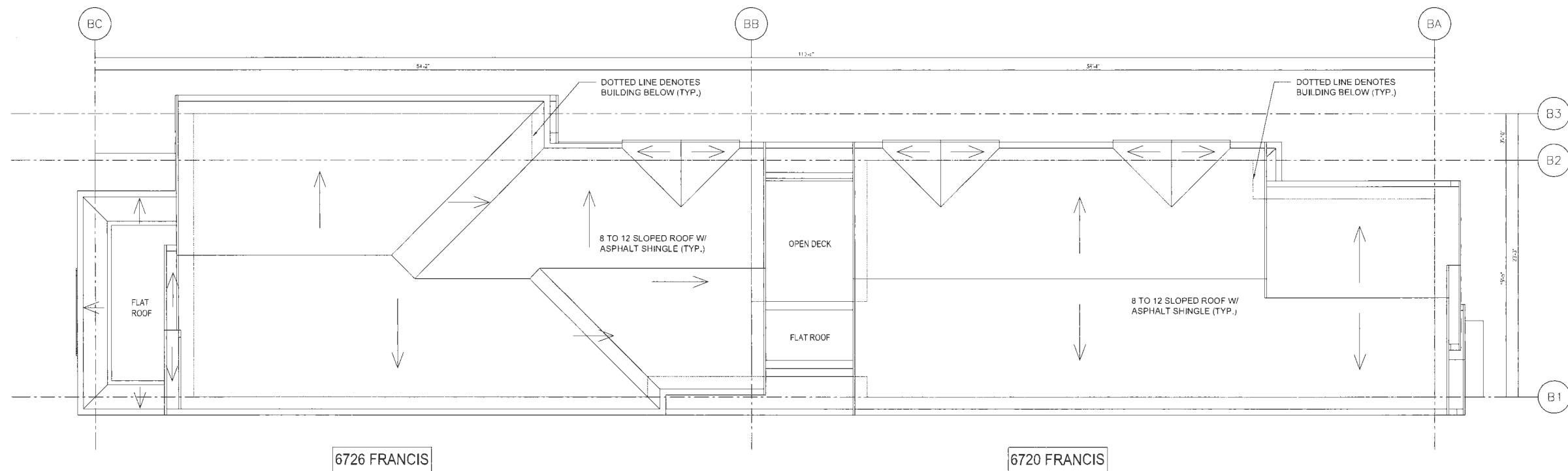


2 LEVEL 2 FLOOR PLAN  
SCALE: 1/4"=1'-0"

CONVERTIBLE UNIT NOTES:  
FRONT UNIT IS CONVERTIBLE UNIT.  
CONSTRUCTION AND INSTALLATION OF  
THE FRONT UNIT TO COMPLY WITH ALL  
REQUIREMENTS IN THE CITY'S  
CONVERTIBLE UNIT DESIGN GUIDELINE.  
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1 ROOF PLAN  
SCALE: 1/4"=1'-0"

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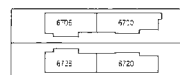
ADDRESS: 7785 FRENCH STREET, VANCOUVER, BC, V6P 4V5  
EMAIL: IMPERIAL.ARCHITECTURE@GMAIL.COM, TELEPHONE: 776-344552

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KEY PLAN

FRANCIS RD



DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

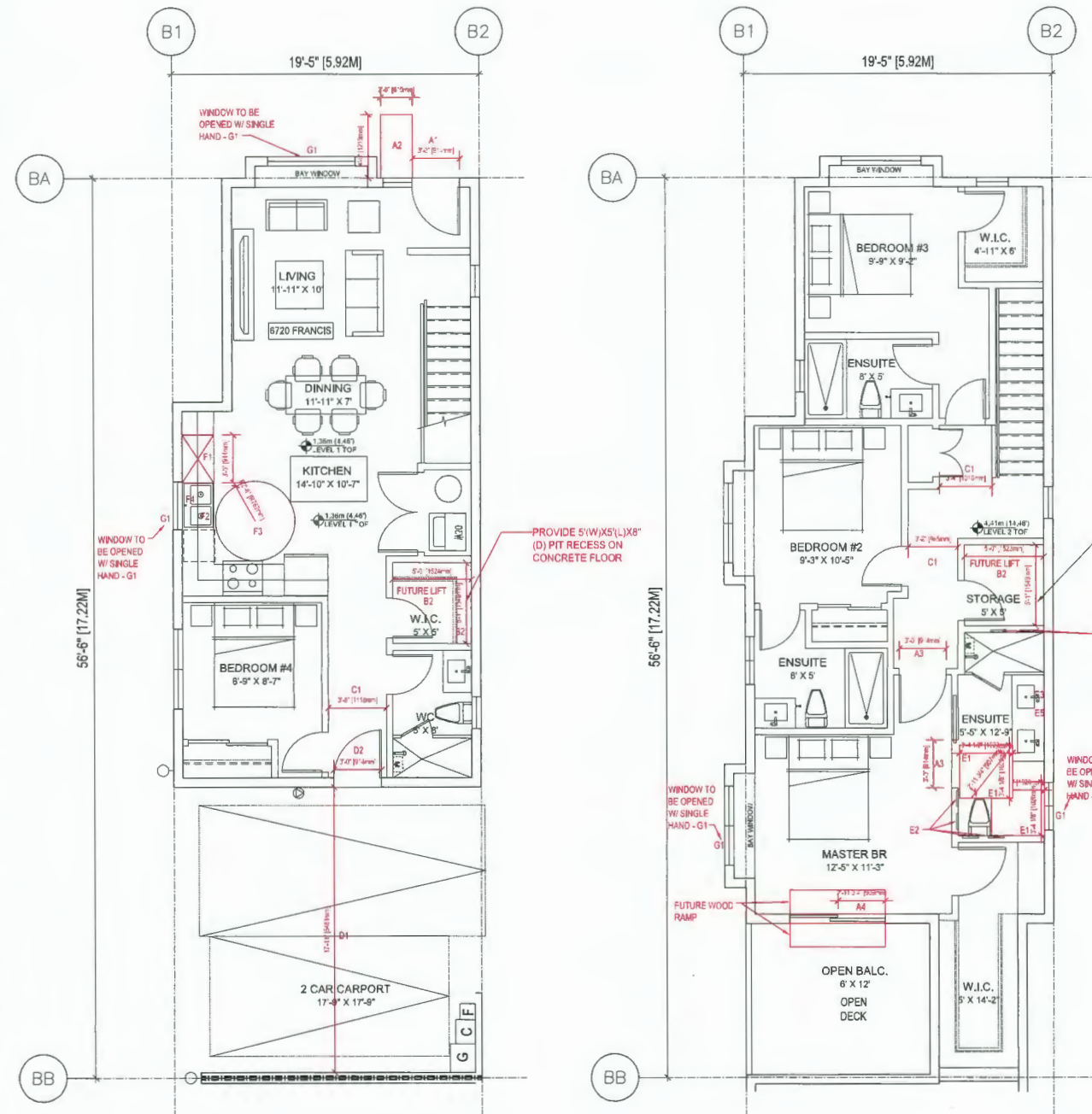
ISSUED FOR SUBMISSION	BY	D.Z.	22.09.22
Issued	By	Appd.	YY.MM.DD

