



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, July 19, 2021 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10273 (RZ 19-867880)**
(File Ref. No. 12-8062-20-01273; RZ 19-867880) (REDMS No. 6665590)

PH-5

[See Page PH-5 for full report](#)

Location: 6700 Francis Road

Applicant: Doxa Development

Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to a new site specific “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone to permit the property to be subdivided to create two duplex lots with vehicle access from Francis Road.

First Reading: June 14, 2021

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10273.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10271 (RELATED TO BYLAW 10277)**

RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10277 (RZ 17-775025)

(File Ref. No. 12-8060-20-010271/010277; RZ 17-775025) (REDMS No. 6672418)

PH-37

See Page PH-37 for full report

Location: 6740 and 6780 Francis Road

Applicant: Vivid Green Architecture Inc.

Purpose of Bylaw 10271: To create a new “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” site specific zone for duplex developments fronting an arterial.

First Reading: June 14, 2021

Purpose of Bylaw 10277: To rezone the subject properties from the “Single Detached (RS1/E)” zone to a new site specific “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone to permit the properties to be subdivided to create four duplex lots with vehicle access from Francis Road.

First Reading: June 14, 2021

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10271.



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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10277.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10265 (RZ 08-429600)**

(File Ref. No. 08-429600; 12-8060-20-010265/008618) (REDMS No. 6657013 v. 2)

PH-74

See Page PH-74 for full report

Location: 6500 Cooney Road

Applicant: Kenneth Kim Architecture Inc.

Purpose: To create the “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)” zone, and to rezone 6500 Cooney Road from the “Low Density Townhouses (RTL1)” zone to the “Parking Structure Townhouses (RTP4)” zone to the “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)” zone, to permit development of a six unit, three-storey townhouse development over a one-storey open parking structure.

First Reading: June 28, 2021

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10265.



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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10254 (RZ 20-907463)**

(File Ref. No. RZ 20-907463; 12-8060-20-10254) (REDMS No. 6673518 v. 4A)

PH-149

See Page **PH-149** for full report

Location: 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road

Applicant: Zhao XD Architect Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to a new site-specific “Town Housing (ZT94) – Francis Road (Broadmoor)” zone, to permit the development of 25 townhouse units with vehicle access from Francis Road.

First Reading: June 28, 2021

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10254.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 25, 2021
File: RZ 19-867880

Re: Application by Doxa Development for Rezoning at 6700 Francis Road from the "Single Detached (RS1/E)" Zone to the Site Specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10273, for the rezoning of 6700 Francis Road from the "Single Detached (RS1/E)" zone to a new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, be introduced and given first reading.

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

WC:na
Att. 7

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

Staff Report

Origin

Doxa Development has applied to the City of Richmond, on behalf of 1138934 B.C. Ltd – Yongbin Ma and Ai Qiong He, for permission to rezone 6700 Francis Road (Attachment 1) from the “Single Detached (RS1/E)” zone to a new site specific “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone in order to permit the property to be subdivided to create two duplex lots (Attachment 2) with a shared access from Francis Road. A Development Permit application is required to further address the form and character of the proposed duplexes. A preliminary site plan, streetscape elevation, and renderings are provided for reference in Attachment 3.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains one single-family dwelling which will be demolished. The applicant has indicated that the dwelling is currently vacant and does not contain a secondary suite.

Surrounding Development

- To the North: Across Francis Road, a single-family lot zoned “Single Detached (RS1/E)” and low density townhouses zoned “Land Use Contract 047, 075”.
- To the South: Two single-family lots zoned “Single Detached (RS1/B)”.
- To the East: A single-family lot zoned “Single Detached (RS1/E)” with an active rezoning application for duplex redevelopment separate from the subject site (RZ 17-775025).
- To the West: A single-family lot zone “Single Detached (RS1/K)”.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

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

Single Family Lot Size Policy 5428

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

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

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Staff originally encouraged the applicant to work with the adjacent site to the east (6740 and 6780 Francis Road RZ 17-775025) so a rezoning application that meets the required minimum lot widths for the established “Arterial Road Two-Unit Dwellings (RDA)” zone could be achieved. Despite these efforts, two separate rezoning applications are proposed.

A new site specific zoning “Two-Unit Dwellings (ZD7) - Francis Road (Blundell)” is proposed to be used for both the rezoning of the subject site and 6740/6780 Francis Road. The proposed specific zoning district (ZD7) allows duplexes on a slightly narrower lot width of 10.0 m as compared to the 10.35 m lot width required by the RDA zone.

When the “Arterial Road Two-Unit Dwellings (RDA)” zone was introduced, a minimum lot width of 10.35 m was identified for interior lots that share a vehicle access with an adjacent lot on an arterial road. This minimum lot width was identified primarily in response to on-site vehicle parking and on-site circulation requirements. Through the review of this application the

applicant was able to demonstrate that all on-site vehicle parking and circulation could be achieved on a 10.0 m wide lot, provided that resident vehicle parking is provided in a carport instead of within an enclosed garage. Without garage doors, the 6.7 m wide auto court can be used to the full extent for vehicle circulation and maneuvering. Likewise the minimum sized parking stalls required can be measured from the minimum 1.2 side yard setback instead of additional setback due to garage wall thickness and space to accommodate a standard vehicle in an enclosed garage.

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

Built Form and Architectural Character

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

Existing Legal Encumbrances

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

Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, at least one convertible unit will be provided in this duplex cluster of four units sharing one driveway (i.e., Unit Type A and/or Type C). Details of the accessible housing features will be required for the accessible unit and reviewed at the future Development Permit stage.

Transportation and Site Access

Vehicle access to the proposed two duplex lots will be limited to one shared driveway crossing from Francis Road, secured by legal agreement. The shared driveway will be centred at the common property line between the proposed lots. To ensure adequate access for both proposed units, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be 6 m wide to allow for two vehicles in opposing directions to pass, and then taper at a 5:1 transition to a minimum width of 4 m.

- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.

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

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

- Vehicle access to the two duplex lots is via a single shared driveway crossing, to be centered on the proposed shared property line.
- The buildings and driveway on the proposed lots to be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on titles of each property.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven (tag# 78, 79, 80, 81, 82, 83 and 84) bylaw-sized trees on the subject property, one tree (tag# OS1) on neighbouring property to the west (6688 Francis Road), and three street trees (tag# 75, 76 and 77) on City property.

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

- 3 trees (tag# 82 (Douglas Fir 53cm caliper), 83 (Laurel combined 37cm caliper), and 84 (Douglas Fir 50cm caliper) located along the back property line are in very good condition and should be retained and protected a minimum 5m out from the base of the tree. Staff have worked with the applicant to ensure the rear units are setback in order to provide the minimum 5m required tree protection zone.
- 2 trees (tag# 78 (Western Red Cedar 48cm caliper) and 79 (Beech 50cm caliper)) are located along the front property line and have been significantly topped due to the BC Hydro line clearance requirements. These trees are not good candidates for retention and should be removed and replaced.
- 2 trees (Tag# 80 (Hazel nut combined 37cm caliper) and 81 (Pear combined 13cm caliper)) located on the development site are in very poor condition (heavily topped and dying). These trees are not good candidates for retention and should be removed and replaced.
- 3 trees (Tag# 75 (Beech 9cm caliper), tag# 76 (Beech 17cm caliper), and tag# 77 (Beech 25cm caliper) located on City property were assessed by Parks Arboriculture staff for retention as they are all in good health and condition.

- 2 trees of the 3 trees City trees (tag# 75 and 77) are in good condition and can be retained in their current location. A \$10,000.00 Tree Survival Security will be required for the retention of 2 City trees).
- 1 City tree (tag# 76) is in good condition but in conflict with the driveway location. The tree will be relocated to a location chosen by Parks staff. All cost associated with hiring a certified tree moving company and relocation of the tree are the responsibility of the developer.
- 1 tree (tag# OS1 (Spruce 51cm caliper) located on neighbouring property to the west at 6688 Francis Road will not be impacted by construction and will be retained and protected with tree protection fencing.
- Tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove four (tag# 78, 79, 80 and 81) on-site trees. The 2:1 replacement ratio would require a total of 8 replacement trees (4 per lot). The applicant has agreed to plant 2 trees on each lot proposed; for a total of 4 new replacement trees. With existing rear yard trees being retained and root systems already established, the 4 other required replacement trees will be provided as cash-in-lieu. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
1	6 cm	2.5 m
1	8 cm	3 m
2	9 cm	3.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of the remaining 4 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

3 on-site trees (tag# 82, 83 and 84), 2 City trees (tag# 75 and 77), and 1 neighbouring tree (tag#OS1) on neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

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

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security in the amount of \$50,000.00 for the protection of on-site, City, and neighbouring trees.

Affordable Housing Strategy

The proposed site specific Two-Unit Dwellings zone is based on the Arterial Road Duplex (RDA) zone. Affordable housing contributions have been applied in keeping with this zone. The applicant will make a cash-in-lieu contribution of \$8.50 per buildable square foot per the Affordable Housing Strategy for a total of \$54,826.28.

Energy Step Code

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

Site Servicing and Frontage Improvements

Prior to final adoption of the Rezoning Bylaw, the developer is required to provide a 2.1 m wide road dedication across the Francis Road frontage to accommodate the required frontage improvements.

Prior to approval of subdivision, the developer is required to enter into a Servicing Agreement for the design and construction of frontage improvements and service connections. Works include, but are not limited to, construction of a new 1.5 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard. The developer is also required to provide a 1.5 m wide SRW along the north property line for the storm service connections and water service connections (Attachment 8).

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

Development Permit

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

- Compliance with Development Permit Guidelines for Arterial Road duplex projects in the 2041 Official Community Plan (OCP).

- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure 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 required Statutory Right of Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.

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

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone 6700 Francis Road from the "Single Detached (RS1/E)" zone to the new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, in order to permit the development of four duplex units on two lots with shared access from Francis Road. The proposed new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zoning has been developed to permit duplex development on a narrower lot width while achieving all of the remaining requirements of the zone.

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10273 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Subdivision Layout

Attachment 3: Conceptual Development Plans

Attachment 4: Development Application Data Sheet

Attachment 5: Lot Size Policy 5428

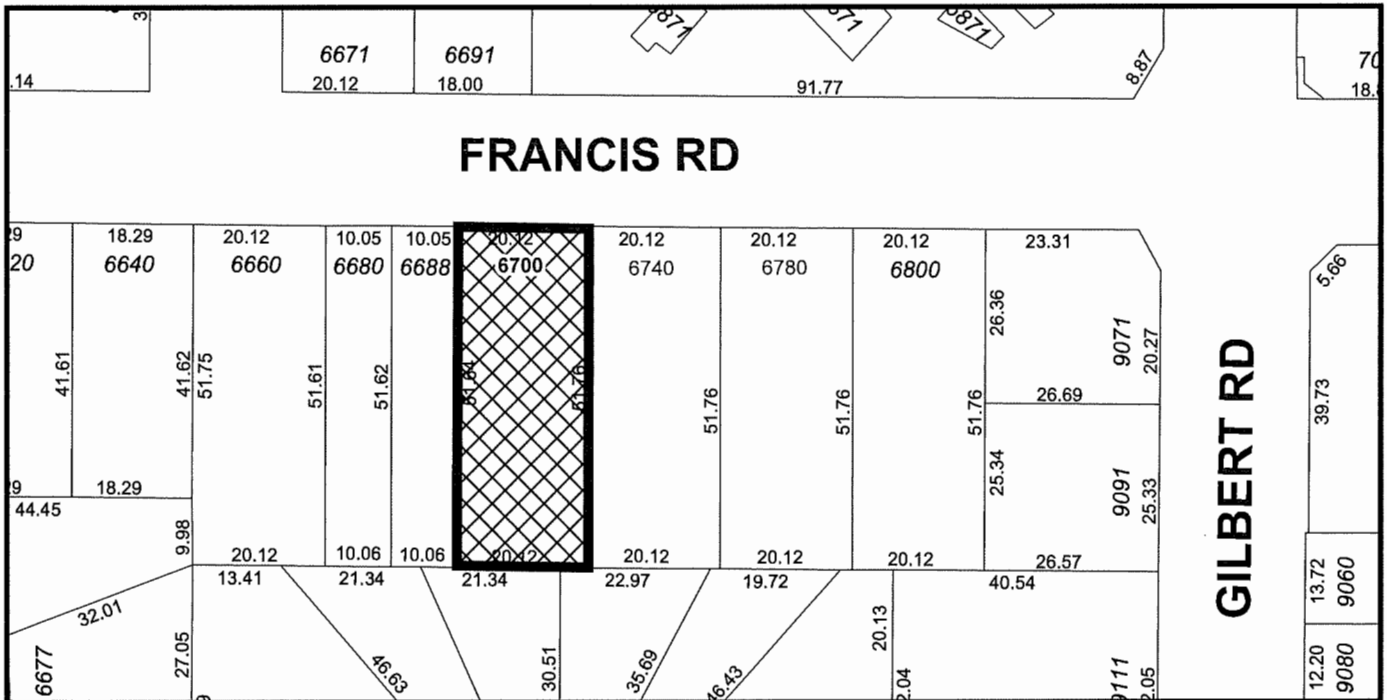
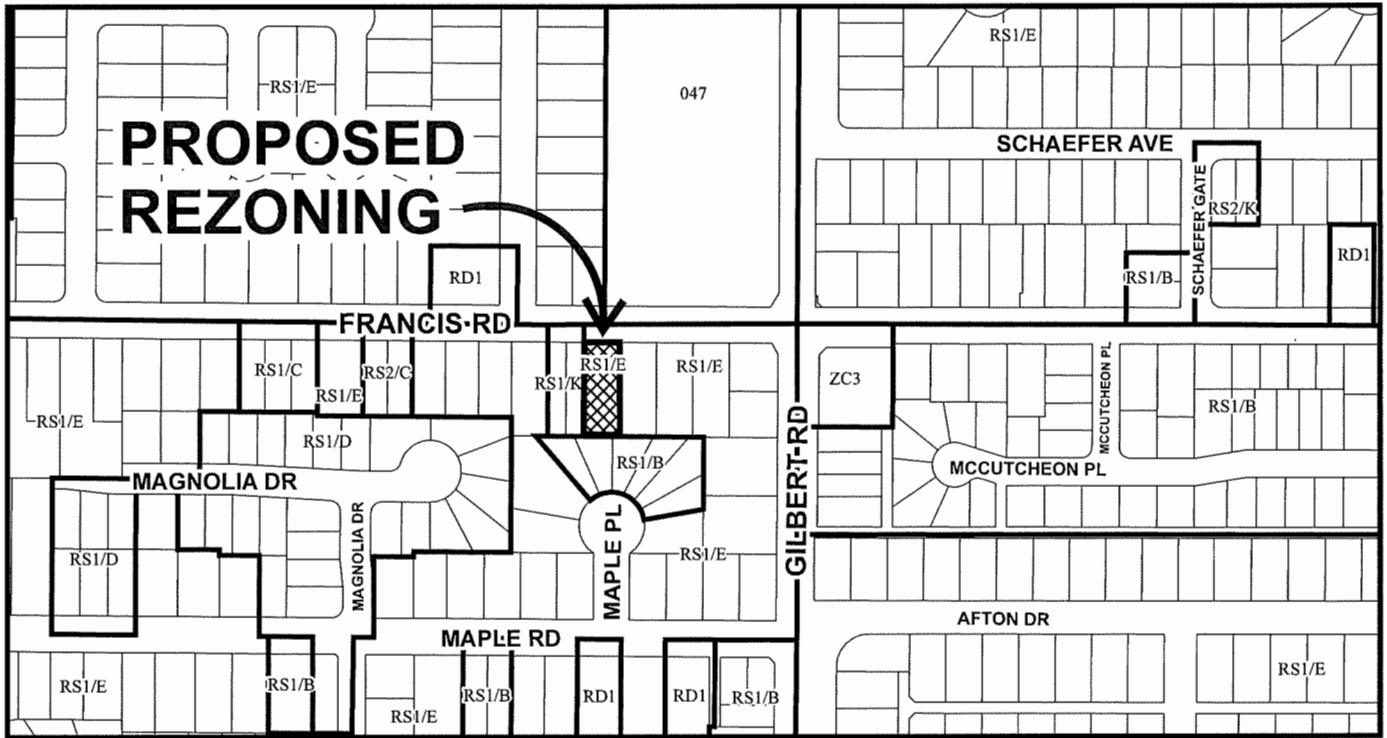
Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 19-867880

Original Date: 06/27/17

Revision Date: 05/11/21

Note: Dimensions are in METRES



City of Richmond

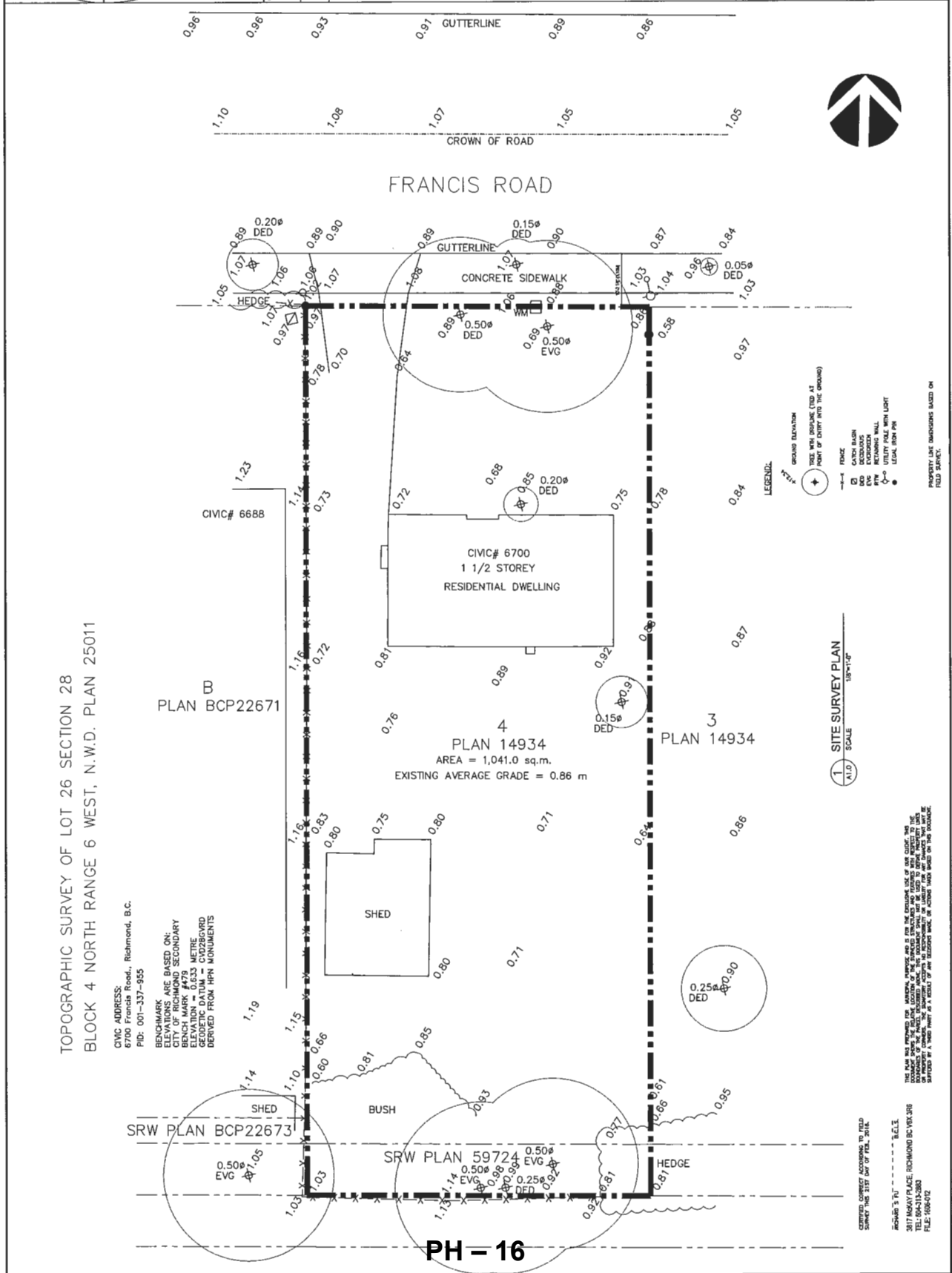


RZ 19-867880

Original Date: 08/06/19

Revision Date: 05/11/21

Note: Dimensions are in METRES



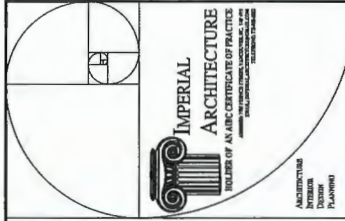


Project Data - LOT A			Color Address	PRO
Lot A - 6700 French Road, Richmond, BC				003-375-555
			Legal Description	
LOT 4 SEC 40 NW 40 RD 60 W PL WWP45481 Lot 4, Block 4N1, Plan NWP45481, Section 30, Range 6 W, New Westminster Land Overlay				
Planning Area	5602-7915F		OS Burnaby	
Green Site Area	327,181 SQ	=	21.31 DM	
2-1 Major Road Intersection	5375, 6035F	=	405.41 DM	
Net Site Area				
Max. FSR Allowed (RDA Zone)	0.25	=	296.16 DM	
Net Area Allowed	3223.30 SF	=		
Total Net Floor Area Provided	3223.30 SF	=	299.50 DM	