Title: BUILDING B ROOF PLAN

Project: #8246 Scale: 1/4" = 1'-0"

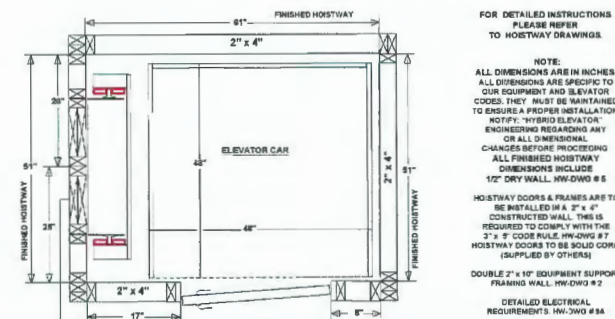
Drawing No. A 2.3B Sheet 1 of 1





1 CONVERTIBLE UNIT L1 PLAN  
SCALE: 1/4"=1'-0"

2 CONVERTIBLE UNIT L2 PLAN  
SCALE: 1/4"=1'-0"



HYBRID ELEVATOR INC.	DATE	FILE
181-384 LOUGHEED ROAD MELBOURNE, BC V3J 7T6 PHONE: (778) 484-0004 FAX: (778) 484-0006 RESIDENTIAL ELEVATOR LIFTS STANDARD HOISTWAY PLAN	Scale: N/A Design: J.A.K. (L.S.) Drawn: J.A.K. (L.S.) Rev: J Date: 01.01.2022	181-384 181-384 181-384 181-384 181-384

CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD (ITALICS))	
A	DOORS & DOORWAYS
A1	ENTRY DOORS TO A MINIMUM 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS.
A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 120" WIDE BY 60" DEEP BY DOOR OPENING PLUS 6" MIN. CLEARANCE (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
A3	INTERIOR DOORS TO MAIN LIVING AREAS, BATHROOM AND BEDROOMS MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
A4	INTERIOR DOORS TO MAIN LIVING AREAS, BATHROOM AND BEDROOMS MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
A5	ALL INTERIOR DOORS MUST BE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
A6	ENTRY DOORS TO A MINIMUM 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS.
B	VERTICAL CIRCULATION
B1	STAIRS TO ACCOMMODATE 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
B2	AT THE TOP OF ALL STAIRWAYS, HANDRAILS ARE REQUIRED WITH 4" X 4" SOLID LUMBER AT 36" TO CENTER.
C	HALLWAYS
C1	MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
D	GARAGE
D1	MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
E	BATHROOM (N.B.)
E1	TOILET CLEARANCE MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
E2	TOILET CLEARANCE MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
F	KITCHEN
F1	TOILET CLEARANCE MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
F2	TOILET CLEARANCE MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
G	WINDOWS
G1	MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
H	OUTLETS & SWITCHES
H1	TOILET CLEARANCE MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).
H2	TOILET CLEARANCE MIN. 36" WIDE BY 80" HIGH AND HAVE CLEAR ACCESS (NOT NEEDED IF ROUGH IN-WING PROVIDED FOR FUTURE ALTERNATE DOOR OPENING).

**Build Towards a Sustainable Future with Hybrid Elevator**

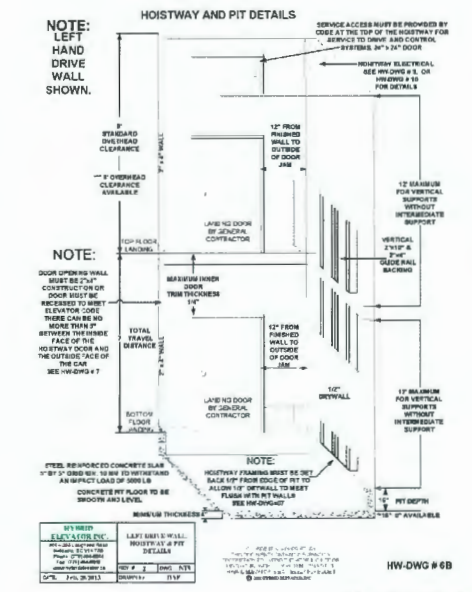
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- Center to remodeling trends
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- Efficiency of time and cost savings
- Build righter without sacrificing mobility
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- Decrease environmental footprint
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**KEY HYBRID FEATURES**

- The Hybrid Elevator is a compact, battery-powered, energy-efficient unit with a low voltage, L2V power system
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- Quiet with soft start and stop
- Handicapped power outlets
- Free of handrails and reliance on handrails
- Modern control panel and LED lighting
- Hands-free phone
- Custom built to fit available space
- Multiple service and repair options
- Unobstructed riding surface

Visit [www.hybridelevator.ca](http://www.hybridelevator.ca) for more information, or call 778-484-0004



SEPT 28, 2022  
REFERENCE  
PLANS

**IMPERIAL ARCHITECTURE LTD.**

ADDRESS: 778 FRONCH STREET, VANCOUVER, BC, V6P 4V5  
EMAIL: IMPERIAL-ARCHITECTURE@GMAIL.COM / TELEPHONE: 778-484-0004

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KEY PLAN

7706 7708 7710 7712

FRANCIS RD

DOX

**DUPLEX DEVELOPMENT**

6700, 6706, 6720, 6726 FRANCIS ROAD,  
RICHMOND, BC  
RZ 19-867880 / DP 21-934726

ISSUED FOR DP SUBMISSION

ISSUED

J.J. By

D.J. Appd.

22.09.22

17.04.00

THE CONVERTIBLE UNIT DETAILS

PROJECT: #8246

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

DRAWING: A 5.1

SHEET: 1 of 1





# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** September 22, 2022

**From:** Wayne Craig  
Director, Development

**File:** DV 22-015216

**Re:** **Application by Randhill Construction Ltd. for a Development Variance Permit at 11251 Clipper Court**

---

### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback under the "Single Detached (RS1/B)" zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 6.11 m (20.1 ft.) to permit the retention of an existing addition at 11251 Clipper Court.

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

WC:ac  
Att. 2



## **Staff Report**

### **Origin**

Randhill Construction Ltd. has applied to the City of Richmond on behalf of the property owner, Surjit Dixit, for permission to reduce the minimum rear yard setback for the property at 11251 Clipper Court for 60% of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.), as well as the setback for a portion of the second storey from 8.5 m (27.9 ft.) to 6.11 m (20.1 ft.). This would permit the retention of an existing non-conforming sunroom on the ground floor and second storey deck that were constructed without a Building Permit. No new construction, nor changes to on-site parking or trees is proposed as part of this permit.

### **Background**

The original home was constructed in 1976. Subsequent Building Permits were issued for a second floor addition in 1990, with a further garage addition permitted in 1998. The additions complied with provisions outlined in the Land Use Contract (LUC) in place for the property when these Building Permits were issued. The LUC was ultimately discharged on November 24, 2016 and the property became subject to the provisions of the RS1/B Zone. Between 1998 and 2002 an unpermitted addition was constructed on the west and north side of the home. The addition consists of a games room, den and sunroom on the ground floor. The current owners purchased the home in March of 2016 with the belief that all construction had been legally permitted.

In 2019, the roof began to leak above the unpermitted addition to the home. The homeowner hired a contractor (Randhill Construction Ltd.) to address structural issues and fix the leaks. Following completion of repairs, the contractor installed a second storey deck above the roof he had fixed. In both instances there were no applications made for a Building Permit. The homeowner advises they were unaware that Building Permits were required for the work.