Project Data - LOT B		Site Address	Legal Description	PID
Lot B - 4290 Frauds Road, Richmond, BC		LOT 4 SEC 28 N 4 W 6 RS (M 7) N 40 P 13381 (all 4, Block, All Plan T104, T105, Section 28, Range 6 W, New Westminster Land District		001 317 955
Planning Area		5602.21 SF	05 Burnside	320.46 154
Grass Site Area		227.34 SF	"	21.12 154
2-1 Avenue Road Paved Area		5374.87 SF	"	469.44 154
Net Site Area			"	
Area (100 Allowance (10% Zone))		616	"	
Floor Area Allowed		2228.25 SF	"	229.69 154
Floor Area Provided		3225.14 SF	"	258.79 154

ROAD DEDICATION





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ARCHITECTURAL	1
INTERIOR	1
LANDSCAPE	1
MECHANICAL	1
ELECTRICAL	1
PLUMBING	1
STRUCTURAL	1
ENVIRONMENTAL	1
OTHER	1
TOTAL	9

ISSUED FOR REZONING RESUBMISSION	2021-05-10
4-UNIT DUPLEX DEVELOPMENT FOR	
6700 FRANCIS ROAD, RICHMOND, BC	
RZ 19-MFRB0	

COVER PAGE
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Drawing No: #8246
Sheet: A.0.0



PH - 18

DRAWING LIST

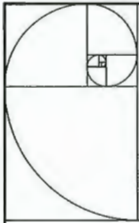
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A0.0 COVER SHEET	BUDG A & B LEVEL 1 FLOOR PLANS
A0.1 COLOR RENDERINGS	BUDG A & B LEVEL 1 AREA OVERLAY DIAGRAM
A0.2 PROJECT DATA & STATISTICS	BUDG A & B LEVEL 2 FLOOR PLANS
A0.3 SITE PLAN / STREET ELEVATION	BUDG A & B LEVEL 2 AREA OVERLAY DIAGRAM
A0.4 SITE SURVEY PLAN	ROOF PLANS
A0.5 SITE PLAN	A3.1 BUILDING A ELEVATIONS
A1.1 SITE PLAN	A3.2 BUILDING B ELEVATIONS
A1.2 PARKING PLAN	A4.1 BUILDING SECTIONS
A1.3 SITE COVERAGE OVERLAY	A5.1 CONVERTIBLE UNIT FLOOR PLANS
A1.4 PRIVATE OUTDOOR SPACE OVERLAY	
A1.5 SUBDIVISION PLAN	

4 UNIT DUPLEX DEVELOPMENT AT 6700 FRANCIS ROAD, RICHMOND, BC (RZ 19-867880)

ISSUED FOR REZONING RESUBMISSION 2021-05-10

CONTACT LIST

CLIENT CONSTRUCTION LTD. 4880 VANGUARD ROAD, RICHMOND BC, V6X 2P4 CONTACT: DAVID ZHANG, PRESIDENT PHONE: (604) 284-8111 EMAIL: DAVID@CONCONSTRUCTIONS.COM	ARCHITECT IMPERIAL ARCHITECTURE 225-2538 MARINE WAY, RICHMOND BC V6X 2M7 TEL: 779-884-8652 EMAIL: IMPERIAL_ARCHITECTURE@GMAIL.COM	CIVIL CORE CONCEPT CONSULTING LTD. 225-2538 MARINE WAY, RICHMOND BC V6X 2M7 CONTACT: ERIC DUFFY, DIRECTOR TEL: 779-884-8652 EMAIL: ERIC@CORECONCEPTCONSULTING.COM	ARBORIST FREEDOM TREE CARE LTD. 225-2538 MARINE WAY, RICHMOND BC V6X 2M7 TEL: 604-284-8652 EMAIL: INFO@FREEDOMTREECARE.COM	SURVEYOR RICHMOND PLANNING SURVEYING INC. 225-2538 MARINE WAY, RICHMOND BC V6X 2M7 CONTACT: RICHMOND PLANNING SURVEYING INC. TEL: 604-284-8652 EMAIL: INFO@RICHMONDPLANNINGSURVEYING.COM
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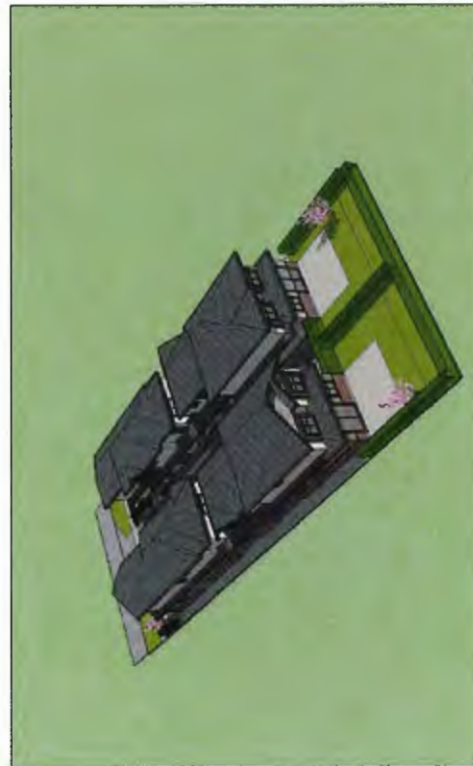
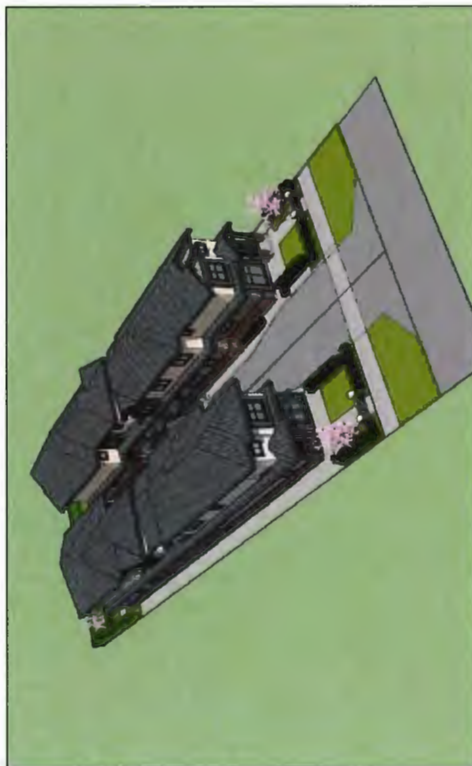
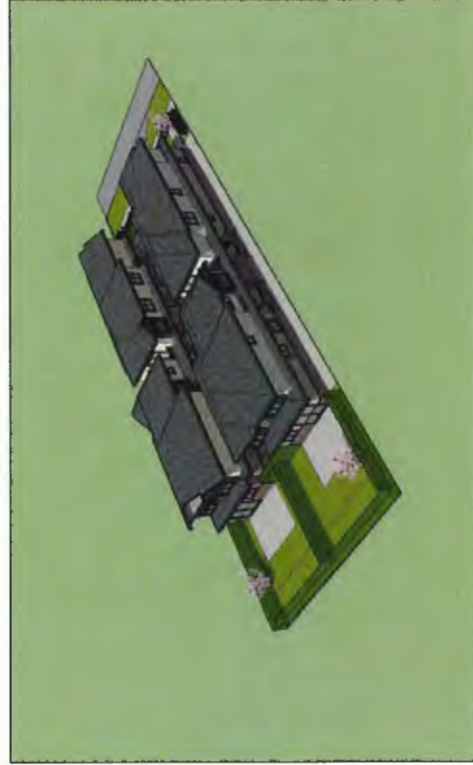
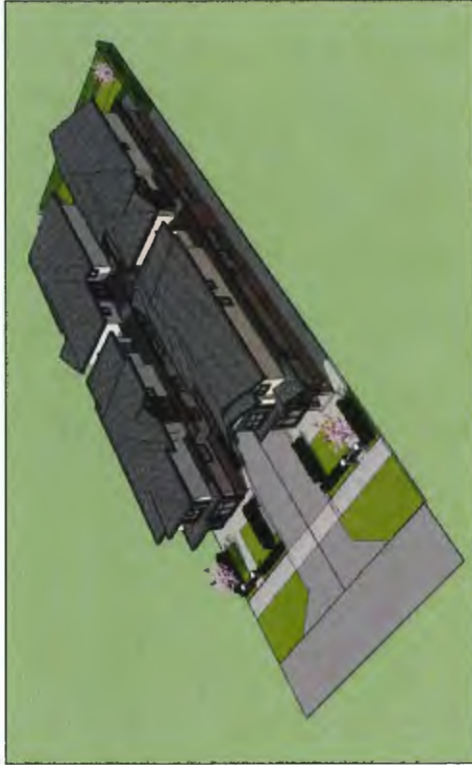
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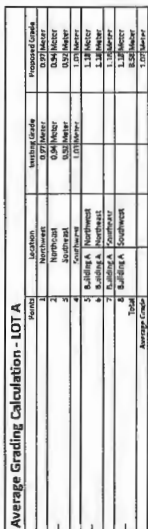
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RESUBMISSION
2021-05-10

Client
4-UNIT DUPLEX DEVELOPMENT FOR
DOXA
8700 FARMERS ROAD, RICHMOND, VA
RZ 19-00000

COLOR RENDERINGS

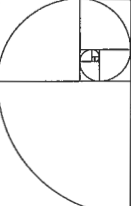
Project No.
#82246
Scale
N.T.S.
Drawing No.
Sheet
A0.2





GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS 'STARWELL' HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER' AND 'LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES' WILL BE PROVIDED IN ALL UNITS.
2. UNIT B1 IS THE CONVERTIBLE UNIT.



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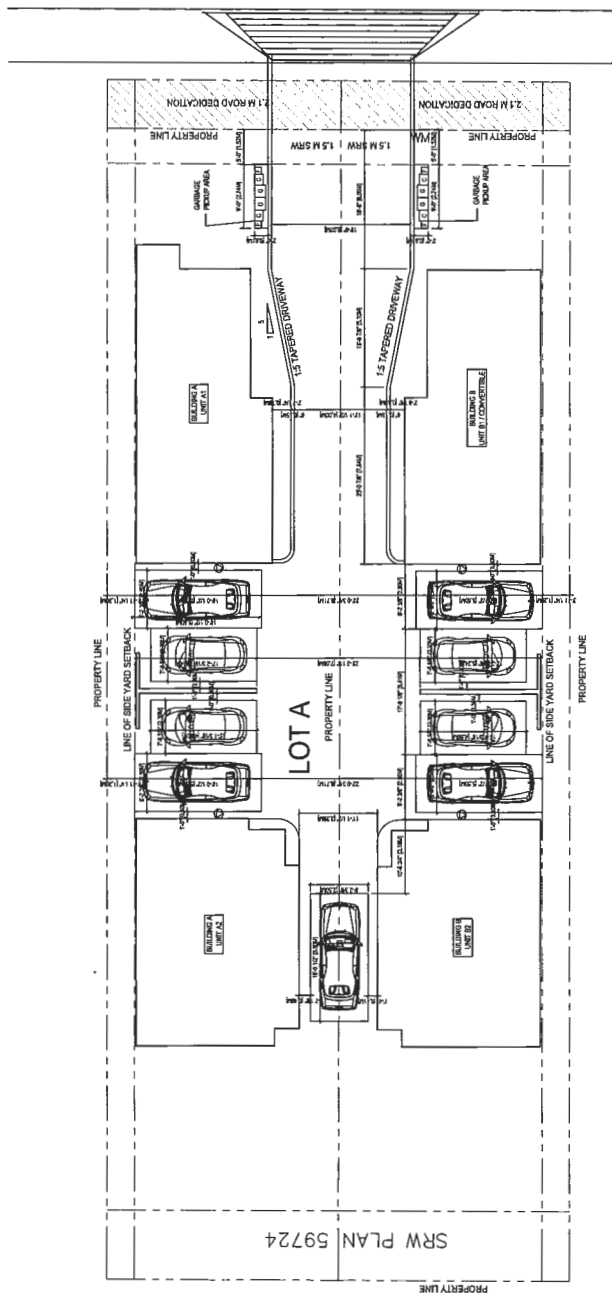
Client/Owner:
 The Client/Owner shall retain all rights in the work and shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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 2021-05-10

Client/Owner:
 4-UNIT DUPLEX DEVELOPMENT FOR
DOXA
 6180 FRANCES ROAD, RICHMOND, BC
 R2 10A(100)

THE PARKING PLAN

Project No: #8246
Scale: 1/8"=1'-0"
Sheet No.: A1.2



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

ROAD DEDICATION

Parking Calculation - LOT B

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%	1 Unit
Small Car (Residential Parking Prohibited)	0	0	0 Units
Visitor Parking Provided	2	Combined with Lot B	2 Units
EV Charging Provided (1 per Unit)	2	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 240V AC, AND CURRENT OF 16A TO 60A	2

Parking Calculation - LOT A

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%	1 Unit
Small Car (Residential Parking Prohibited)	0	0	0 Units
Visitor Parking Provided	2	Combined with Lot B	2 Units
EV Charging Provided (1 per Unit)	2	LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 240V AC, AND CURRENT OF 16A TO 60A	2

LEGEND

5'-10 3/4" (1.50M)

2'-0" (0.61M)

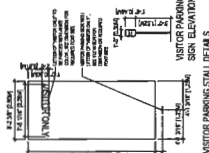
BIKE PARKING

CLASS 1

HORIZONTAL BICYCLE SPACE (1.8M X 0.8M)

STANDARD STALL (2.5M X 5.5M)

SMALL STALL (2.3M X 4.6M)



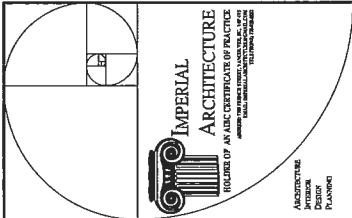
LEVEL 2 EV CHARGE METHOD IS DEFINED AS: VOLTAGE OF 200V TO 240V AC, AND CURRENT OF 16A TO 60A





Unit #	Building A			Total
	Unit A1 4 bath	Unit A2 500 4 bath	Unit A3 500 4 bath	
Reseals (BO / DBH)				
Convertible Unit				
Level 1 Gross Area	1,095.41 SF	1,040.16 SF		2,135.56 SF
Level 2 Gross Area	567.50 SF	567.50 SF		1,135.00 SF
Total Gross Area	1,662.91 SF	1,607.66 SF		3,270.57 SF
Garage Area exemption	321.00 SF	321.00 SF		642.00 SF
Converted Porch Area exemption	55.50 SF	26.26 SF		81.76 SF
Top Star Area exemption	21.00 SF	61.75 SF		82.75 SF
Green building system Area exemption	78.30 SF	78.30 SF		156.60 SF
Total Exempted Area	475.80 SF	487.31 SF		963.11 SF
Net Floor Area	1,187.11 SF	1,120.35 SF		2,307.46 SF
Net Floor Area allowed at 98.50 m	1,179.99 SF	1,109.08 SF		2,289.07 SF
Net Floor Area allowed at 98.50 m	Yes	Yes		Yes

Floor Area Calculation - LOT B				
Unit 4	Building B			Total
	Unit B1	Unit B2	Unit B3	
Exposure (B0 / GEN)	500	500	500	
Feature (B4b)	4 Bath	4 Bath	4 Bath	
Convertible Unit	✓			
Level 1 Gross Area	1,072.56 SF	1,040.51 SF	2,112.74 SF	
Level 2 Gross Area	855.71 SF	862.65 SF	1,718.37 SF	
Total Gross Area	1,928.27 SF	1,903.16 SF	3,831.43 SF	
Subtotal Area description	321.02 SF	321.02 SF	642.05 SF	
Grossed Park Area exemption	0.00 SF	26.26 SF	26.26 SF	
Opp. Entr. Area exemption	52.51 SF	67.51 SF	114.52 SF	
Green Building System Area Exemption	75.30 SF	75.30 SF	150.60 SF	
Total Exempted Area	127.81 SF	169.09 SF	336.67 SF	
Net Floor Area	1,800.46 SF	1,734.07 SF	3,534.53 SF	
Net Floor Area allowed at 193.0 m	1,800.46 SF	1,734.07 SF	3,534.53 SF	
Compliant with Net Floor Area per Unit Allowed	Yes	Yes	Yes	