In 2021, staff became aware of the unauthorized construction upon receipt of a complaint. An inspection was conducted by Building Approvals Department staff in May of 2021. Staff determined that certain work to the home was constructed without appropriate Building Permits and requested the owners make a Building Permit application to address all unpermitted alterations. Upon receipt of a Building Permit application from the homeowners, it was determined that portions of the structure project into the required rear setback and it would not be possible to obtain a Building Permit unless a setback variance was approved by the City. A Development Variance Permit has been applied for to bring the construction into compliance with the zoning bylaw.



**Development Information**

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Development surrounding the subject site is as follows:

- To the north: City of Richmond owned public trail between Railway Avenue and McMath Secondary School.
- To the east: Fronting Clipper Court, single-family residential lots zoned “Single Detached (RS1/B)”
- To the south: Fronting Clipper Court, single-family residential lots zoned “Single Detached (RS1/B)”.
- To the west: Fronting Galleon Court, single-family residential lots zoned “Single Detached (RS1/B)”.

**Existing Legal Encumbrances**

There is an existing statutory right-of-way along the rear property lines for the sanitary sewer, which will not be impacted by the requested variance.

**Analysis**

A site plan of the subject property is provided in the permit plans (Plan #1-3). The unpermitted addition at the rear yard consists of a games room, a den and a sunroom on the ground floor. The second storey deck was constructed on top of the games room and den portion of the addition.

The “Single Detached (RS1/B)” zone establishes a minimum rear yard for the subject property as:

- 6.79 m (22.3 ft.) for 60% of the rear wall of the first storey, and 8.50 m (27.9 ft.) for 40% of the rear wall of the first storey; and
- 8.50 m (27.9 ft.) for the second storey.

The applicant seeks to vary the setback for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.), as well as a portion of the second storey from 8.5 m (27.9 ft.) to 6.11 m (20.1 ft.).

The applicant has advised that the second storey deck was constructed for the owners aging parents who also live on the property. Due to mobility issues they struggle accessing outdoor space in the rear yard. The second storey deck provides outdoor access without the need to go up and down stairs. The owners feel that retention of the deck is important for the family and their ability to age in place. There are existing trees and foliage along the rear property lines that effectively screen the deck from view of neighbouring properties and the City Park/Trail to the north.



As part of the staff review process for the requested variances, the applicant was asked to approach adjacent neighbours to discuss the setback variance request. The applicant has provided signatures of support from adjacent properties located at 11271 Clipper Court to the south; 11240, 11260, and 11280 Galleon Court to the west; and 11231 Clipper Court to the east (Attachment 2).

The proposed variance is specific to the existing portions of the building as they appear on the plans provided by the applicant. Issuance of a Development Variance Permit would not allow any further expansion or encroachment of the house or deck into the rear yard. The balance of the house conforms to all remaining requirements contained in the "Single Detached (RS1/B)" zone. There is no new construction proposed as part of this permit and no changes are proposed to existing trees or on-site parking.

The applicant will need to obtain a Building Permit to legitimize construction if this variance is approved.

### **Zoning Compliance/Variations**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum required rear yard setback under the "Single Detached (RSB/1)" zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 6.11 m (20.1 ft.) to permit the retention of an existing addition at 11251 Clipper Court.

### ***Staff support the requested variance for the following reasons:***

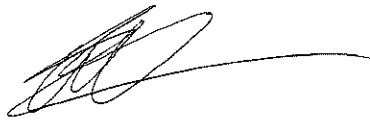
- ***Both the first storey and second story deck are screened from adjacent neighbours by existing tall trees in the rear yard.***
- ***The retention of the existing structures projecting into the rear setback will not negatively impact the City of Richmond Park/Trail area to the rear of the property.***
- ***The owners have obtained letters of support from their immediate neighbours for retaining the structures and bringing the home into conformance. Letters were received from 11271 Clipper Court to the south, 11240, 11260, & 11280 Galleon Court to the west, and 11231 Clipper Court to the east (Attachment 2).***



**Conclusions**

The purpose of the requested variance is to reduce the rear yard setback requirements in order to allow the retention of an existing sunroom and second storey deck at 11251 Clipper Court.

The existing development meets all other applicable policies and guidelines beyond the requested variances of specific rear yard element. As such, staff recommend that the Development Variance Permit be endorsed, and issuance by council is recommended.



Alexander Costin  
Planning Technician – Design  
(604-276-4200)

AC:JS

Att. 1: Development Application Data Sheet  
2: Signatures of Support

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).





DV 22-015216

Attachment 1

Address: 11251 Clipper Court

Applicant: Randhill Construction Ltd.

Owner: Surjit Dixit

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	586 m <sup>2</sup>	586 m <sup>2</sup>
Land Uses:	Single-Family Residential	Single-Family Residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/B)	No change
Number of Units:	1	1

On Future Subdivided Lots	Bylaw Requirement	Existing Condition	Variance
Lot Coverage:	Max. 45%	37.4%	None
Setback – Front Yard:	Min. 6 m	6 m	None
Setback – Side Yard:	Min. 1.2 m	1.33 m	None
Setback – Side Yard:	Min. 1.2 m	1.15 m	Constructed in accordance with Land Use Contract
Setback – Rear Yard (1 <sup>st</sup> Storey):	• 6.79 m for 60% of the 1 <sup>st</sup> storey;	• 5.95 m for 60% of the 1 <sup>st</sup> storey;	<b>Variance Requested</b>
	• 8.5 m for 40% of the 1 <sup>st</sup> storey	• 8.5 m for 40% of the first storey	None
Setback – Rear Yard (2 <sup>nd</sup> Storey):	• 8.5 m for any portion of the 2 <sup>nd</sup> storey	• 6.11 for a portion of the 2 <sup>nd</sup> storey	<b>Variance Requested</b>
Height (m):	Max. 7.5 m	7.11 m	None
Lot Size:	568 m <sup>2</sup>	568 m <sup>2</sup>	None



## Attachment 2

### Dixit's @ 11251 Clipper Crt, Richmond, BC V7E 4M3

The Dixit family is large, comprising of Surjit & Gargi, 2 kids (Vishnugupt and Vishwanath), one set of grandparents living with us permanently and the other set of grandparents visiting us frequently.

Back in 2016, we were living in a two-level townhouse with all bedrooms and bathrooms on top floor. Grand-dad (who lives with us) had started developing Parkinson's Disease and Dementia and grand-mom had been having lower back problems requiring spine surgery, making it difficult for them to climb stairs. We were looking for a larger home for our family with a bedroom and bath on the ground floor for the grandparents to occupy.

The house (11251 Clipper Crt, Richmond) came on market in March 2016. Following is how the house was described.



#### Brad Leslie

604.263.3961

bradleslie@telus.net

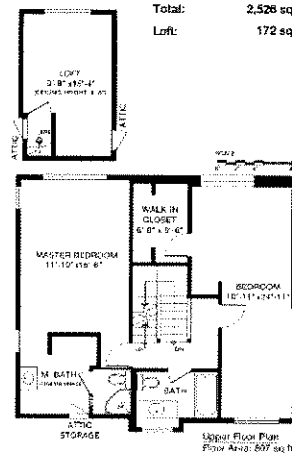
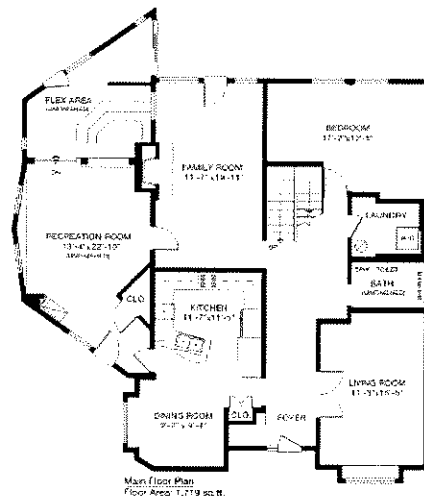
11251 Clipper Court,  
Richmond, B.C.

Main Floor: 1,719 sq.ft.

Upper Floor: 807 sq.ft.

Total: 2,526 sq.ft.

Loft: 172 sq.ft.



RE/MAX

For more information about this call, please contact your agent or call 604.263.3961 or visit us on 1482



Exclusor

Pixlink

Contact Brad Leslie bradleslie.ca

604.263.2823

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It met our needs, providing the bedroom and bath on ground floor, with bright solarium and recreational rooms that our parents and family could use to get the sun without having to go out or climb stairs. We went ahead and purchased the house in a bidding war for \$1.28 M. The property was sold to us as a three-bedroom home with two bathrooms on the top floor and one bathroom on the ground floor, without any indication that there were alterations made in the house without required permits.



**PROPERTY DISCLOSURE STATEMENT  
RESIDENTIAL**

PAGE 1 of 3 PAGES



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: February 25, 2016

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 11251 CLIPPER COURT  
Richmond

V7E 4M3

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply 'Do Not Know'. This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLY.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		RC			
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		RC			
C. Is there a survey certificate available?	RC				
D. Are you aware of any current or pending local improvement levies/charges?		RC			
E. Have you received any other notice or claim affecting the Premises from any person or public body?		RC			
<b>2. SERVICES</b>					
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other	RC				
B. Are you aware of any problems with the water system?		RC			
C. Are records available regarding the quantity of the water available?			RC	RC	
D. Are records available regarding the quality of the water available?			RC	RC	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other	RC				
F. Are you aware of any problems with the sanitary sewer system?		RC			
G. Are there any current service contracts, (i.e., septic removal or maintenance)?		RC			
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				RC	
<b>3. BUILDING</b>					
A. To the best of your knowledge, are the exterior walls insulated?	RC				
B. To the best of your knowledge, is the ceiling insulated?	RC				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		RC			
D. Has a final building inspection been approved or a final occupancy permit been obtained?	RC				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			RC		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		RC			
G. Are you aware of any structural problems with any of the buildings?		RC			
H. Are you aware of any additions or alterations made in the last sixty days?	RC				
I. Are you aware of any additions or alterations made without a required permit and final inspection, e.g., building, electrical, gas, etc.?	RC				

RC  
INITIALS

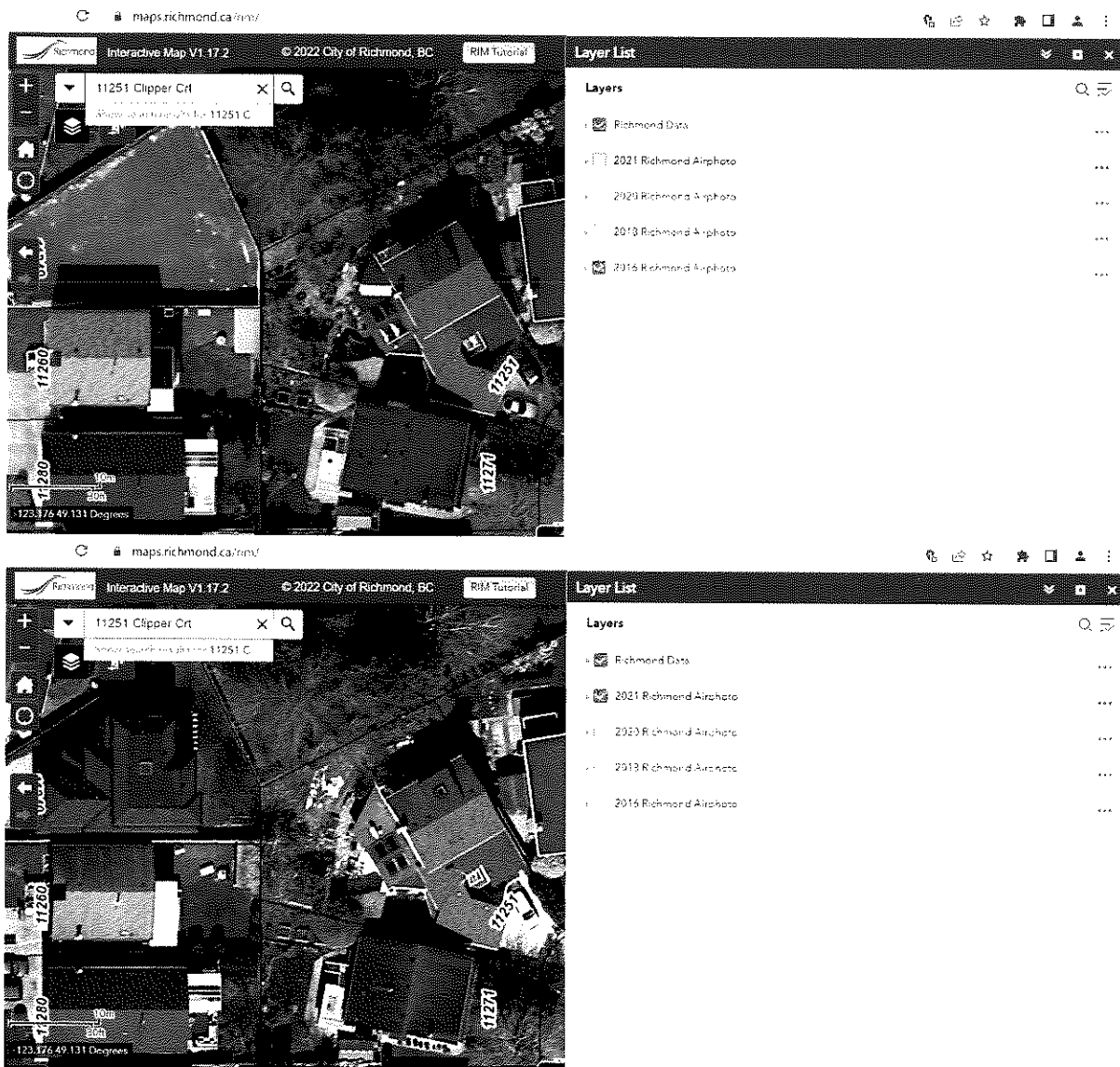






The recreational room and the solarium started showing leaks (the leak in the rec room was also described in the PDS), which we decided to have fixed by Randy Montroy of Randhill Construction Ltd. While working on the roof to fix the leak and repair the rot, we also got the windows & skylights upgraded (they had also developed leaks and the insulating gas had escaped) and the flooring redone for better insulation to keep the house warm during winters. We did not change the footprint of the house during any of this work.