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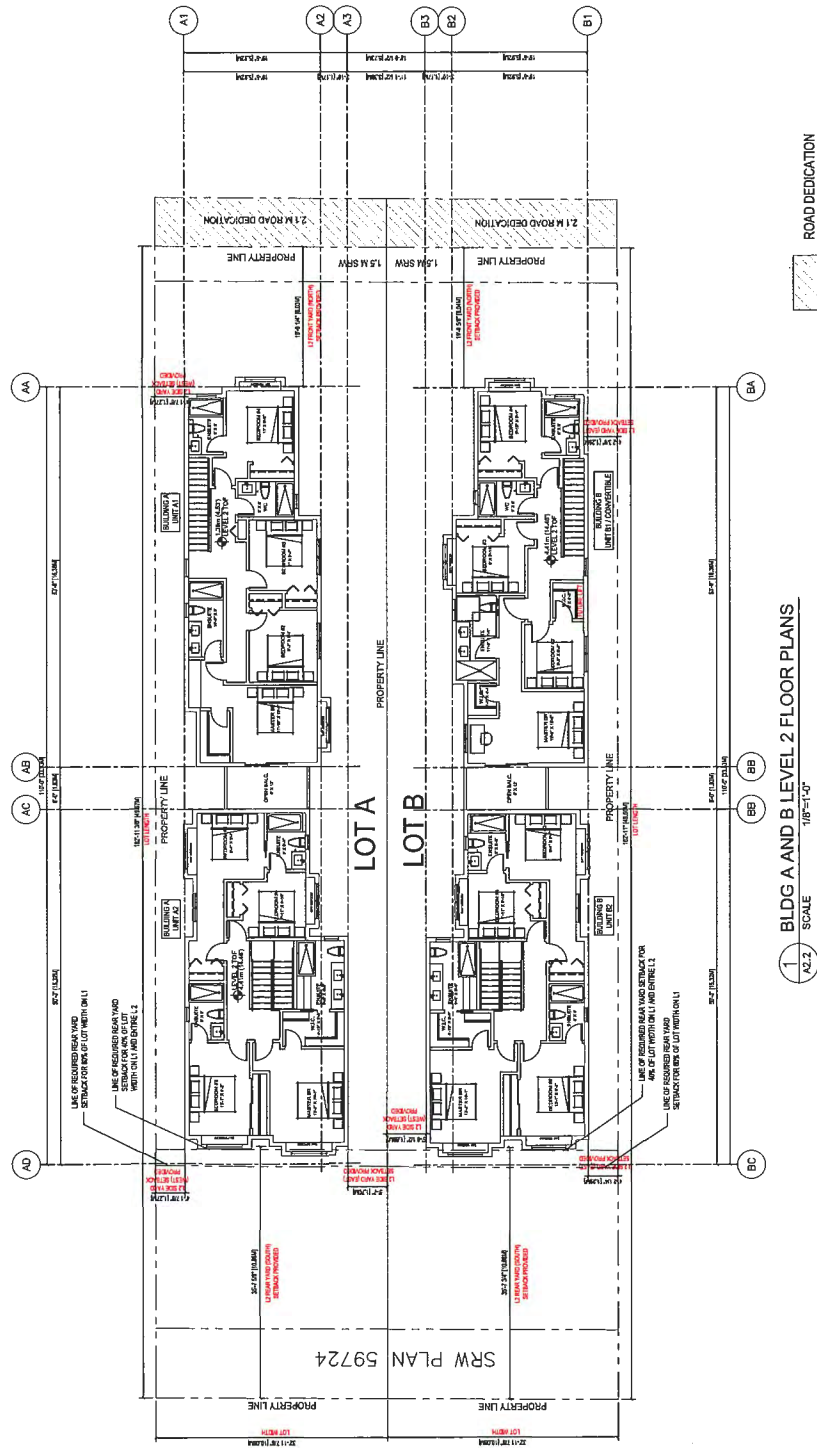
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2	4-UNIT DUPLEX DEVELOPMENT FOR BUILDING A & B	2021-05-10		
3	6100 FRANCIS ROAD, RICHMOND, BC	2021-05-10		
4	12-18-00000	2021-05-10		
5	12-18-00000	2021-05-10		
6	12-18-00000	2021-05-10		
7	12-18-00000	2021-05-10		
8	12-18-00000	2021-05-10		
9	12-18-00000	2021-05-10		
10	12-18-00000	2021-05-10		

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR REZONING RESUBMISSION	2021-05-10		
2	4-UNIT DUPLEX DEVELOPMENT FOR BUILDING A & B	2021-05-10		
3	6100 FRANCIS ROAD, RICHMOND, BC	2021-05-10		
4	12-18-00000	2021-05-10		
5	12-18-00000	2021-05-10		
6	12-18-00000	2021-05-10		
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8	12-18-00000	2021-05-10		
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ISSUED FOR REZONING
RESUBMISSION
2021-05-10

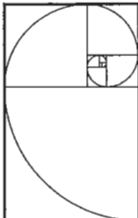
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BUILDING A & B
6100 FRANCIS ROAD, RICHMOND, BC
12-18-00000

Project No.
#8246
Scale
1/8"=1'-0"
Drawing No.
A2.2



Floor Area Calculation - LOT B				
Unit #	Building B			Total
Feature (Bld / DSO)	Unit B1 4 bath	Unit B2 5BD	Unit B3 5BD	Units
Garage Area	280	280	280	840
Level 1 Gross Area	1072.58 SF	1046.15 SF	1046.15 SF	3164.88 SF
Level 2 Gross Area	567.22 SF	567.22 SF	567.22 SF	1701.66 SF
Total Gross Area	2081.25 SF	2081.25 SF	2081.25 SF	6243.75 SF
Garage Area exemption	321.03 SF	321.03 SF	321.03 SF	963.09 SF
Covered Porch Area exemption	0.00 SF	0.00 SF	0.00 SF	0.00 SF
Top Story Area exemption	21.07 SF	21.07 SF	21.07 SF	63.21 SF
Green Building System Area Exemption	25.35 SF	25.35 SF	25.35 SF	76.05 SF
Total Exemption Area	367.45 SF	367.45 SF	367.45 SF	1102.35 SF
Net Floor Area	1713.80 SF	1713.80 SF	1713.80 SF	5141.40 SF
Max. Floor Area Allowed at 183.9 mm	1629.45 SF	1585.69 SF	1585.69 SF	4800.83 SF
Complied with Max Floor Area per Unit Allowed	Yes	Yes	Yes	Yes

Floor Area Calculation - LOTA				
Unit #	Building A		Unit A2	Total
Feature (Bld / DSO)	Unit A1	Unit A2	Unit A2	Units
Garage Area	280	280	280	840
Garage Area	4 Bath	4 Bath	4 Bath	12 Bath
Level 1 Gross Area	1083.44 SF	1083.44 SF	1083.44 SF	3250.32 SF
Level 2 Gross Area	567.22 SF	567.22 SF	567.22 SF	1701.66 SF
Total Gross Area	2081.26 SF	2081.26 SF	2081.26 SF	6243.78 SF
Garage Area exemption	321.03 SF	321.03 SF	321.03 SF	963.09 SF
Covered Porch Area exemption	58.49 SF	58.49 SF	58.49 SF	175.47 SF
Top Story Area exemption	21.07 SF	21.07 SF	21.07 SF	63.21 SF
Green Building System Area Exemption	25.35 SF	25.35 SF	25.35 SF	76.05 SF
Total Exemption Area	426.94 SF	426.94 SF	426.94 SF	1280.85 SF
Net Floor Area	1654.32 SF	1654.32 SF	1654.32 SF	4962.93 SF
Max. Floor Area Allowed at 183.9 cm	1579.45 SF	1579.45 SF	1579.45 SF	4738.35 SF
Complied with Max Floor Area per Unit Allowed	Yes	Yes	Yes	Yes



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NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING RESUBMISSION	2021-05-10
2	4-UNIT DUPLEX DEVELOPMENT FOR	
3	6700 FRANCIS ROAD, RICHMOND, B.C.	
4	REZ 18-65780	

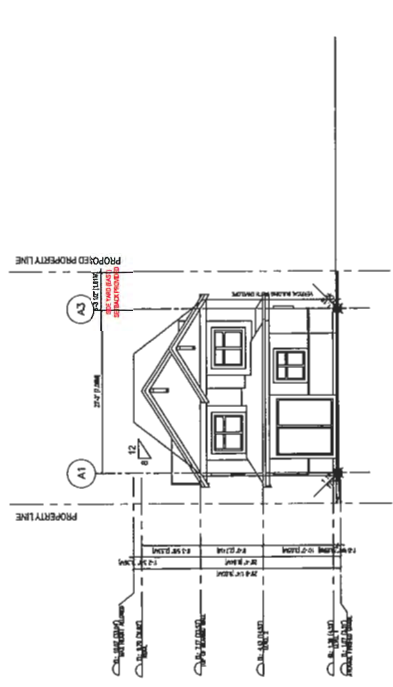
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RESUBMISSION
2021-05-10

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6700 FRANCIS ROAD, RICHMOND, B.C.
REZ 18-65780

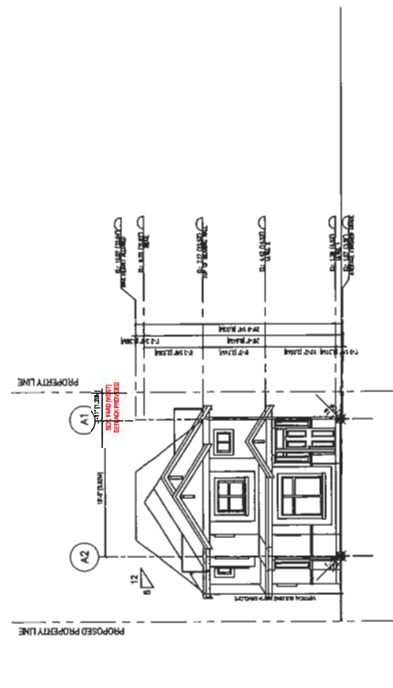
BUILDING A ELEVATIONS

Project No. #8246
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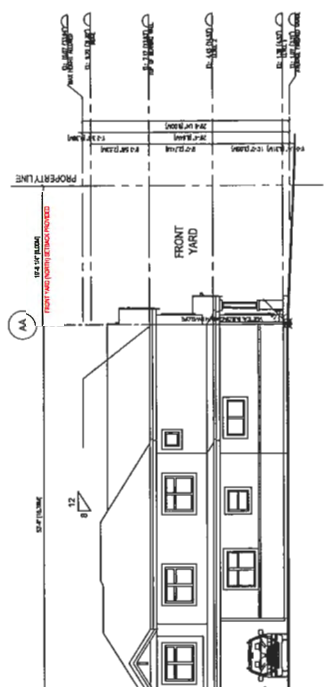
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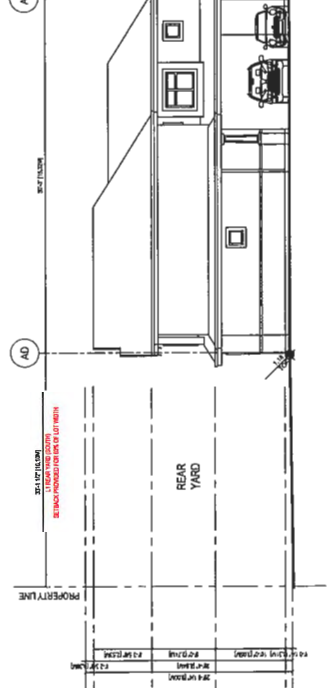
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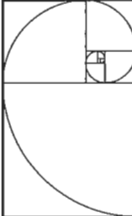
2. BUILDING A REAR (SOUTH) ELEVATION
SCALE 1/8"=1'-0"



3. BUILDING A SIDE (EAST) ELEVATION
SCALE 1/8"=1'-0"



4. BUILDING A SIDE (WEST) ELEVATION
SCALE 1/8"=1'-0"



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 2021-05-10

Project No.	4000
Client	DOXA
Address	8700 FRANKS ROAD, RICHMOND, BC
City	FRANKS
Province	BC
Country	Canada
Scale	1/8" = 1'-0"
Sheet	A3.2

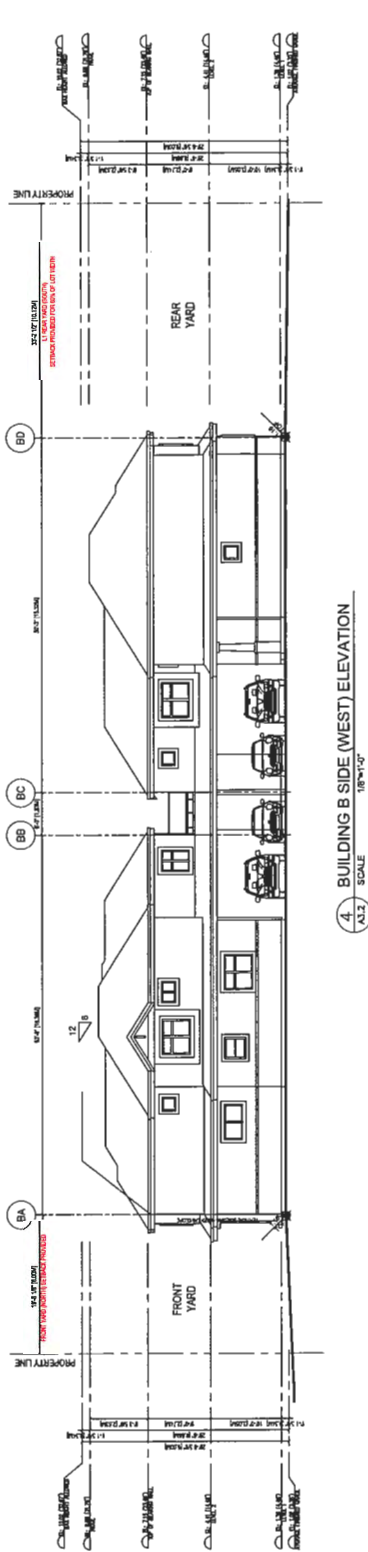
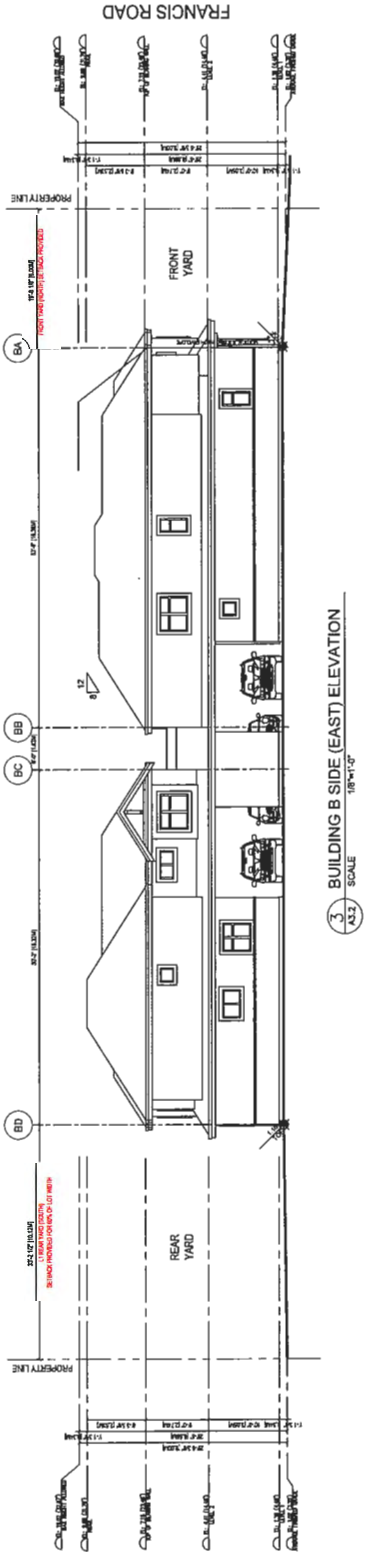
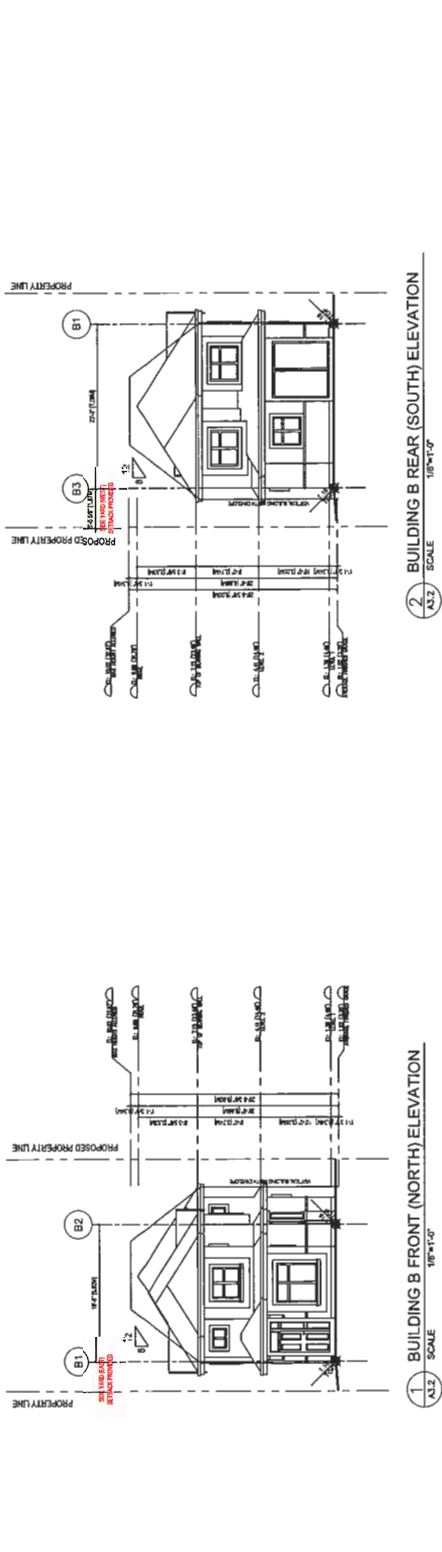
4 UNIT DUPLEX DEVELOPMENT FOR
 DOXA

8700 FRANKS ROAD, RICHMOND, BC
 RZ 14-00000

BUILDING B ELEVATIONS

Project No. #5246
 Drawing No. 1/8" = 1'-0"

A3.2





RZ 19-867880

Attachment 4

Address: 6700 Francis Road

Applicant: Doxa Development

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1138934 BC Ltd.	1138934 BC Ltd.
Site Size (m²):	1039 m ²	Lot A: 501.81 m ² Lot B: 497.28 m ²
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Policy 5428 – Single Detached (RS2/C)	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwelling (ZD7) – Francis Road (Blundell)
Number of Units:	1	4
Other Designations:	Arterial Road Land Use Policy: Arterial Road Duplex/Triplex	No change

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR or 334.5 m ² per lot	0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 299.64 m ² (3225.30ft ²) Lot B: Max. 299.60 m ² (3224.86 ft ²)	Lot A: Max. 299.50 m ² (3223.79 ft ²) Lot B: Max. 298.70 m ² (3215.78ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 39.5% Non-porous Surfaces: Max. 66.8% Landscaping: Min. 34%	none
Lot Size:	Min. 464.5 m ²	Lot A: 501.81 m ² Lot B: 497.28 m ²	none
Lot Dimensions (m):	Width: min. 10.0 m Depth: min. 30.0 m	Width: min. 10.05 m Depth: min. 49.66 m	none

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear - Ground: Min. 10.12 m Rear - 2 nd floor: Min. 10.70 m Side: Min. 1.2 m	Front: Min. 6 m Rear Lot A - Ground: Min. 10.10 m Rear Lot A - 2 nd floor: Min. 10.86 m Rear Lot B - Ground: Min. 10.12 m Rear Lot B - 2 nd floor: Min. 10.82 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking Spaces – Regular (R):	2 per unit	2 per unit	none
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	
Off-street Parking Spaces – Total:	9	9	none
Tandem Parking Spaces:	Permitted	0	none

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

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

Amended by Council: December 15, 2008

POLICY 5428

File Ref: 4430-00

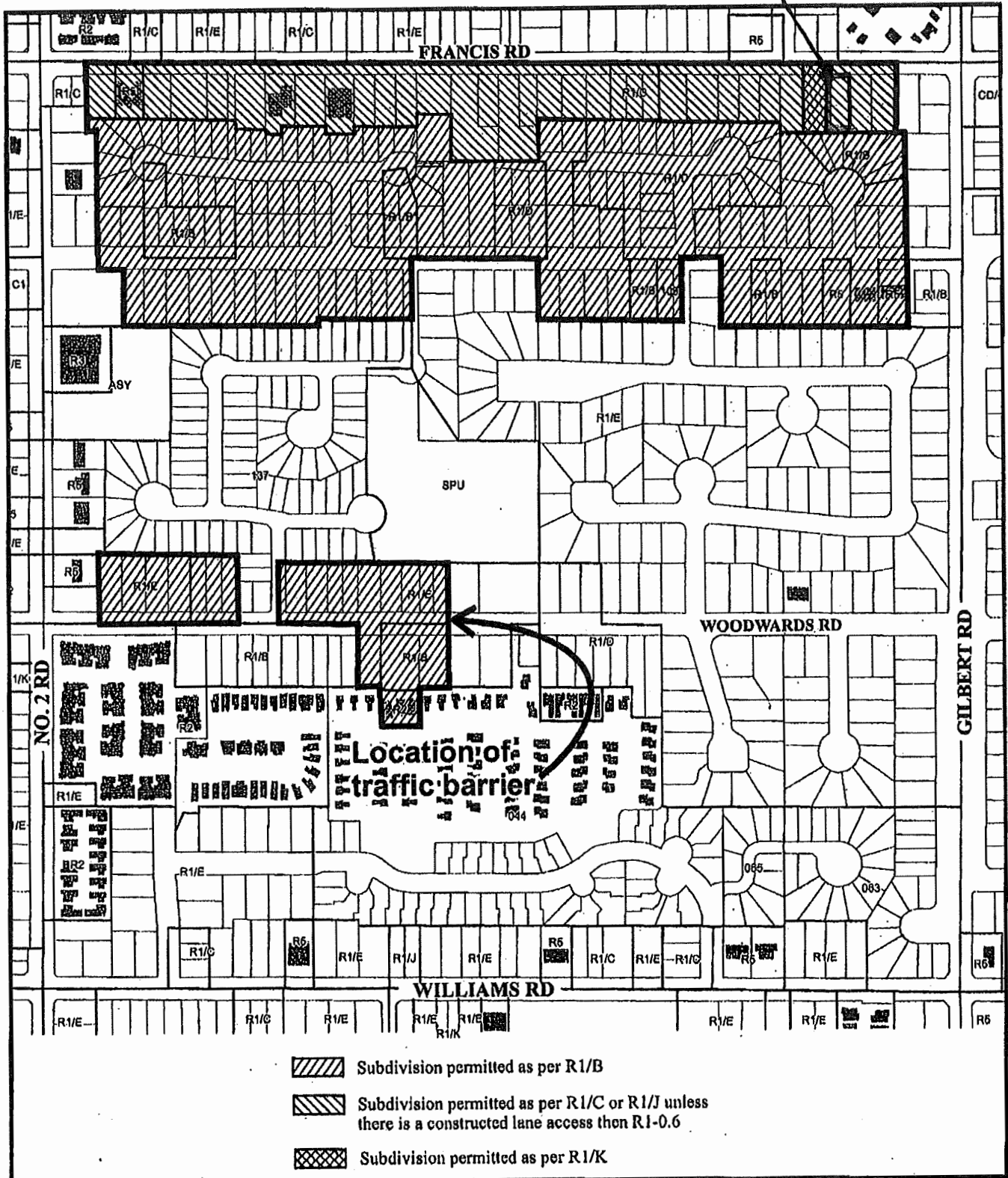
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 30-4-6

POLICY 5428:

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

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

SUBJECT SITE

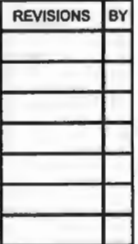


Policy 5428 Section 30-4-6

Adopted Date: 12/18/89

Amended Date: 12/15/08

Note: Dimensions are in METRES



Suitable Replacement Trees	
Species	
Common Name	Botanical Name
Kousa Dogwood	Cornus kousa
Japanese Maple	Acer palmatum
Golden Chain Tree	Laburnum watereri "vossii"
Pacific Dogwood	Cornus nuttallii
Oyama Magnolia	Magnolia sieboldii
Japanese flowering Cherry	Prunus serrulata

6700 Francis Road Richmond, BC	TREE RETENTION PLAN
-----------------------------------	---------------------

Date	April 27, 2021
Scale	1 : 275
Drawn	Freedom
Job	Zhao
Sheet	1 of 1
Of	Sheets



Address: 6700 Francis Road

File No.: RZ 19-867880

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10273, the developer is required to complete the following:

1. 2.1 m wide road dedication along the entire Francis Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
2. Registration of an on-site 1.5 m wide Statutory Right-of-Way behind the new north property line after road dedication of 6700 Francis Road to accommodate the new water meters and inspection chambers.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access to the two duplex lots is via a single shared driveway crossing centered on the proposed shared property line.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Francis Road.
4. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, a cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall will be registered on titles of the new lots.
5. Registration of a flood indemnity covenant on title.
6. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$54,826.28) to the City's Affordable Housing Reserve Fund.
8. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
9. 1 City tree (tag# 76) is in good condition but in conflict with the proposed driveway location. The tree will be relocated to a location chosen by Parks staff. All cost associated with hiring a certified tree moving company and relocation of the tree are the responsibility of the developer. Coordination with Parks staff will be required.
10. Submission of a Tree Survival Security to the City in the amount of \$50,000.00 for the six trees to be retained.
11. City acceptance of the developer's offer to voluntarily contribute \$22,800.00 towards the construction of a special crosswalk at the Francis Road/Milner Road intersection. The special crosswalk will feature: traffic poles, overhead illuminated signs, amber flashers, strobe lights, Audible Pedestrian Signal, a special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. (Account No. 3132-10-550-55001-0000).
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a convertible unit plan for the accessible housing unit.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:

- comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
- include a mix of coniferous and deciduous trees;
- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 4 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		2.5 m
1	8 cm		3 m
2	9 cm		3.5 m

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

1. At subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), TransLink DCC's, School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Subdivision stage.
2. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a) 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.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) At Developer's cost, the City will:
 - i) Cut, cap and remove the existing water service connection and water meter at the North property line of 6700 Francis Road.
 - ii) Install 4 new water service connections (2 for each duplex) off of the 300 mm AC watermain on Francis Road, complete with water meters.
 - iii) 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:

- d) At Developer's cost, the Developer is required to:
 - i) 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.
 - ii) 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.
- e) At Developer's cost, the City will:
 - i) If the existing storm service leads (STIC61048 & STIC50516) are found to be inadequate, install new service connections.
 - ii) A 1.5m wide SRW is required along the new north property line of the proposed site to accommodate the existing storm inspection chambers.

- iii) 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:

- f) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- g) At Developer's cost, the City will:
 - i) 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.
 - ii) 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:

- h) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - iii) 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).

Other frontage improvement considerations:

- Tree planting is to be restricted to the 1.5 m wide strip of the boulevard immediately next to the new sidewalk. The 2.0 m wide boulevard behind the fronting Francis Road south curb is to be kept free of any tree planting.
- The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site's Francis Road frontage. The transition sections are to be placed beyond the subject site's east and west frontages and are not to be constructed with angular turns.
- All existing driveways along the Francis Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described 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:

- i) At Developer's cost, the Developer is required to:
 - i) 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.
 - ii) 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.
 - iii) 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.
 - iv) 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.
 - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - iv) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10273 (RZ 19-867880)
6700 Francis Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it a "TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)" site specific zone.

P.I.D. 001-337-955

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

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10273**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

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

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

Staff Recommendation

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

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

WC:na
Att. 7

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

Staff Report

Origin

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

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

Findings of Fact

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

Subject Site Existing Housing Profile

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

Surrounding Development

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

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

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

Single Family Lot Size Policy 5428

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

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

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

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

Built Form and Architectural Character

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

Existing Legal Encumbrances

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

Accessible Housing

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

Transportation and Site Access

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

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

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

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

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

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 4 bylaw-sized trees on the subject property (tag# 885, 886, 887 and 888), a cedar hedgerow comprised of 10 trees located on site, 5 trees on neighbouring properties including 9088 Maple Place (tag# 900, 901), 9100 Maple Place (tag# 902, 903), 6800 Francis Road (tag#904), and 1 street tree on City property (tag# 905).

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

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

Tree Replacement

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

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

Tree Protection

4 neighbouring trees (tag# 901, 902, 903, and 904), 1 City tree (tag# 905) and a large cedar hedge on the subject site are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Prior to rezoning adoption, a Tree Survival Security in the amount of \$30,000.00 for tree retention.
- Prior to Development Permit issuance, a Landscape plan and cost estimate prepared by a Landscape Architect.

Affordable Housing Strategy

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

Energy Step Code

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

Site Servicing and Frontage Improvements

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

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

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

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

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

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

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

Development Permit

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

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

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

Financial Impact or Economic Impact

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

Conclusion

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

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

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



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

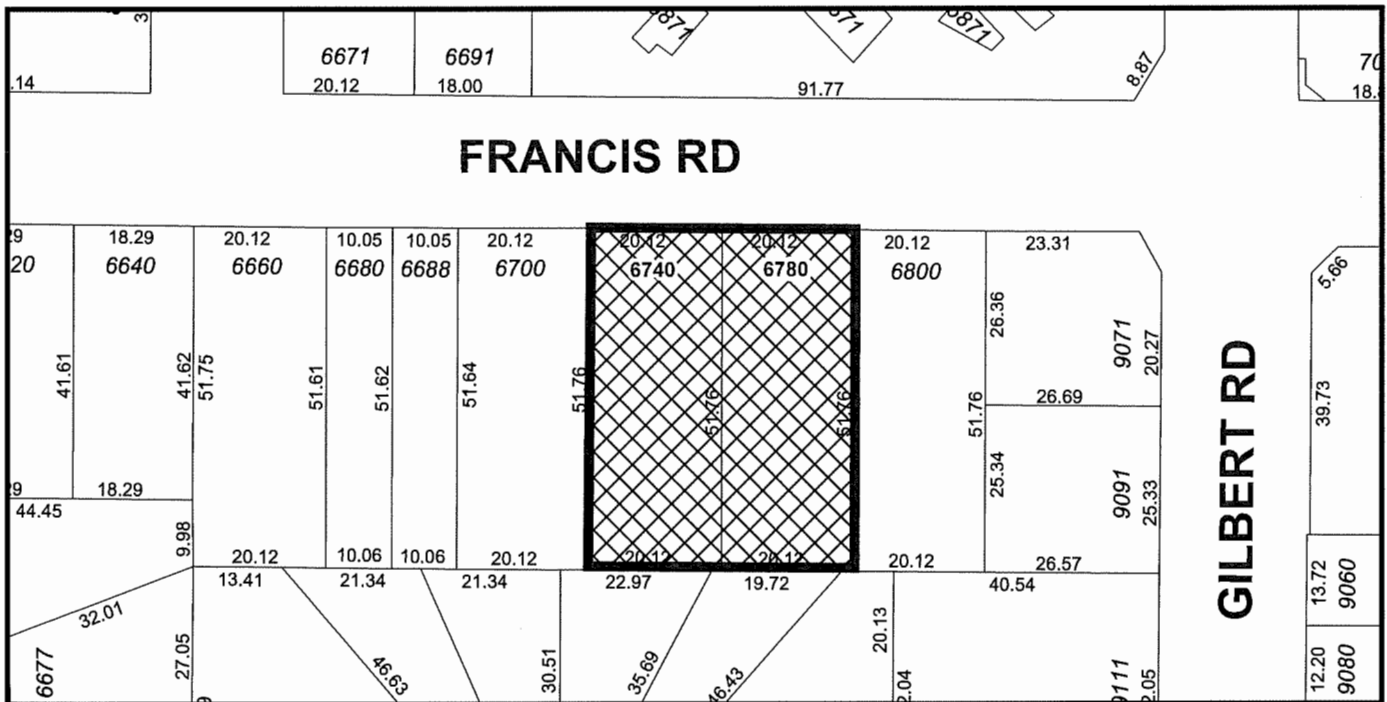
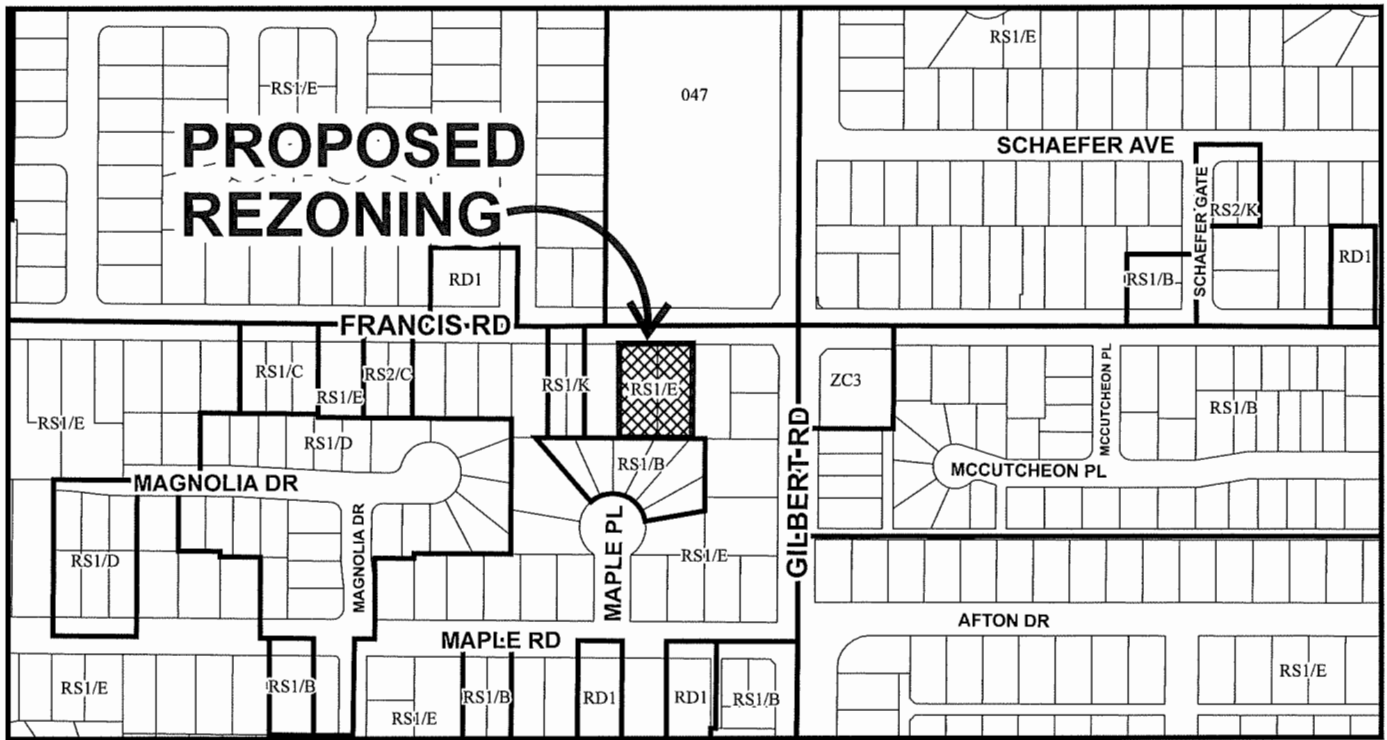
Attachments:

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



City of Richmond

ATTACHMENT 1



RZ 17-775025

Original Date: 06/27/17

Revision Date: 05/11/21

Note: Dimensions are in METRES



City of Richmond



RZ 17-775025

Original Date: 06/27/17

Revision Date: 05/11/21

Note: Dimensions are in METRES

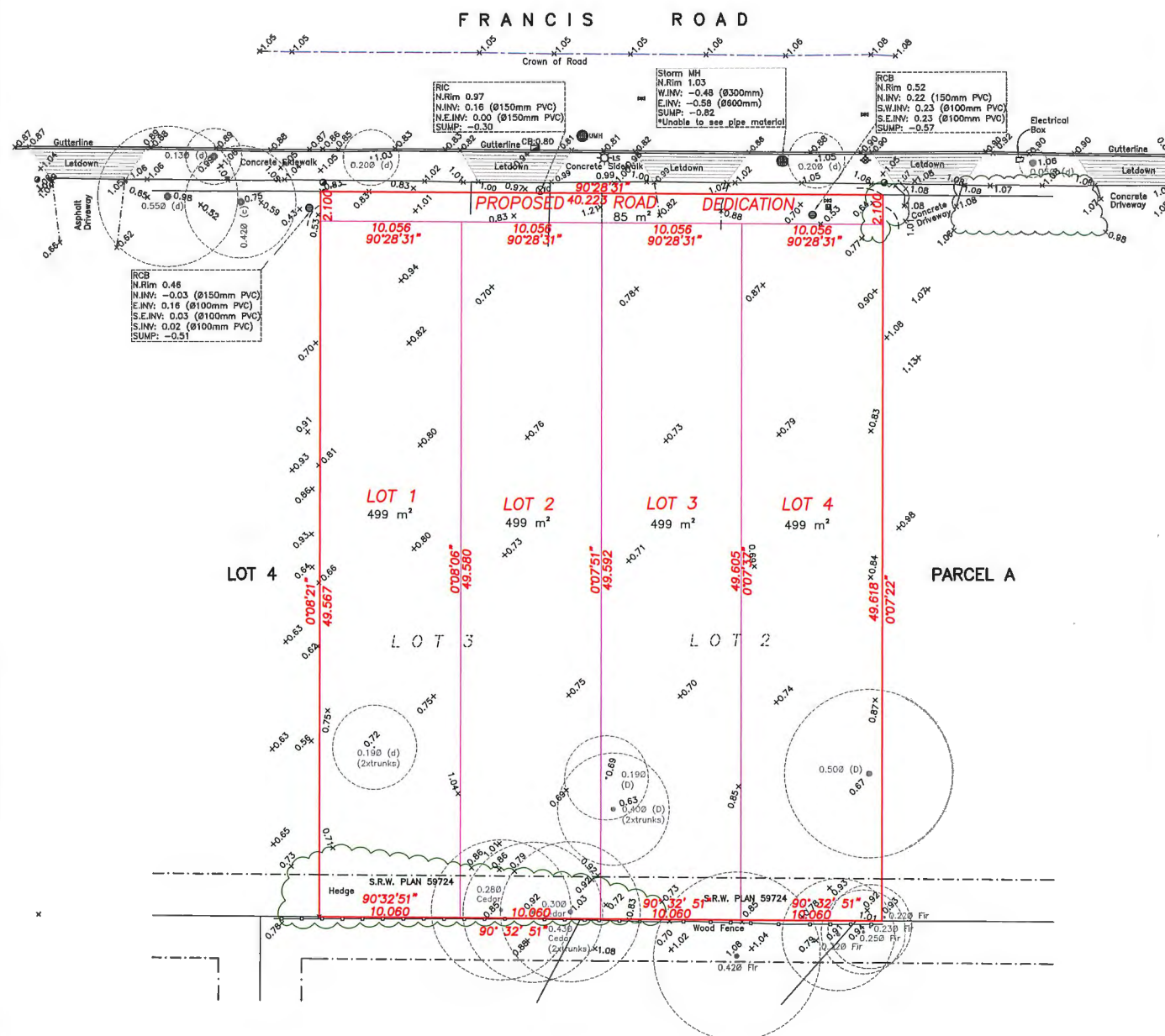
NEW WESTMINSTER DISTRICT PLAN 14934

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



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

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

NOTE:

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

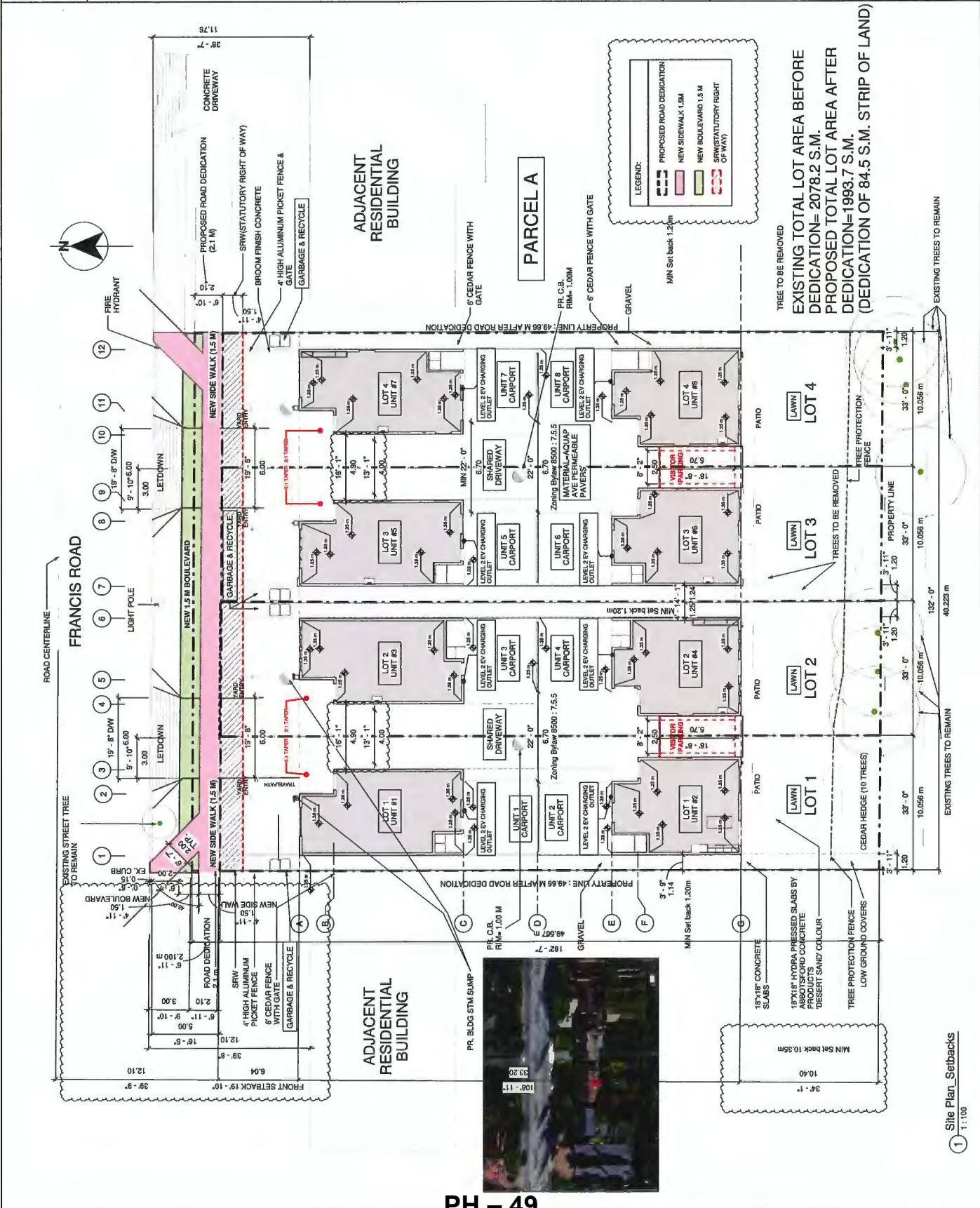
CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

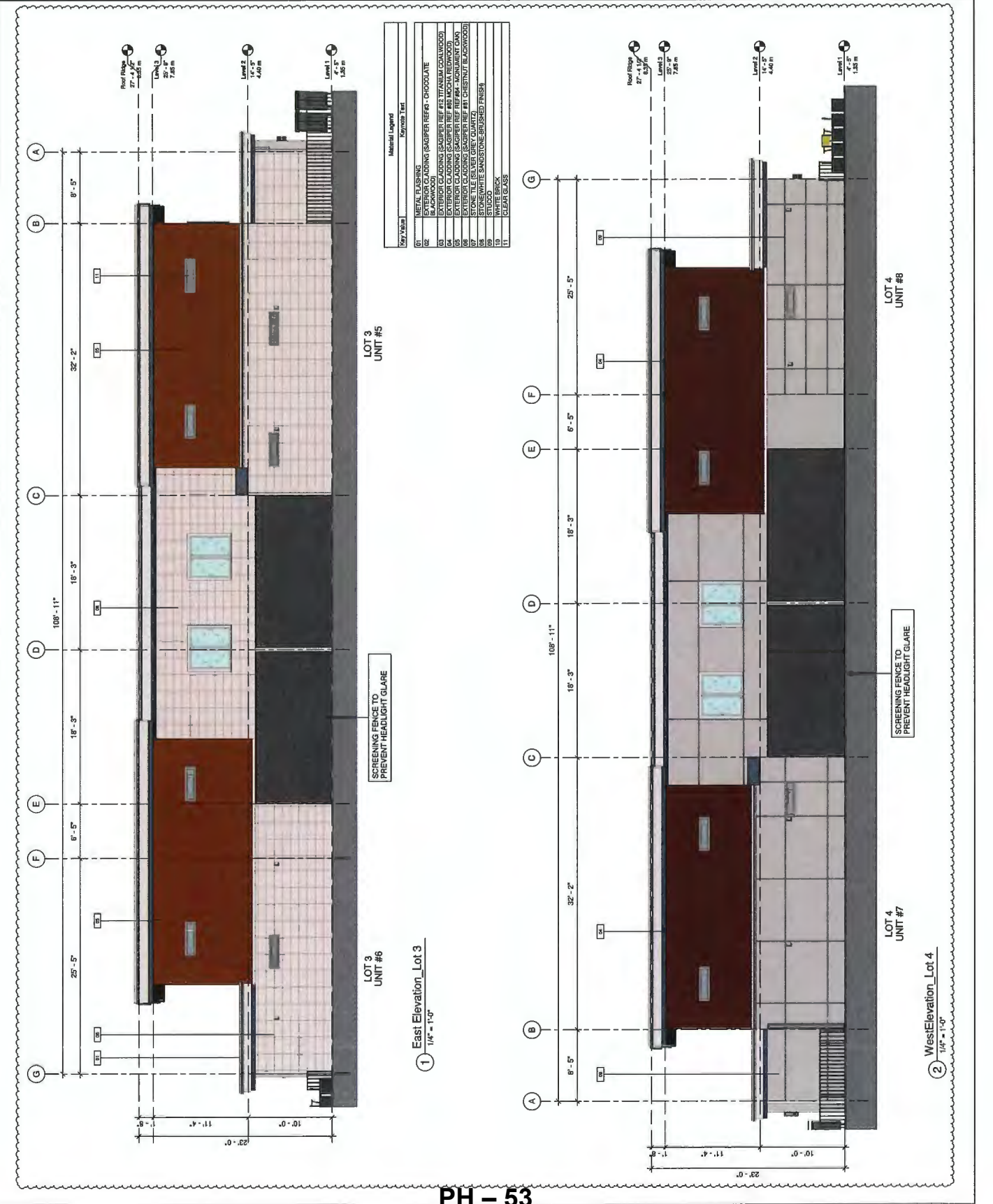
Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
MAY 31st, 2017.

PH - 48

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Canada and B.C. Land Surveyor
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E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5678
FB-260 P128-132; FB-281 P90-92
Drawn By: TH/IO/WK/KA

DWG No. 5678-Topo-08








EXISTING NORTH ELEVATION



PROPOSED STREETSCAPE FOR NORTH ELEVATION

[illegible]



 114-11512 Richmond Hwy. Suite 200 Alexandria, VA 22304-4444 www.vividgreenarchitectural.com		PROJECT NO. 1817TRA DRAWING NO. A502 DRAWING TITLE: EXTERIOR ELEVATION	
PROJECT NAME: Francis Road Duplex ADDRESS: 6740-6750 Francis Road, Richmond, VA		ARCHITECTURAL 3D VIEW	
CLIENT: VividGreen DATE: 06/15/23 DRAWN BY: [Name] CHECKED BY: [Name]	REVISIONS NO. DATE DESCRIPTION 1 06/15/23 Initial Design	SCALE: 1/8" = 1'-0" SHEET: 1 OF 1 DATE: 06/15/23	





RZ 17-775025

Attachment 4

Address: 6740 & 6780 Francis Road

Applicant: Vivid Green Architecture Inc.

Planning Area(s): Blundell

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

On Future Subdivided Lots	Bylaw Requirement (site specific zone)	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR or 334.5 m² per lot	0.6	none permitted
Buildable Floor Area (m²):*	Lot 1: Max. 299.4 m² (3226 ft²) Lot 2: Max. 299.4 m² (3226 ft²) Lot 3: Max. 299.4 m² (3226 ft²) Lot 4: Max. 299.4 m² (3226 ft²)	Lot 1: Max. 295 m² (3175 ft²) Lot 2: Max. 295 m² (3175 ft²) Lot 3: Max. 297 m² (3196 ft²) Lot 4: Max. 295 m² (3196 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 41% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	none
Lot Size:	Min. 464.5 m²	499 m² for each lot	none
Lot Dimensions (m):	Min. Width: 10.0 m Min. Depth: 30.0 m	Min. Width: 10.0 m Depth: 49.57 m	none

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

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

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



City of Richmond

Policy Manual

Page 1 of 2

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

POLICY 5428

File Ref: 4430-00

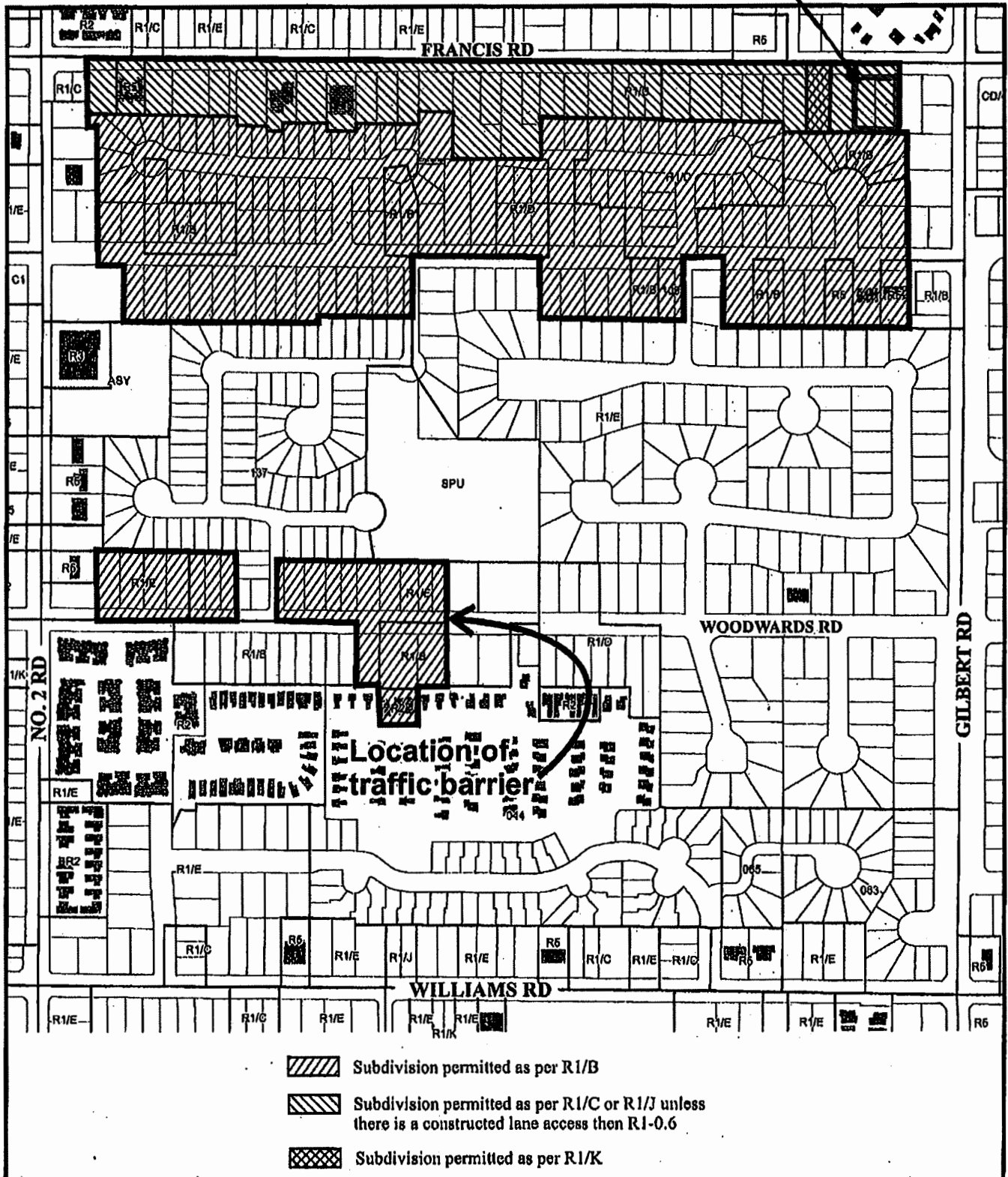
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 30-4-6

POLICY 5428:

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

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

SUBJECT SITE



Policy 5428 Section 30-4-6

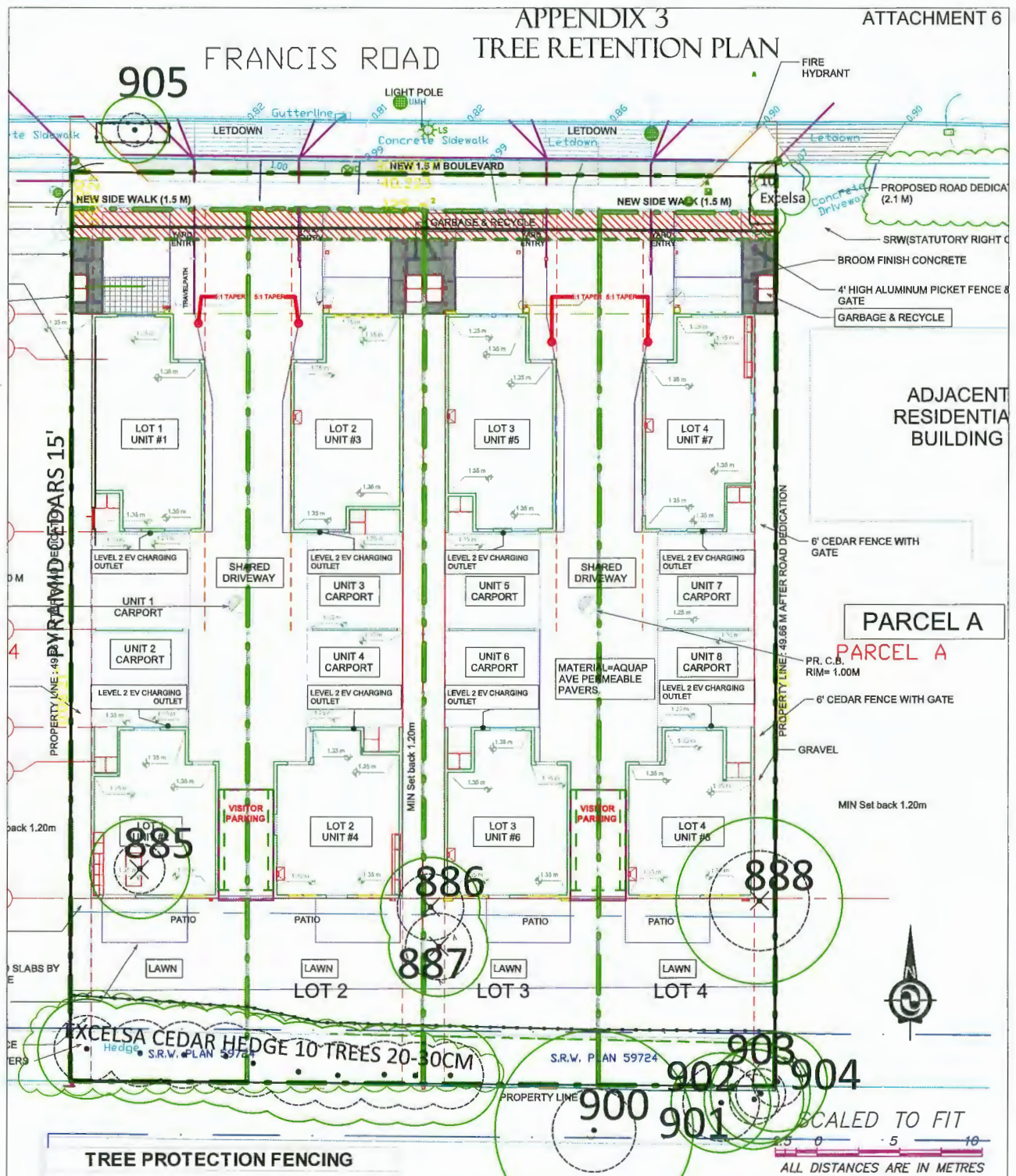
Adopted Date: 12/18/89

Amended Date: 12/15/08

Note: Dimensions are in METRES

APPENDIX 3 TREE RETENTION PLAN

ATTACHMENT 6



TREE PROTECTION FENCING

Minimum Radial Distance from trunk

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

NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

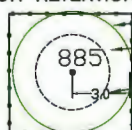
TREE INVENTORY

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

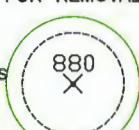
DBH- trunk diameter, MPZ- protection zone

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

6740, 6780 Francis Road, Richmond

TREE RETENTION DRAWING
THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, OR PROTECTION ZONE AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

May 8, 2018



Address: 6740 and 6780 Francis Road

File No.: RZ 17-775025

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

1. 2.1 m wide road dedication along the entire Francis Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
2. Registration of an on-site 1.5 m wide Statutory Right-of-Way behind the new north property line after road dedication of 6740 & 6780 Francis Road to accommodate the new water meters and inspection chambers.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the two properties:
 - a) Vehicle access to the four duplex lots is via two shared driveway crossings centered on the proposed shared property lines.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Francis Road.
4. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, a cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall will be registered on titles of the new lots.
5. Registration of a flood indemnity covenant on title.
6. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$104,898.50) to the City's Affordable Housing Reserve Fund.
8. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the trees to be retained.
9. City acceptance of the developer's offer to voluntarily contribute a \$45,600.00 partial contribution towards the construction of a special crosswalk at the Francis Road/Milner Road intersection. The special crosswalk will feature: traffic poles, overhead illuminated signs, amber flashers, strobe lights, Audible Pedestrian Signal, special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. (Account No. 3132-10-550-55001-0000).
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of convertible plan details that meet accessible housing requirements for convertible units.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and

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

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

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

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

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

➤ Frontage Improvements:

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

Other frontage improvement considerations:

- Tree planting is to be restricted to the 1.5 m wide strip of the boulevard immediately next to the new sidewalk. The 2.0 m wide boulevard behind the fronting Francis Road south curb is to be kept free of any tree planting.
- The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site's Francis Road frontage. The transition sections are to be placed beyond the subject site's east and west frontages and are not to be constructed with angular turns.
- All existing driveways along the Francis Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described under in this Frontage Improvements section.
- New vehicle driveway accesses to the site must be constructed to City design standards.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

- All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard.
- Electric Vehicle Charging Equipment
Per 8500 Amendment Bylaw No. 9756, the Developer is required to provide, for all residential parking spaces (excluding visitor parking), Level 2 EV charging outlets (208V to 240V AC and current of 16A to 80A). The EV charging equipment calculations are to be shown as part of the site development statistics. The site plan and building layout are also to show the location of all EV charging equipment.

➤ General Items:

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

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10271
(Two-Unit Dwellings (ZD7) – Francis Road (Blundell))**

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

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

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

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

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

16.8.1 Purpose

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

16.8.2 Permitted Uses

- **housing, two-unit**

16.8.3 Secondary Uses

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

16.8.4 Permitted Density

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

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

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

16.8.5 Permitted Lot Coverage

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

16.8.6 Yards & Setbacks

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

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

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

16.8.7 Permitted Heights

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

16.8.8 Subdivision Provisions/Minimum Lot Size

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

16.8.9 Landscaping & Screening

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

16.8.10 On-Site Parking

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

16.8.11 Other Regulations

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

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10277 (RZ 17-775025)
6740 and 6780 Francis Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it a "TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)" site specific zone.

P.I.D. 010-027-998

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

P.I.D. 004-910-796

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

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 7, 2021
File: RZ 08-429600

Re: **Application by Kenneth Kim Architecture Inc. for Rezoning at 6500 Cooney Road from the "Low Density Townhouses (RTL1)" Zone to the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" Zone**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10265 to create the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" zone, and to rezone 6500 Cooney Road from the "Low Density Townhouses (RTL1)" zone to the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" zone, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 8618, for the rezoning of 6500 Cooney Road from the "Low Density Townhouses (RTL1)" zone to the "Parking Structure Townhouses (RTP4)" zone, be abandoned.