Following are two satellite images of the home from 2016 when we had purchased the home and more recently in 2021.



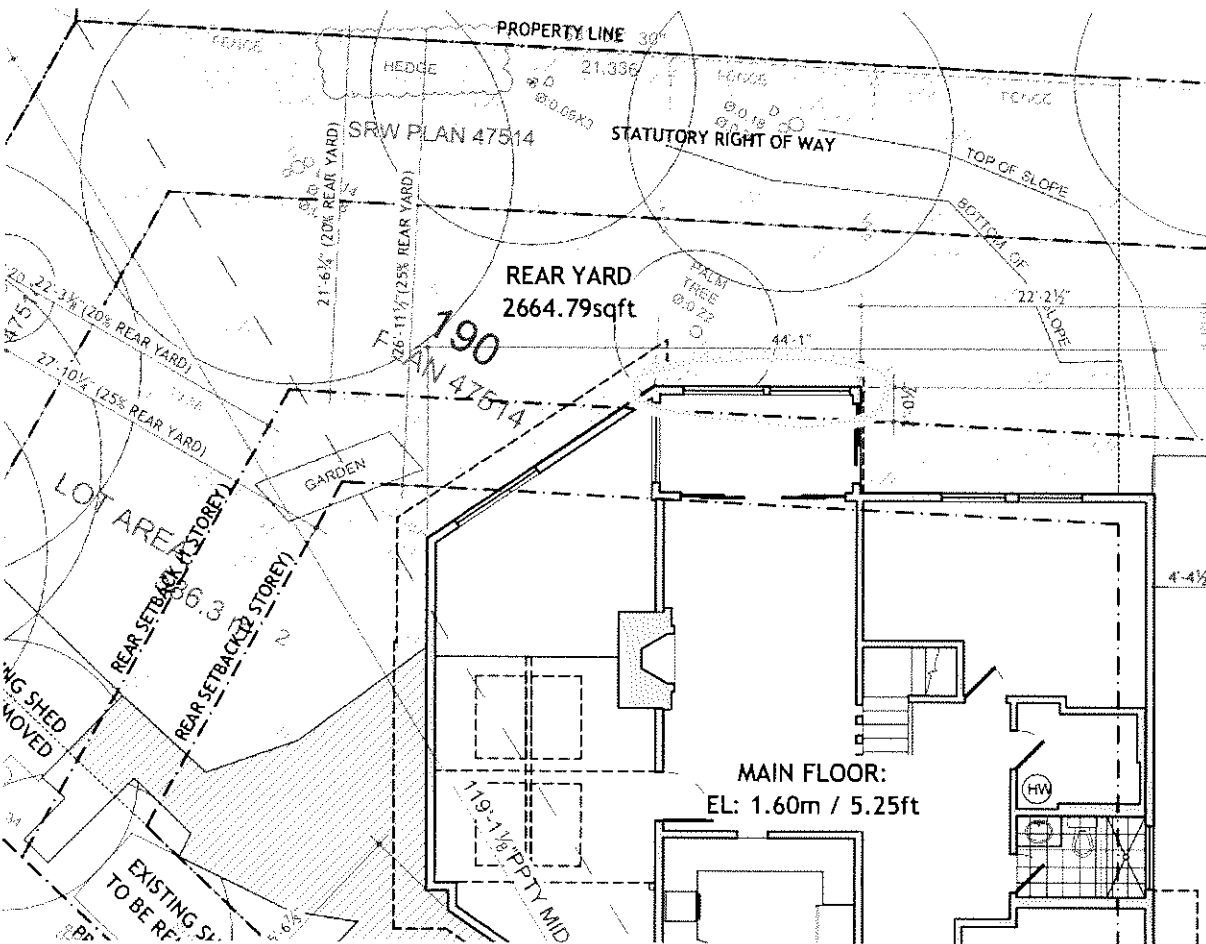
As you see, nothing has changed in terms of the footprint of the house.



When the contractor fixed the rot and roofing in the rec area, he indicated to us that the new roof was strong enough to be a deck we could walk on to from our master bedroom. He indicated that it was a small enough change, that it would not require a permit. We decided to have the deck built, it meant replacing a window in our master bedroom with a door and installing rails around the deck.

At this point, there was a complain about construction which brought the city inspectors to our home. They brought to our notice that the bathrooms in the top floor, the rec room and the solarium in our home were not in the plans of the city and do not have a permit.

We would like to do the right thing and get the necessary permit for our home from the city so we can move on with our life. It now appears that an edge of the rec room and solarium are outside the currently permitted setback. In the following drawing the section which is outside the setback is highlighted in yellow. Again this is an area we renovated but did not build into.



The city has asked us to apply for a variance. The variance description is the following:



*"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."*

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.  
Gargi & Surjit

### **Letter of support for variance application**

#### **11231 Clipper Court**

As residents of 11231 Clipper Court, we support the variance application.

#### **11271 Clipper Court**

As residents of 11231 Clipper Court, we support the variance application.

#### **11240 Galleon Court**

As residents of 11240 Galleon Court, we support the variance application.

#### **11260 Galleon Court**

As residents of 11260 Galleon Court, we support the variance application.

#### **11280 Galleon Court**

As residents of 11280 Galleon Court, we support the variance application.



*"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."*

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.  
Gargi & Surjit

### **Letter of support for variance application**

#### **11231 Clipper Court**

As residents of 11231 Clipper Court, we support the variance application.

*Bohn Moore* Aug. 14, 2022  
*Rodger Macre*  
604-304-5590

#### **11271 Clipper Court**

As residents of 11271 Clipper Court, we support the variance application.

*Fred G. Harwood* Aug 20, 2022  
*Fred G. Harwood*  
604-270-3596

#### **11240 Galleon Court**

As residents of 11240 Galleon Court, we support the variance application.

#### **11260 Galleon Court**

As residents of 11260 Galleon Court, we support the variance application.

#### **11280 Galleon Court**

As residents of 11280 Galleon Court, we support the variance application.



*"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."*

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.  
Gargi & Surjit

**Letter of support for variance application**

**11231 Clipper Court**

As residents of 11231 Clipper Court, we support the variance application.

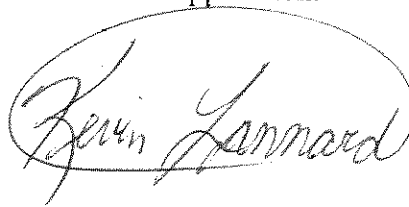
**11271 Clipper Court**

As residents of 11231 Clipper Court, we support the variance application.

**11240 Galleon Court**

As residents of 11240 Galleon Court, we support the variance application.

KEVIN LANNARD  
20 Aug 2022



**11260 Galleon Court**

As residents of 11260 Galleon Court, we support the variance application.

**11280 Galleon Court**

As residents of 11280 Galleon Court, we support the variance application.



*"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."*

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.  
Gargi & Surjit

### **Letter of support for variance application**

#### **11231 Clipper Court**

As residents of 11231 Clipper Court, we support the variance application.

#### **11271 Clipper Court**

As residents of 11231 Clipper Court, we support the variance application.

#### **11240 Galleon Court**

As residents of 11240 Galleon Court, we support the variance application.

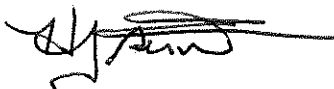
#### **11260 Galleon Court**

As residents of 11260 Galleon Court, we support the variance application.

Frederick Winston Daniels  
 604-277-8307

#### **11280 Galleon Court**

As residents of 11280 Galleon Court, we support the variance application.

 604-365-8047  
Helen T-Schubels





# City of Richmond

## Development Variance Permit

**No. DV 22-015216**

To the Holder: Surjit B Dixit  
Property Address: 11251 Clipper Court  
Address: 11251 Clipper Court

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) That section 8.1.6.6 reduce the required rear yard setback for a portion of the first storey from 6.79 m to 5.95 m
  - b) That section 8.1.6.6 reduce the required rear yard setback for a portion of the second storey from 8.5 m to 6.11 m
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan #1-3).
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

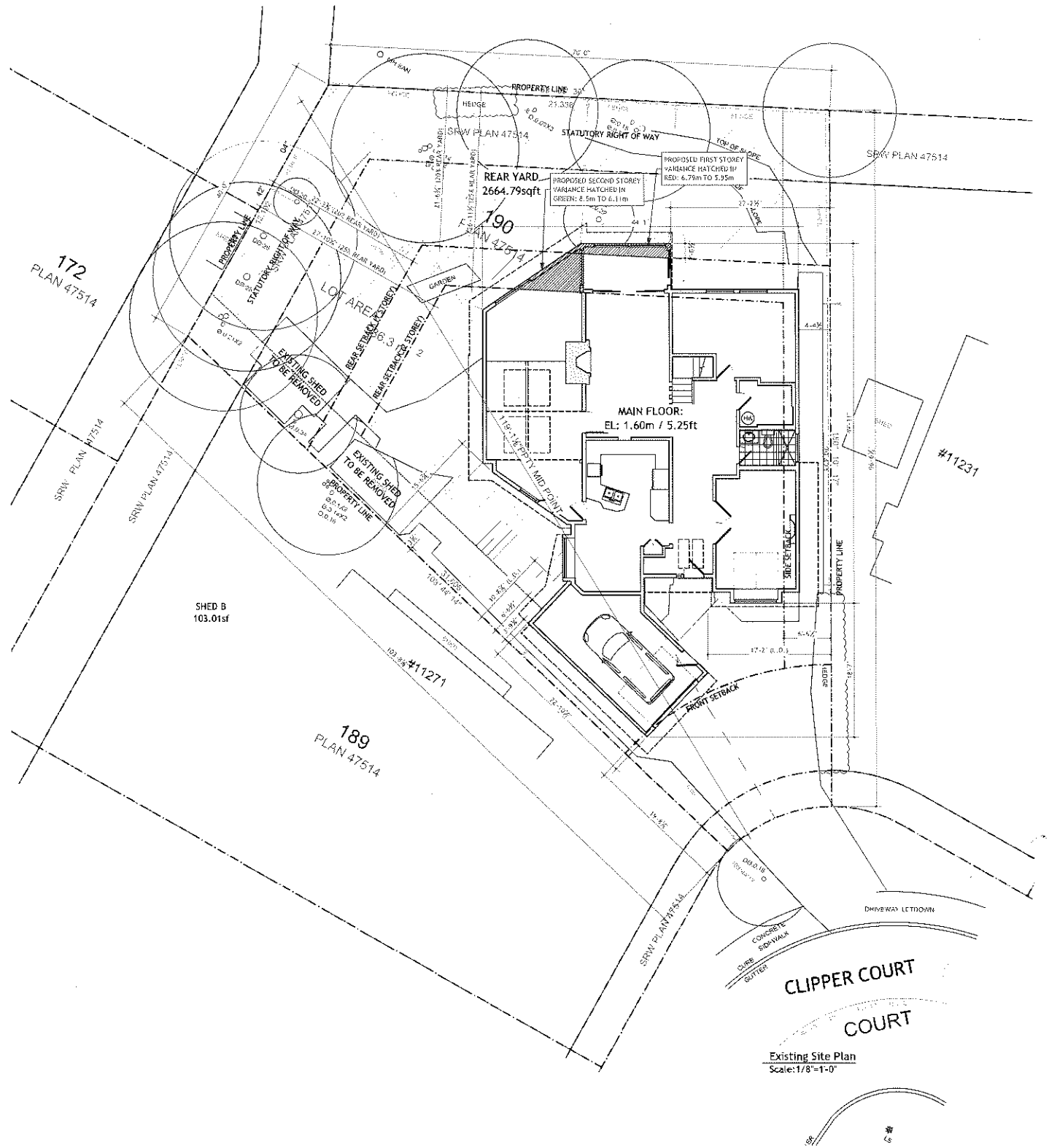
\_\_\_\_\_  
MAYOR







Plan 1  
DV 22-015216



Statistics: 11251 Clipper Court  
ZONING: RS-1/B

LOT AREA:	6,310.88 sq. ft.
Allowable Lot Coverage (45%):	2,839.90 sq. ft.
Existing (36.1%):	2,279.67 sq. ft.
Proposed (37.4%):	2,359.28 sq. ft.

FSR SUMMARY:	
5000 x .55 =	2,750.00 sq. ft.
1310.88 x .30 =	393.26 sq. ft.
Allowable FSR:	3,143.26 sq. ft.

Proposed:	
Main Floor:	1,872.41 sq. ft.
Upper Floor:	998.02 sq. ft.
Total Proposed FSR:	2,870.43 sq. ft.

Exclusions:	
Attic Storage:	174.66 sq. ft.
Garage:	265.10 sq. ft.
Garage Roof Deck:	281.18 sq. ft.
Upper Balcony:	205.68 sq. ft.

Existing:	
Main Floor:	1,789.01 sq. ft.
Upper Floor:	799.10 sq. ft.
Total Existing FSR:	2,588.11 sq. ft.

Exclusions:	
Attic Storage:	174.66 sq. ft.
Garage:	268.30 sq. ft.
Upper Balcony:	205.68 sq. ft.

Accessory Bldg. in Rear Yard:	
Allowable (40% of 2664.79):	1,065.92 sq. ft.
Existing Shed:	103.01 sq. ft.

SETBACKS:	
Front: 4m	19.69 ft.
Rear: 25% of Avg. Lot Depth	25.03 ft.
Side: 2m	6.56 ft.
Accessory / Garage side:	4.00 ft.
Max Bldg depth:	65.00 ft.

HEIGHT:	
Principal Building: 2.5 Storeys	
*measured from FSG of 1.36m	ft.

Allowable (Flat Roof): 7.5m	24.61 ft.
-----------------------------	-----------

Proposed:	ft.
Existing: (7.11m)	23.33 ft.

Accessory Building: 9m	29.53 ft.
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Owner:  
Gargi Surjit Dixit

Legal Description:  
Lot 190 Section 2  
Block 3 North Range 7 West  
New Westminster District Plan 47514



Date:	Submissions:
July 21, 2021	Preliminary Issue
August 10, 2021	Revised Preliminary Issue
August 17, 2021	Revised Progress Issue
August 31, 2021	Revised Progress Issue
September 30, 2021	Revised Progress Issue
November 1, 2021	Issued for Building Permit
February 3, 2022	Revised L.F. Building Permit
February 16, 2022	Revised L.F. Building Permit
March 29, 2022	Revised L.F. Building Permit

Seal:

All dimensions are for design intent only. It is contractor's responsibility to verify dimensions and verify Arata Halenaka Design Atelier of any discrepancies prior to construction. All Drawings and Specifications are the exclusive property of Arata Halenaka Design Atelier, without consent it may not be used.