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

WC:blg
Att. 7

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

Staff Report

Origin

Kenneth Kim Architecture Inc. (formerly Interface Architecture Inc.) has applied to the City of Richmond for permission to rezone 6500 Cooney Road (Attachment 1) from the “Low Density Townhouses (RTL1)” zone to the “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)” zone in order to permit the development of six townhouse units over a common parking structure with vehicle access from a new lane (Attachment 2).

The property owner is 1077972 B.C. Ltd., a company incorporated in BC under the number BC1077972. The directors of the company are Anthony Ho and Ravi Punna.

Key components of the proposal include:

- A four-storey building fronting Cook Road consisting of six townhouse units, including one convertible unit, over a partially enclosed parking structure.
- A maximum floor area ratio (FAR) of 1.2, additional floor area ratio (FAR) of 0.01 for shared indoor amenity space, and a maximum height of 15 m.
- A total floor area of approximately 747 m² (8,042 ft²).
- Road dedication and construction of new lane along the east property line.
- Statutory rights-of-way (SRW) along Cook Road to allow sidewalk and lane to meander on-site for tree retention purposes.

The site is comprised of one lot which is currently vacant.

There is an existing obsolete rezoning bylaw associated with the subject rezoning application (RZ 08-429600). The subject rezoning application was submitted to the City in 2008 and Zoning Bylaw 8500, Amendment Bylaw 8618 received second and third readings at the Public Hearing meeting held on April 18, 2011 (Attachment 3). Due to the passage of time, change of owners and applicant architect, a new development concept is now proposed and staff recommend that Zoning Bylaw 8500, Amendment Bylaw 8618 be abandoned.

A Servicing Agreement is required as a condition of the rezoning for the design and construction of frontage improvements and a new lane.

Findings of Fact

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

Subject Site Existing Housing Profile

The site is currently vacant.

Surrounding Development

Development surrounding the subject site is as follows:

To the North: A 20-unit townhouse development fronting Cooney Road on property zoned “Town Housing (ZT53) – Cooney Road (Brighthouse Village of City Centre)”.

To the East: A 24-unit townhouse development fronting Cook Road on property zoned “Low Density Townhouses (RTL1)”.

To the South: Across Cook Road, a single-family home on a lot zoned “Low Density Townhouses (RTL1)” and a 28-unit townhouse development on property zoned “Town Housing (ZT66) – Cooney Road (Brighthouse Village of City Centre)”.

To the West: Across Cooney Road, a 13-unit townhouse development on property zoned “Low Density Townhouses (RTL1)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

The subject development site is located within the Brighthouse Village of the City Centre Area Plan (CCAP), Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100 (Attachment 5). The site is in “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for grade-oriented housing in the form of higher-density townhouses (with common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses with a common parking structure, generally complies with the Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on title is required before final adoption of the rezoning bylaw, stipulating that the commercial development is subject to potential impacts due to other development that may be approved within the City Centre, including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The contribution rate has increased since the proposal was considered at Public Hearing in 2011. The applicant proposes to make a cash contribution at the current rate of \$0.31 per buildable square foot, for a total contribution of \$2,529.84 prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise sensitive land uses (including residential uses) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At Development Permit stage, submission of an Acoustic Report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, the cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund is required to take advantage of the density bonus and maximum density available as part of a rezoning application for development of less than 60 townhouse units (i.e., 0.6 FAR vs. 1.2 FAR). The contribution rate has increased since the proposal was considered at Public Hearing in 2011. The applicant proposes to make a cash-in-lieu contribution at the current rate of \$8.50 per buildable square foot for a total contribution of \$69,366.51 prior to final adoption of the rezoning bylaw.

Public Art Program Policy

As the proposed development has less than 10 dwelling units, the City's Public Art Program does not apply.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Consultation

Rezoning signs have been installed on both frontages of the subject property.

Public correspondence was submitted to the Public Hearing meeting held on April 18, 2011 and afterwards to staff regarding the previous development proposal (Attachment 6). The correspondence included concerns regarding the following:

- Size of development – *The proposed 1.2 FAR density is consistent with the previous proposal, the townhouse development to the north of the subject site, and the development concept that was reviewed as part of that site's rezoning application for the subject site.*
- Tree retention – *The two significant Elm trees in the Cook Road City boulevard will be retained subject to Engineering review of detail design of the required Servicing Agreement. The required frontage improvements, including a new sidewalk, will meander around the trees. See 'Tree Retention and Replacement' section below.*
- Shadowing impacts on neighbours – *The shadowing impacts are consistent with the previous proposal. A shadowing diagram is included in the original rezoning staff report and the proposed building height is consistent with the City Centre Area Plan.*
- Vehicle access location – *Vehicle access will be from the proposed lane. See 'Transportation and Site Access' section below.*
- Sidewalk width – *A 2 m wide City sidewalk will be provided along Cooney Street. A 1.5 m wide City sidewalk will be provided along Cook Street to accommodate tree retention and allow two people to pass each other in wheelchairs. See 'Transportation and Site Access' section below.*
- Use of an existing easement for shared lane access – *The previous development proposal relied on the use of the easement area on the neighbouring property to the north to construct a shared driveway connecting to the new required lane for the use of both sites. In response to the neighbour's existing driveway and limited proposed lane development in addition to the expressed concern regarding the use of the easement area, the applicant revised the development proposal. The current development proposal is contained to the subject site and does not impact the easement area or adjacent neighbouring site. See 'Existing Legal Encumbrances' section below.*

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

As noted in the original rezoning staff report, the applicant has applied to rezone the small orphan lot subject site to permit the construction of an infill six-unit four-storey townhouse development, together with a new proposed lane at the northeast corner of Cooney Road and Cook Road. The proposal is consistent with current OCP and CCAP Policies applicable to the subject site, which encourages high-density townhouses in a more urban setting characterized by

low-rise, street wall buildings with more consistent heights and setbacks, flat roofs, roof decks and balconies, landscape terracing, and including among other things, new lane and public open space, street improvements, and contribution for affordable housing.

Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with CCAP Policy (i.e., affordable housing contribution), the applicant has requested that the subject site be rezoned to a new site specific zone, “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)”, which includes:

- Maximum density: 1.2 FAR calculated against the net site area after lane dedication and road widening along Cook Road and Cooney Road. This includes an affordable housing density bonus. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.
- Permitted land uses: Town housing and related land uses.
- Maximum building height: 15 m (49 ft.) and no more than four storeys.
- Minimum setbacks: 3 m (9.8 ft.) to roads; 0 m to lane; and 3 m (9.8 ft.) to an interior property line, which may be reduced to 1.5 m (4.9 ft.) as specified in a Development Permit.

Built Form and Architectural Character

The applicant proposes to build a compact infill townhouse development at 1.2 FAR (after lane dedication) on the subject orphan small corner lot at the northeast corner of Cooney Road and Cook Road in the CCAP’s Brighthouse Village. The project’s six townhouse units are designed as a single three-storey building over a single-level common parking structure. One convertible unit is included in the proposal. Dwelling sizes range from 115 m² (1,232 ft²) to 129 m² (1,390 ft²).

The proposal includes individual, south-facing entries and yards along Cook Road, south-facing decks at the building’s upper storey, and a sunny, common open space along Cooney Road. All units have direct access to the partially enclosed parking structure, which has vehicle access to a public lane, to be constructed by the project along its east edge.

A Development Permit processed to a satisfactory level is required prior to rezoning approval. The architectural and landscape design will be reviewed as part of the Development Permit application process.

Transportation and Site Access

Road widening and related works are required to establish a new rear lane, provide improvements along both of the subject site’s street frontages, and to provide pedestrian enhancement at the intersection. Prior to rezoning adoption, the applicant is required to satisfy the following:

- Rear Lane: 6 m road dedication along the entire east property line to provide a 6 m wide interim lane aligned north-south parallel to Cooney Road. The lane is to be widened through future development to the east. The vehicle access for the subject development will be located on the proposed lane. In the long term, through future redevelopment along Cooney Road and Spires Road, the proposed north-south rear lane will extend from Cook Road to Spires Gate, providing redevelopment along Cooney Road with vehicle access from the lane.
- Cook Road: 1.8 m road dedication along the entire south property line.
- Cooney Road: 2.4 m road dedication along the entire west property line.
- Corner Cut: 5 m x 5 m road dedication at the Cook/Cooney Road intersection.
- Cooney Road tree retention: An approximately 5.4 m² Public Right-of-Passage Statutory Right-of-Way (PROP SRW) is required to allow a 1.5 m wide City sidewalk to encroach into the site to allow for tree retention in the City boulevard.
- Rear Lane tree retention: An approximately 2.6 m² Public Right-of-Passage Statutory Right-of-Way (PROP SRW) is required to allow the City lane to encroach into the site to allow for tree retention in the City boulevard adjacent to the new lane.
- Enter into the City's standard Servicing Agreement for road construction along all three frontages.
- Provide a voluntary cash contribution in the amount of \$9,000.00 towards accessible pedestrian enhancements of the Cook Road and Cooney Road traffic signal.

Vehicle and Bicycle Parking On-site

The proposal will feature six units with a total of eight resident parking spaces and two visitor parking spaces, which meet the minimum bylaw requirements. Four resident parking spaces will be in a tandem arrangement (50% of total residential parking spaces provided), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to rezoning bylaw adoption, the applicant is required to enter into a legal agreement to ensure that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.

The proposal will feature a total of 10 bicycle parking spaces on site, which meets the bylaw requirements. Secure bicycle parking spaces will be provided within a bicycle storage room within the parking structure and a bicycle rack will be provided on-site. Prior to rezoning bylaw adoption, the applicant is required to enter into a legal agreement to ensure that:

- Conversion of any of the bicycle parking area in this development into habitable space or general storage area is prohibited.
- The bicycle storage room must remain available for shared common use and for the sole purpose of bicycle storage.

Existing Legal Encumbrances

There is an existing 3 m wide statutory right-of-way (SRW) for the sanitary sewer along the east property line within the required lane dedication area.

Neighbouring Townhouse Development at 6468 Cooney Road

When the neighbouring site to the north of the subject site at 6468 Cooney Road was rezoned for townhouse development, it was intended that in the future 6468 and 6500 Cooney Road would share a driveway to a lane connecting to Cook Road. To achieve this, 6468 Cooney Road was granted a temporary driveway access to Cook Road and an easement and covenant were registered on title to facilitate connection to a potential rear lane on the subject site.

Relocating the driveway access for 6468 Cooney Road so that it would connect with the lane being established on the subject site is not warranted at this time as the existing driveway access has not created any operational issues and redirecting all site traffic through the proposed lane to Cook Road until such time that an alternate route is available from a functional rear lane connecting to another public road may add additional traffic load closer to the Cook Road/Cooney Road intersection. In addition, the strata at 6468 Cooney Road has requested they be permitted to use their existing driveway and not construct a shared driveway in the easement area.

The existing easement in favour of the subject site is registered on title of 6468 Cooney Road (registered under number BX442223). This existing easement was intended for use as part of a shared driveway, which was to be constructed and widened through development of the subject site for the shared use of both properties. As use of the easement area and provision of a shared driveway to the proposed lane is no longer proposed, after rezoning adoption, the neighbouring strata may request City permission for their lawyer to discharge the easement agreement from title.

The existing covenant registered on title of 6468 Cooney Road (registered under number BX442227) requires that, when a rear lane is operational, the owner of 6468 Cooney Road shall permanently close and landscape the temporary access driveway area that connects to Cooney Road. Based on staff review, while it is intended that the proposed lane will ultimately accommodate vehicle access to 6468 Cooney Road when it redevelops in the future, the lane will not be able to achieve this until it is extended to connect to another public road through future development. Transportation staff has reviewed the proposed development and advises that the City would not seek the closure of the existing temporary driveway access for 6468 Cooney Road as part of the development of 6500 Cooney Road. Driveway access to Cooney Road would continue to be used and the covenant would remain registered on title to 6468 Cooney Road as the existing driveway access closure may be pursued in the future when 6468 Cooney Road is redeveloped and the rear lane system is extended to connect to another public road.

Tree Retention and Replacement

As noted in the original rezoning staff report, the applicant submitted a Certified Arborist's Report. After further investigation subsequent to the original rezoning staff report, the bylaw-sized trees assessed by the arborist include three existing trees on the subject property and four existing trees on City property.

City Tree Preservation and Parks Arboriculture staff have reviewed the trees, with the following comments:

- Three on-site trees were identified for removal in the original rezoning staff report and were removed after Public Hearing and should be replaced at 2:1 ratio as per the OCP.
- Two City trees (Birch) located along the site's Cook Road frontage (within the proposed road dedication area) were identified for removal in the original rezoning staff report and removed in 2016 in advance of the Servicing Agreement due to public safety concerns. Prior to final adoption of the rezoning bylaw, the applicant is required to provide a tree compensation contribution in the amount of \$2,600. The planting of new City street trees along both frontages will be included in the Servicing Agreement.
- One City tree (Elm) located along the site's Cook Road frontage (within the proposed road dedication area) is to be retained. To minimize impacts, the required Servicing Agreement is to include a narrowed sidewalk, and the required Development Permit is to ensure front yard decks are raised and set back outside the drip line of the tree.
- One City tree (Elm) located along Cook Road east of the proposed rear lane is to be retained subject to Engineering review of detail design of the required Servicing Agreement. The required Servicing Agreement is to include special lane design and construction measures.

Tree Replacement

Three on-site trees were identified for removal in the original rezoning Staff Report and were removed following the first Public Hearing in 2011. The 2:1 replacement ratio would require a total of six replacement trees. The preliminary landscape plan (Attachment 2) provides for 10 new trees on-site. The size and species of replacement trees and overall landscape design will be further reviewed through the required Development Permit application process.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2		5 m
2		5.5 m
2	9 cm	

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$750 to the City's Tree Compensation Fund in lieu of any replacement trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Two trees adjacent to the site in the Cook Road City boulevard are to be retained and protected, subject to Engineering review of detail design of the required Servicing Agreement. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 2). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, entering into a legal agreement and submission to the City of a \$27,100 tree survival security Letter of Credit.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones and to oversee the installation of special measures for tree retention (e.g., aeration tubes) in the required Servicing Agreement. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Townhouse Energy Efficiency and Renewable Energy

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

Amenity Space

The applicant is proposing to provide a cash contribution in-lieu of providing the required indoor amenity space on-site. The contribution rate has increased since the proposal was considered in 2011. The total cash contribution required for the proposed six-unit townhouse development is \$10,830.00 based on \$1,805 per dwelling as per the current OCP rate and is a consideration of rezoning.

Outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per dwelling and the CCAP recommendation that 10% of net site area is provided as open space. Staff will work with the applicant at the Development Permit application stage to ensure the design of the outdoor amenity space meets the Development Permit guidelines contained in the OCP.

Housing Type and Tenure

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

To maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a legal agreement on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit. This covenant will not be required if Council does not adopt these policies prior to the subject application rezoning bylaw receiving third reading.

Development Permit Application

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

- Compliance with Development Permit guidelines for the form and character of multiple-family projects provided in the OCP and CCAP, including the provision of attractive pedestrian oriented streetscape building design along Cooney Road.
- Review of tree replacement and protection features for the development proposal.
- Review of the shared outdoor amenity area design, including the choice of children's play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the one proposed convertible unit and aging-in-place design features in all units.
- Review of sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

Engineering requirements have changed since the proposal was considered at Public Hearing in 2011. Prior to rezoning bylaw adoption, the applicant is required to enter into the City's standard Servicing Agreement for the design and construction of works including a new rear lane, frontage beautification along the Cooney Road and Cook Road site frontages, and storm sewer and sanitary sewer upgrades (Attachment 7). All works are at the applicant's sole cost (i.e., no Development Cost Charge Credits apply). Also prior to rezoning bylaw adoption, the applicant is required to provide a Letter of Credit security for the Servicing Agreement.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 6500 Cooney Road from the "Low Density Townhouses (RTL1)" zone to the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" zone in order to permit the development of six townhouse units with vehicle access from a new lane.

The subject rezoning application is supportive of City policies for compact, grade-oriented, multi-family housing and the City Centre Area Plan objectives for Brighthouse Village. Despite the project's small site size, the proposed development is attractive and liveable, is expected to

have minimum impacts on neighbouring residents, and proposes to retain significant trees along Cook Road.

In response to the passage of time since the subject application was considered at Public Hearing on April 11, 2011, the application and proposed zoning were revised. The rezoning considerations were also adjusted to reflect current Policy (Attachment 7). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10265 be introduced and given first reading.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 8618 be abandoned.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments

Attachment 1: Location Maps

Attachment 2: Conceptual Development Plans

Attachment 3: Original Rezoning Staff Report (dated February 15, 2011)