Project:  
Surjit Residence  
11251 Clipper Court  
Richmond, BC

Sheet Title:  
Site Plan

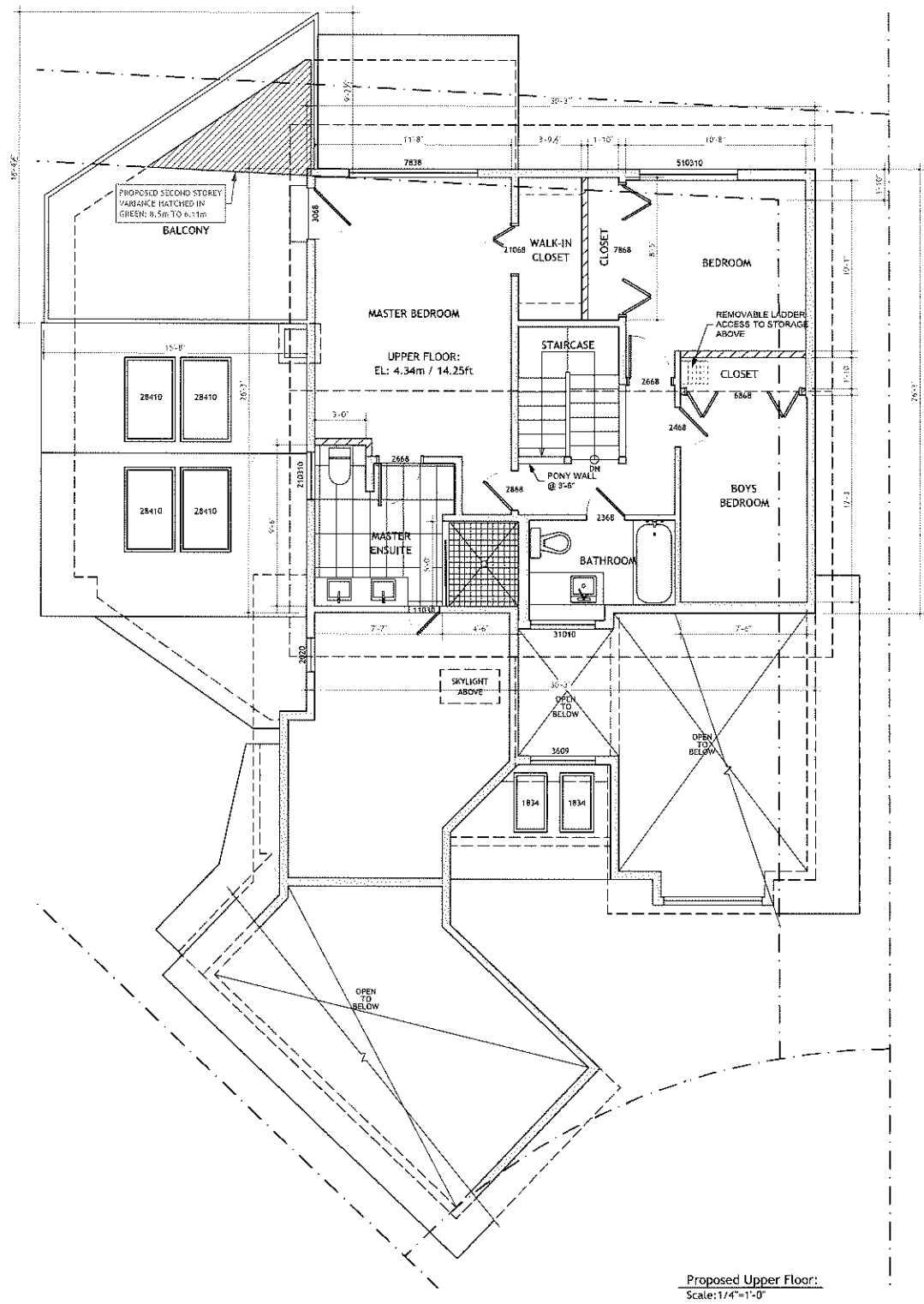
Project Number:  
21-03

Scale:  
1/8" = 1' 0"