Attachment 4: Development Application Data Sheet

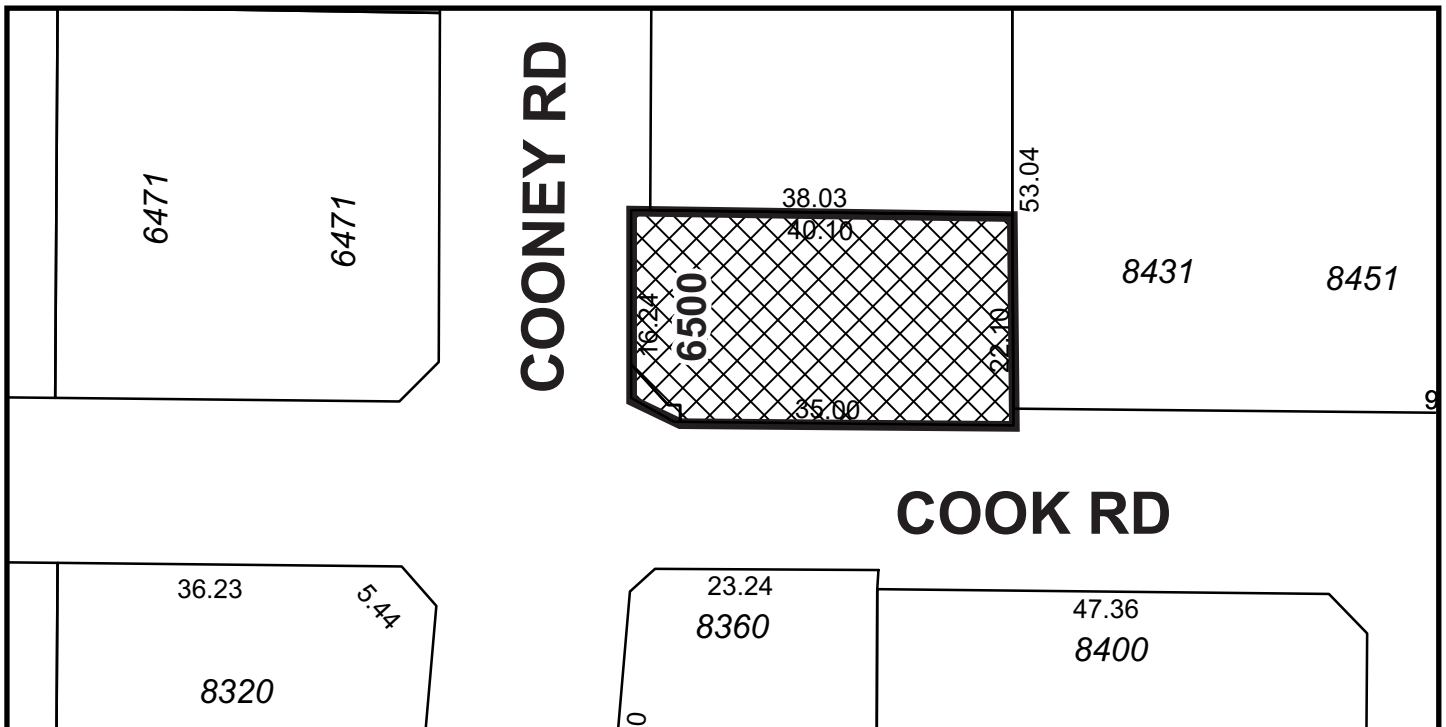
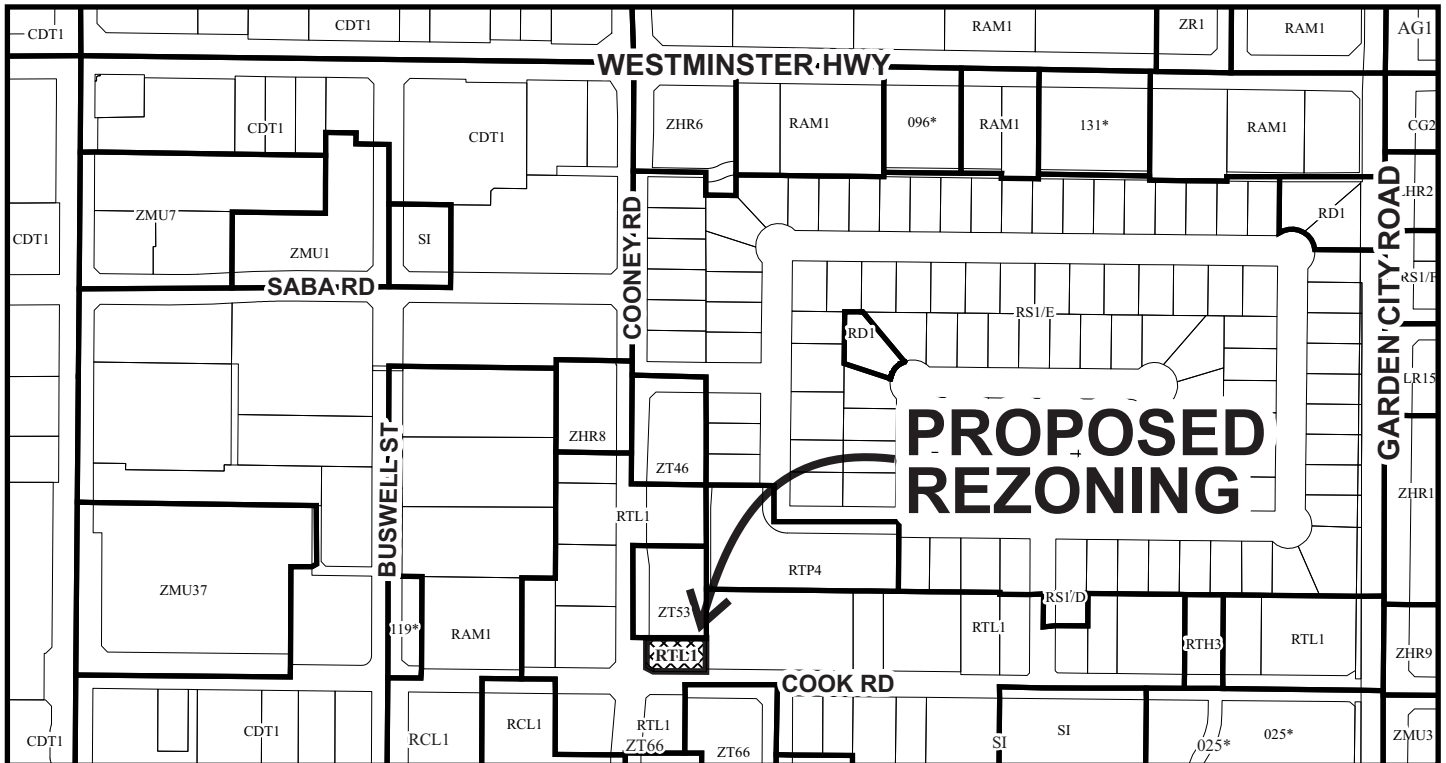
Attachment 5: Specific Land Use Map: Brighthouse Village (2031)

Attachment 6: Public Correspondence

Attachment 7: Rezoning Considerations



City of Richmond



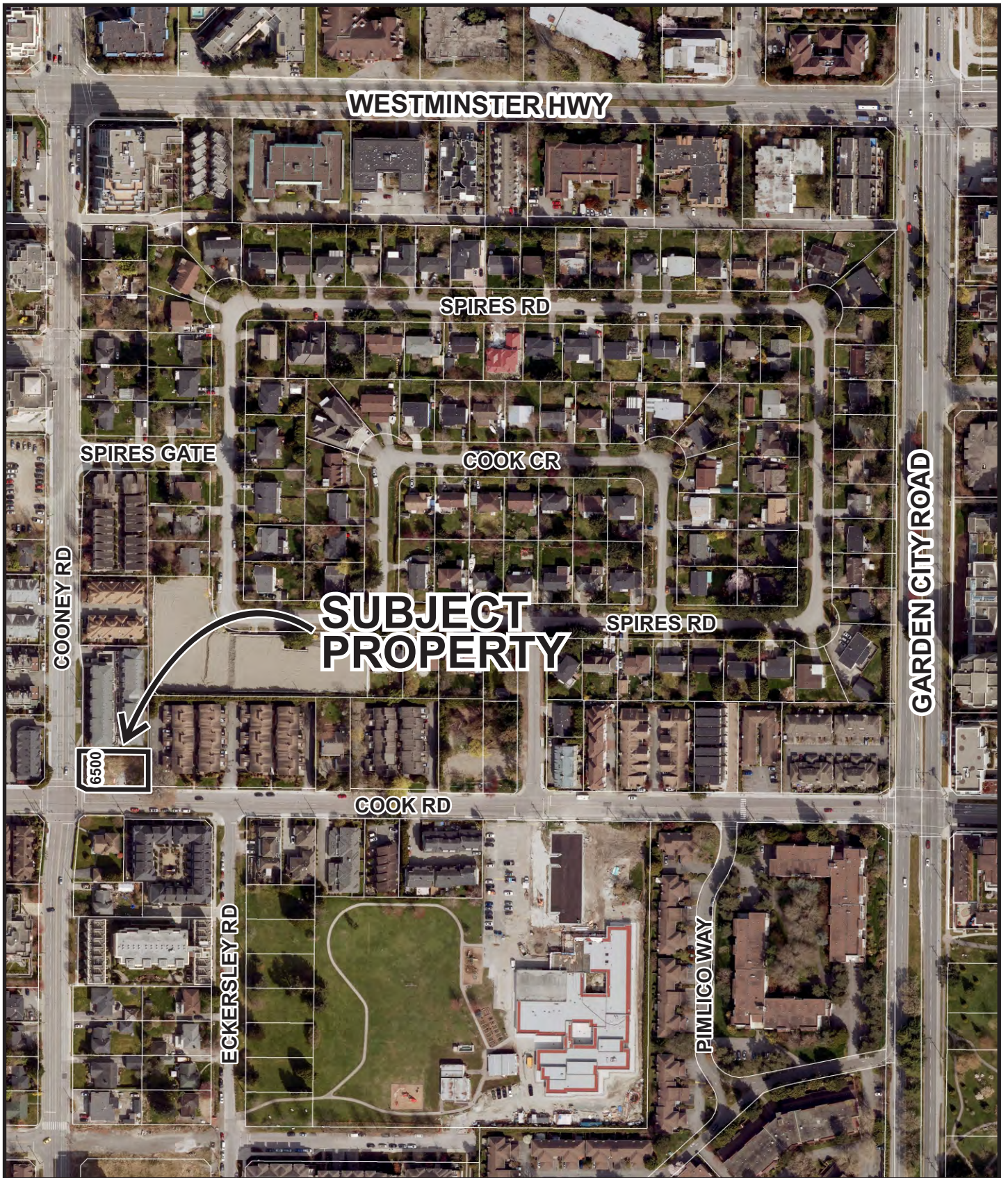
RZ 08-429600

PH – 86

Original Date: 07/28/08

Revision Date: 04/19/21

Note: Dimensions are in METRES



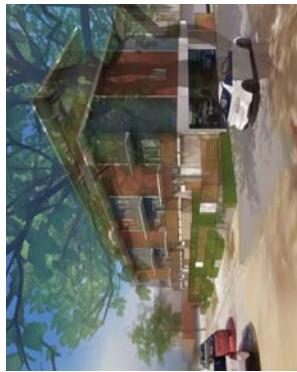
RZ 08-429600

PH - 87

Original Date:07/28/08

Amended Date: 04/19/21

Note: Dimensions are in METRES



VIEW FROM LANE AT COOK ROAD

Civic Address: 8550 COOPER ROAD, RICHMOND, BC
Legal Description: LOT 20 SECTION 8, BLOCK 41 RANGE 6W 11ND PLAN 15292
Lot Size: 17.7 ± AC (17.31 ± AC) APPROX 9,361 SF
Original Site: 2.4M ALDING CORNER ROAD, 1.8M ALONG CORNER ROAD, 5M X 5M AT SW CORNER
Road Deductions: 8M ALONG EAST PROPERTY LINE
Land Deductions: 6,801 SF (85.1) 8,500 (UPDATED SUBDIVISION PLAN, JUNE 12)
Net Site Area:

	Current Proposal (2021)	Future Requirement (T190)
FAR density	1.2	1.2 Min.
Lot coverage – building	55%	55 % Max.
Lot coverage – non-porous	70%	80 % Max.
Lot coverage – parking	20%	20 % Min.
Setback – front	10 ft	10 ft Min.
Setback – side	3.3 m	3 m Min.
Setback – back	10 ft	10 ft Min.
Setback – Lane	0.1 m	0.1 m
Setback – North interior side yard	1.5 m	1.5 m Min.
Building Height	12.2 m & 4 stories	15.0 m & 4 stories Max.
Lot width	20 m Min.	20 m Min.
Lot depth	20 m Min.	20 m Min.
Lot area	631 sq m	650 sq m min
PARKING		
Parking required	10 (8 Residents + 2 Visitors)	10 (12 (20% Residents + 0.20 (Lot Area))
Travelling required	25% (2 of 8)	50 % Max.
Motorcycle parking	8 Cuts 1 (2 Cuts) + 2 Cuts 2	8 Cuts 1 (12 Cuts) + 2 Cuts 2 (62 Cuts)
Accessed parking	100% of resident parking spaces	100% of resident parking spaces
DOF/GAP		
Amenity – Indoor	Cash in-lies	50 m2 Max.
Amenity – outdoor	67 m2	36 m2 Max.
GAP additional outdoor amenity	67 m2	63.1 m2 Min. (10% of Lot Site Area)

t: 778-379-8818 / f: 604-800-0775
e: kenneth@kzai.ca
211-2223 West Broadway
Vancouver, B.C. V6K 2E4

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**6-UNIT
TOWNHOUSE**
6500 Conneely Road
Richmond, BC

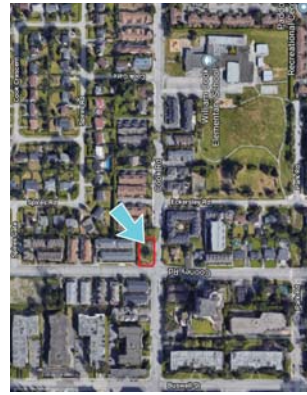
Consultants

No.	Date	Revision
3	Jun 7 2021	Rezonning application (Traffic Revision)
2	May 13 2021	Rezonning application (Revised)
1	Jun 13 2020	Proposal w/ New Parking Layout

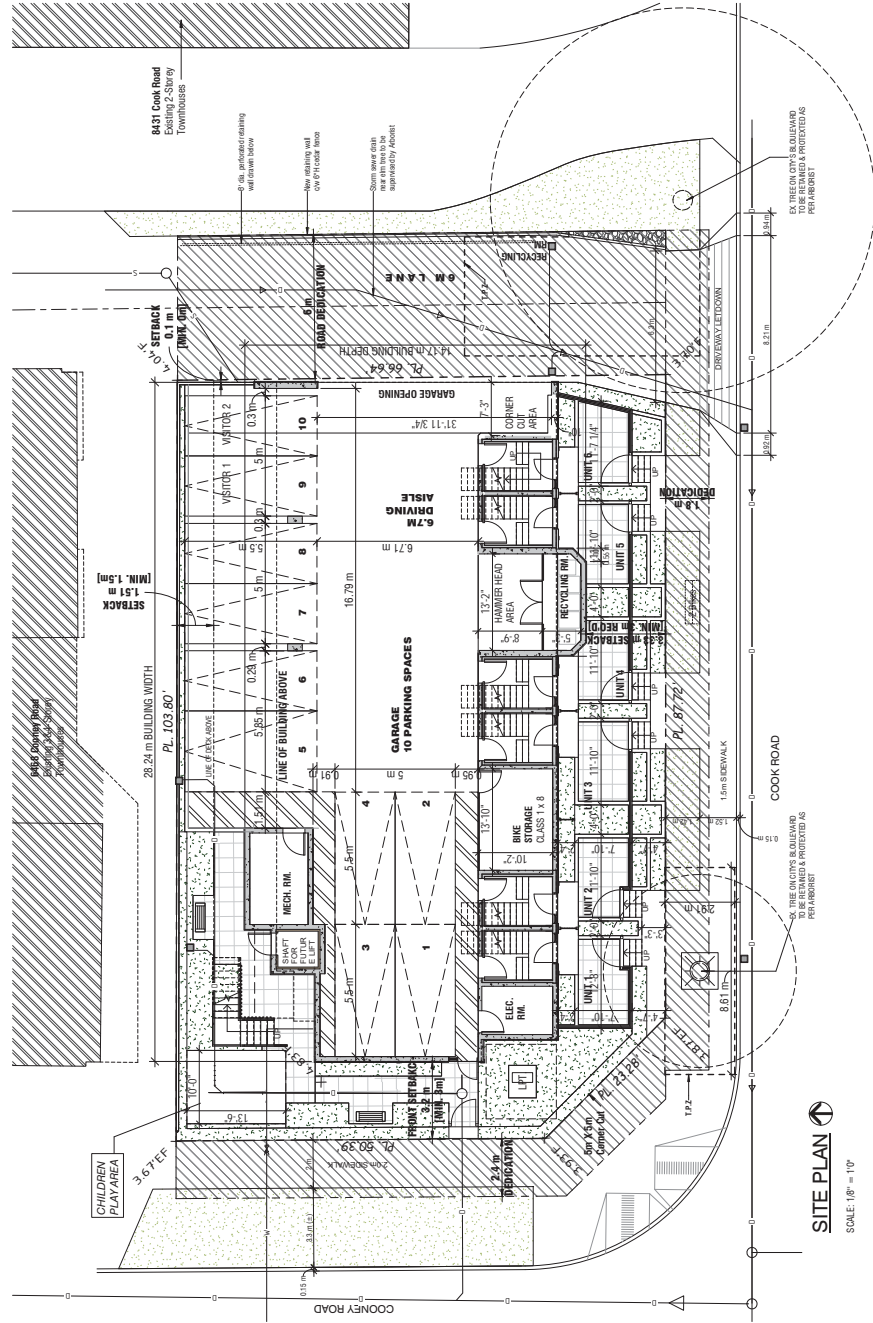
Sheet Title
**PROJECT DATA &
SITE PLAN**

Attachment 2

Conceptual Development Plans

LOCATION PLAN 

SITE AERIAL PHOTO



SITE PLAN 

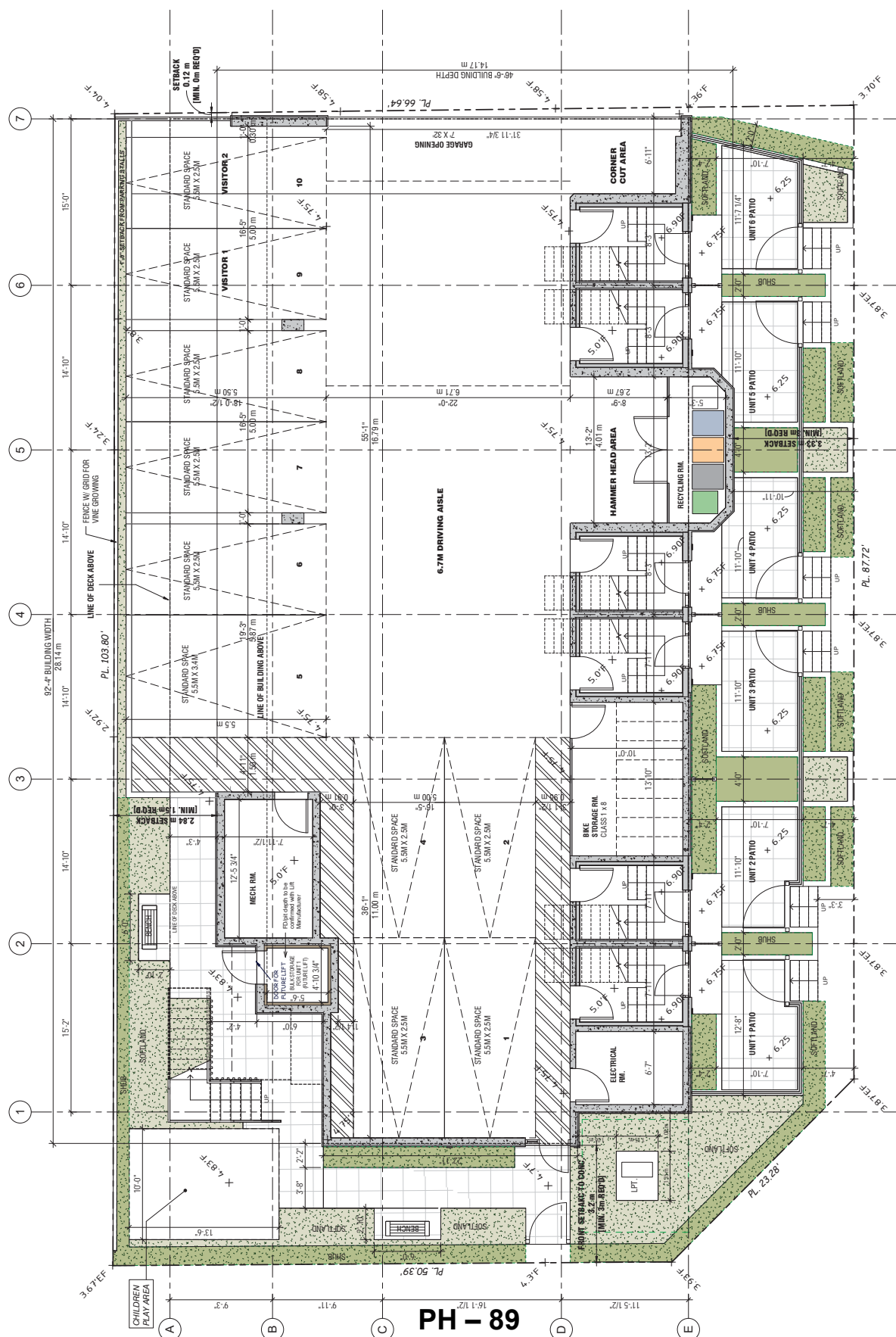
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No.	Date	Revision
3	Jun 7 2021	Revising application (Traffic Review)
2	May 13 2021	Revising application (Planning)
1	Jan 13 2020	Proposal of New Planning Application

Sheet Title
FIRST FLOOR PLAN

Drawn: **CL**
 Checked: **KK**
 Scale:
 Print date: **Jan 7, 2021**
 Dwg. no.