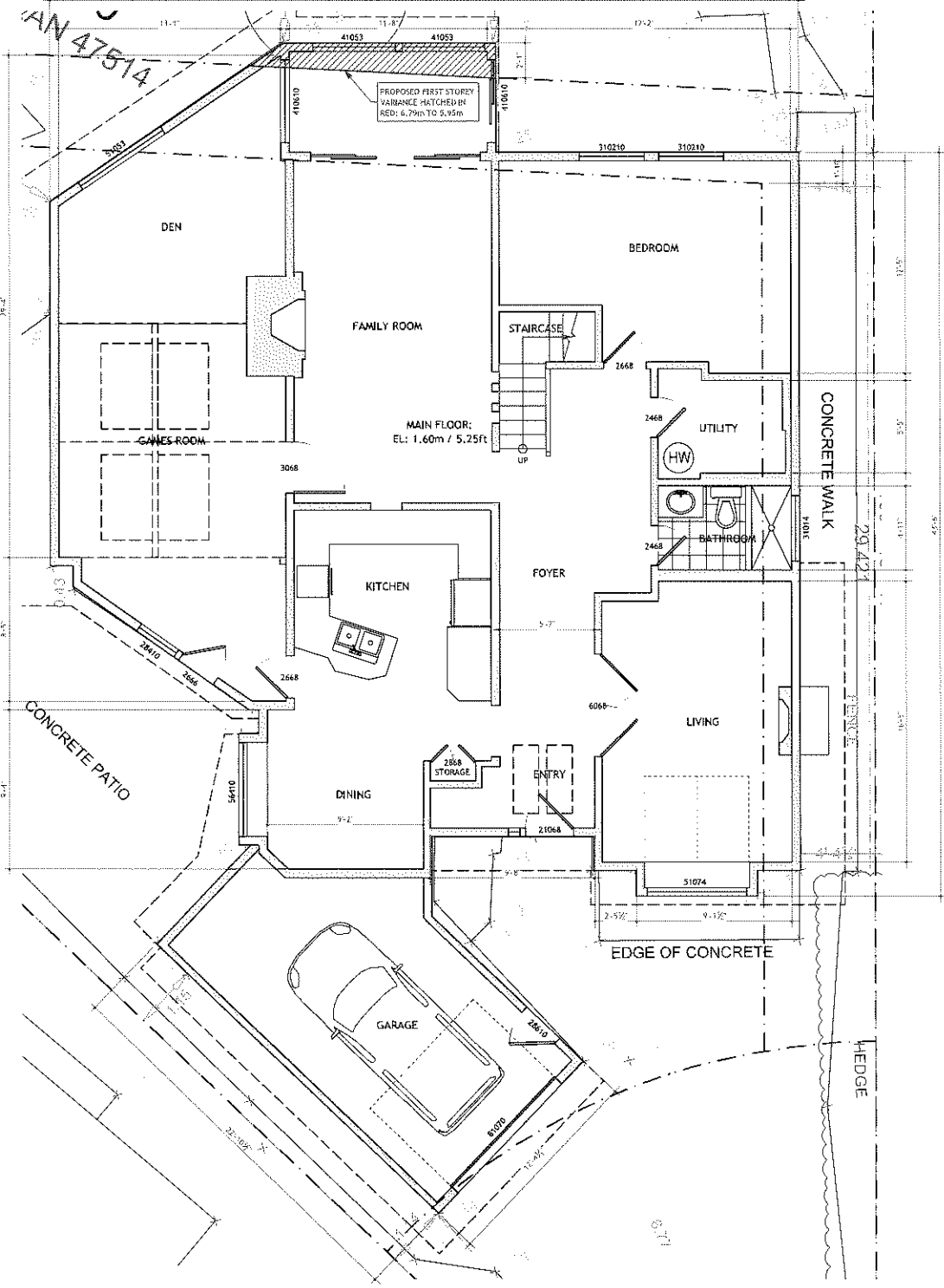
Sheet Number:  
A-1.01

Revised Issue for Building Permit - March 29, 2022

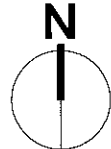




Proposed Upper Floor:  
Scale: 1/4" = 1'-0"



Existing Main Floor:  
Scale: 1/4" = 1'-0"



Date:	Submission:
July 21, 2021	Preliminary Issue
August 10, 2021	Revised Preliminary Issue
August 17, 2021	Revised Progress Issue
August 24, 2021	Revised Progress Issue
September 30, 2021	Revised Progress Issue
November 1, 2021	Issued for Building Permit
February 2, 2022	Revised I.F. Building Permit
February 18, 2022	Revised I.F. Building Permit
March 29, 2022	Revised I.F. Building Permit

All dimensions are for design intent only. It is contractor's responsibility to verify dimensions and notify Arata Hatanaka Design before any discrepancies prior to construction. All Drawings and Specifications are the exclusive property of Arata Hatanaka Design. Alter, without consent it may not be used.

Project:  
**Surjit Residence**  
  
11251 Clipper Court  
Richmond, BC

Sheet Title:  
**Main/Upper  
Floor Plan**

Project Number:  
21-03

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

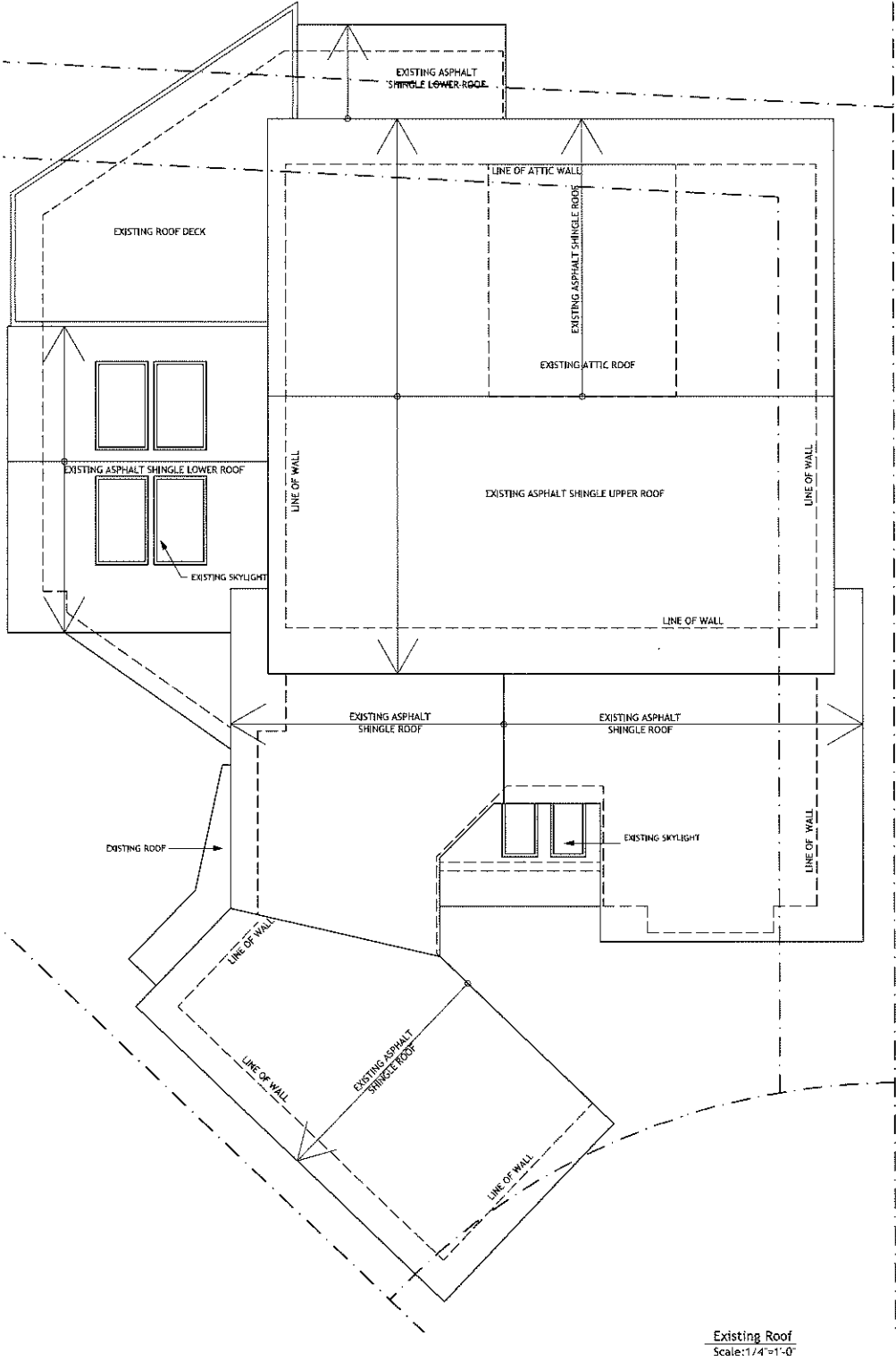
Sheet Number:  
**A-2.02**

Revised Issue for Building Permit - March 29, 2022

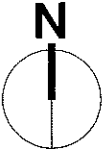
**Plan 2**  
**DV 22-015216**



Plan 3  
DV 22-015216



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



Date:	Submission:
July 21, 2021	Preliminary Issue
August 16, 2021	Revised Preliminary Issue
August 17, 2021	Revised Progress Issue
August 21, 2021	Revised Progress Issue
September 30, 2021	Revised Progress Issue
November 1, 2021	Issued for Building Permit
February 2, 2022	Revised I.F. Building Permit
February 15, 2022	Revised I.F. Building Permit
March 29, 2022	Revised I.F. Building Permit

Seal:

All dimensions are for design intent only. It is contractor's responsibility to verify dimensions and quality. Arataholenaka Design Atelier is not responsible for any discrepancies prior to construction. All drawings and specifications are the exclusive property of Arataholenaka Design Atelier, without consent it may not be used.

Project:  
Surjit Residence  
11251 Clipper Court  
Richmond, BC

Sheet Title:  
Roof Plan

Project Number:  
21-03

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

Sheet Number:  
A-2.04

Revised Issue for Building Permit - March 29, 2022