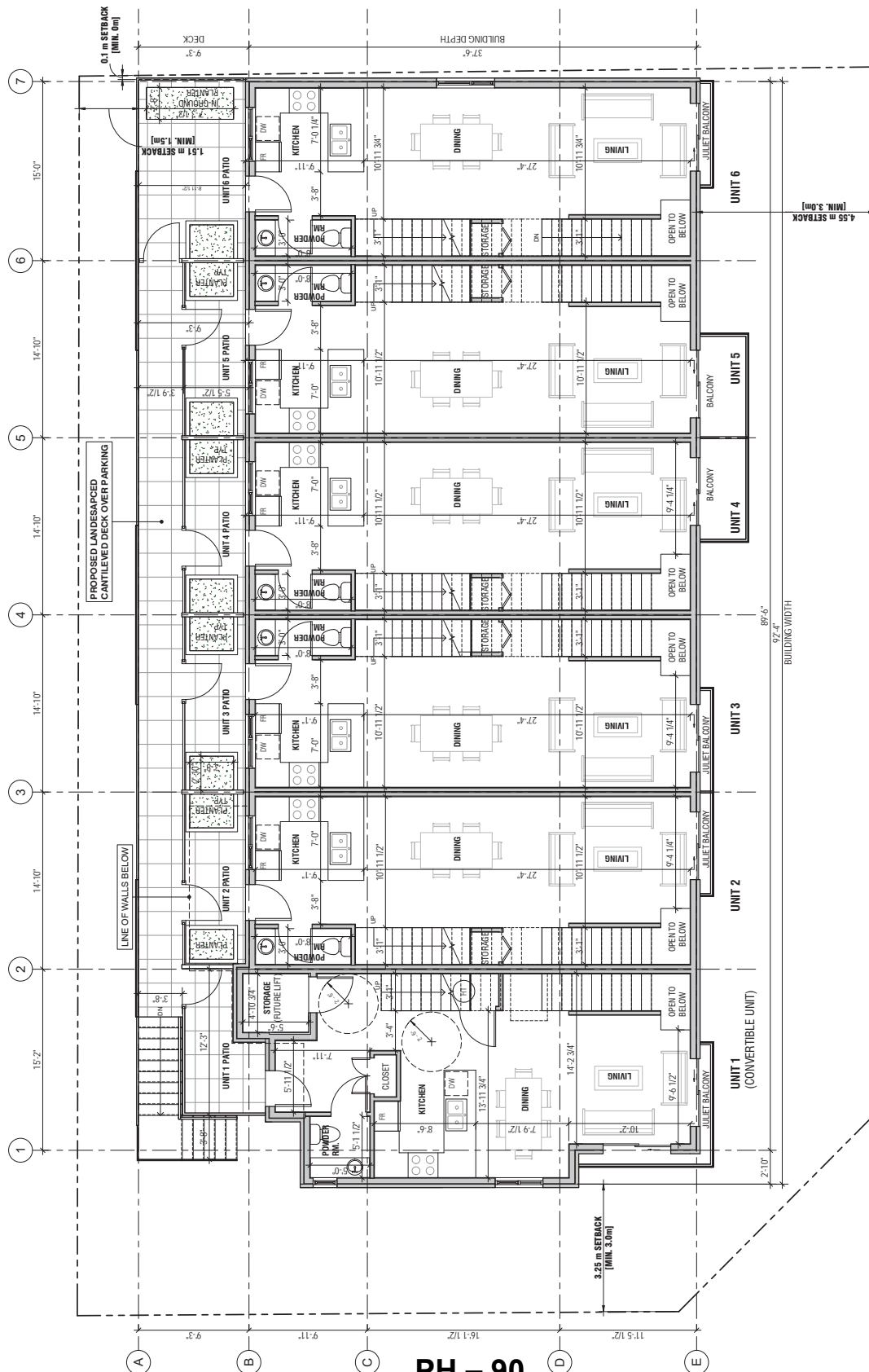
A-2.1



No.	Date	Revision
3	Jun 7 2021	Revising application (Traffic Revision)
2	May 13 2021	Revising application (Revised)
1	Jun 13 2020	Proposed w/ New Parking Layout

Sheet Title
**SECOND FLOOR
PLAN**

Drawn:	CL
Checked:	KK
Scale:	
Print date:	Jan 7, 2021
Dwg. no.	A-2.2





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 1 774 375 0918 / f 604 660 0775
 e info@kennethkim.ca
 21 1255 West Broadway
 Vancouver B.C. V6K 2E8

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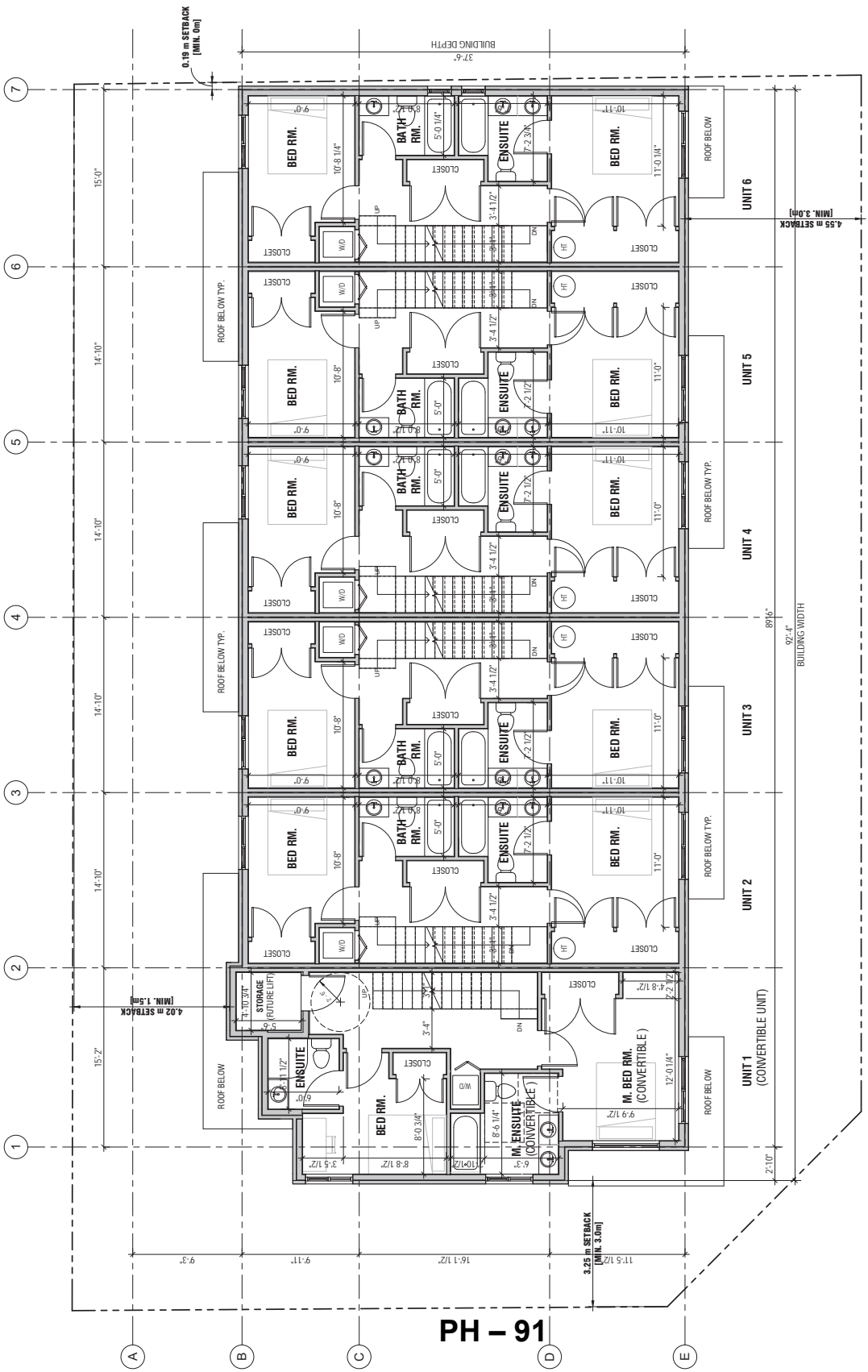
Project Title
6-UNIT TOWNHOUSE
 6500 Conroy Road
 Richmond, BC

Consultants

No.	Date	Revision
2	May 13 2021	Revised Application (Revised)
1	Jan 13 2020	Proposed w/ New Parking Layout

Sheet Title
THIRD FLOOR PLAN

Drawn:	CL
Checked:	KK
Scale:	
Print date:	May 13, 2021
Dwg. no.	A-2.3





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 1 778.379.0918 / F 604.660.0775
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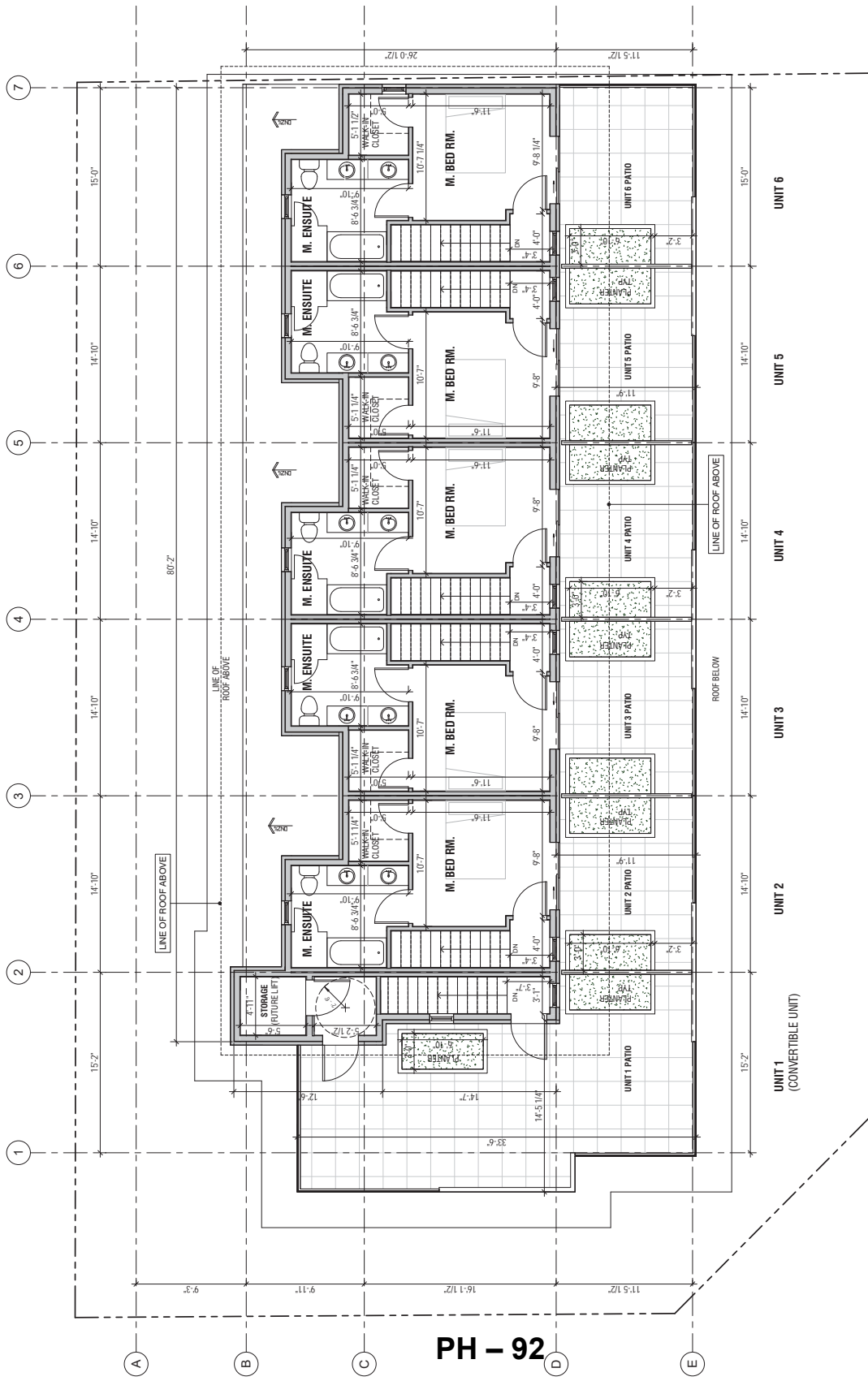
Project Title
6-UNIT TOWNHOUSE
 6500 Conney Road
 Richmond, BC

Consultants

No.	Date	Revision
2	May 13 2021	Revised Application (Revised)
1	Jan 13 2020	Proposed at New Planning stages

Sheet Title
FOURTH FLOOR PLAN

Drawn:	CL
Checked:	KK
Scale:	
Print date:	May 13, 2021
Dwg. no.	A-2.4



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

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Project Title

**6-UNIT
TOWNHOUSE**
6500 Conneely Road
Richmond, BC

Consultants

No.	Date	Revision
3	Jun 7 2021	Re-zoning application (Traffic Revision)
2	May 13 2021	Re-zoning application (Revised)
1	Jun 13 2020	Proposal w/ New Parking Layout

Sheet Title
SOUTH & WEST
ELEVATION

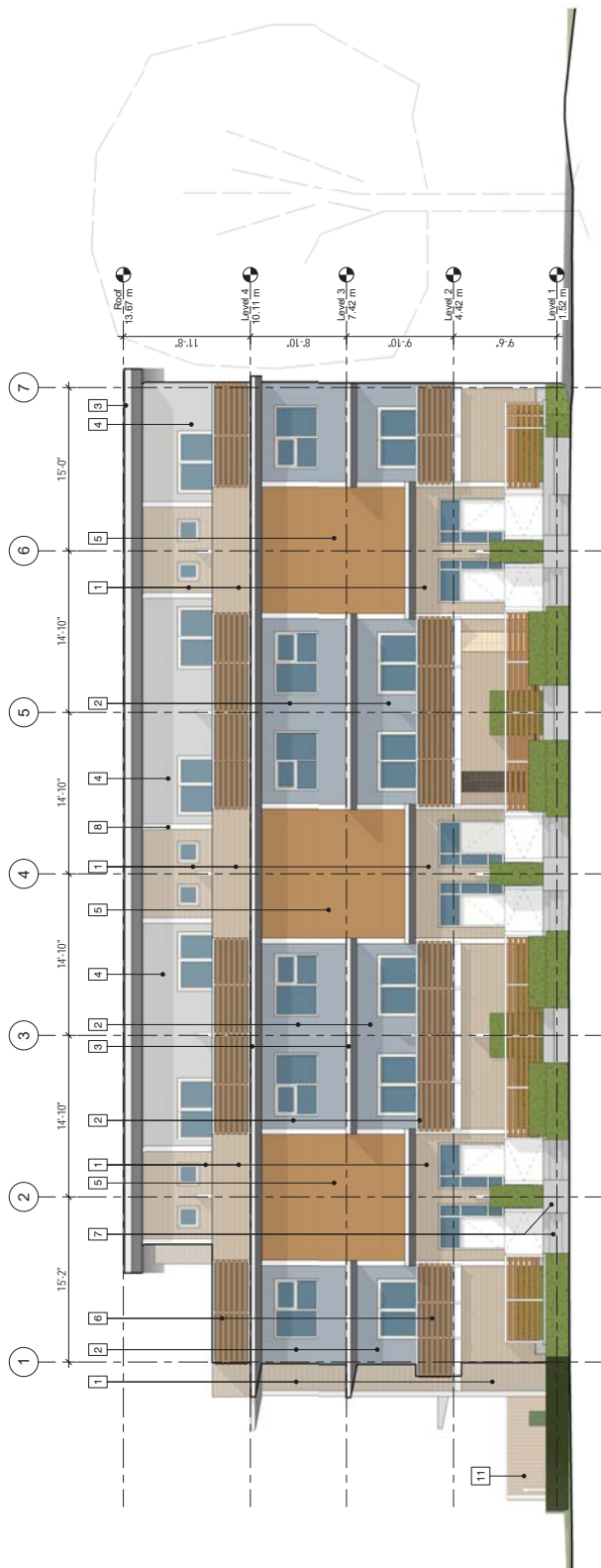
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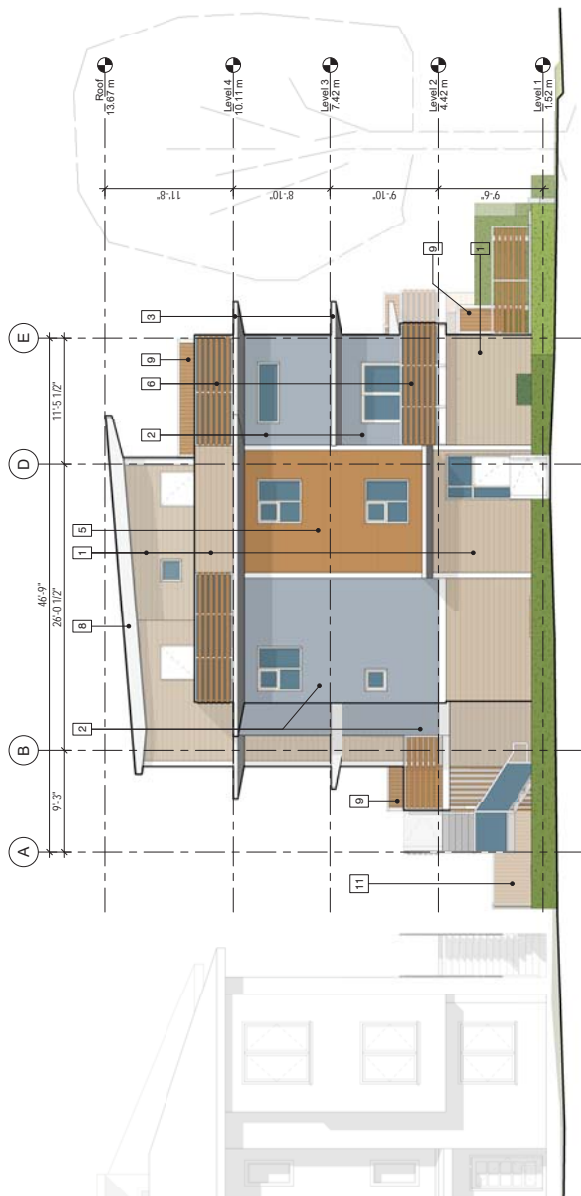
Print date: Jun 7, 2021

Dwg. no.



PH SOUTH ELEVATION (COOK RD)

SCALE: 3/16" = 1'0"



WEST ELEVATION (COONEY RD)

SCALE: $3/16" = 1'0"$

MATERIALS LEGEND

- | | |
|----|--|
| 1 | Horizontal HardiePlank Siding
COLOUR: Light Brown |
| 2 | Slapdash Stucco Finish
COLOUR: State Gray |
| 3 | Metal Flashing
COLOUR: Silver/light gray |
| 4 | Slapdash Stucco Finish
COLOUR: Light Gray |
| 5 | Horizontal Siding
(HardiePlank Siding or Composite)
(e.g. Longboarded Tongue & Groove)
COLOUR: Simulated Wood |
| 6 | Alum/Glass Balcony Guards
w/ Decorative Wood Slats (Painted) @
Slats
COLOUR: Medium Brown |
| 7 | Concrete- Painted
COLOUR: Light Gray |
| 8 | Wood Trim/Facile- painted
COLOUR: Ivory White |
| 9 | Open Trellis Privacy Screen
Between Units
COLOUR: Medium Brown |
| 11 | Wood Painted Privacy Fencing to
Neighbour
COLOUR: Medium Brown |

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Project Title
**6-UNIT
TOWNHOUSE**
6500 Conney Road
Richmond, BC

Consultants

No.	Date	Revision
3	Jun 7 2021	Rezonoring application (Traffic Revision)
2	May 13 2021	Rezonoring application (Revised)
1	Jan 13 2020	Proposal w/ New Parking Layout

Sheet Title
NORTH & EAST
ELEVATION

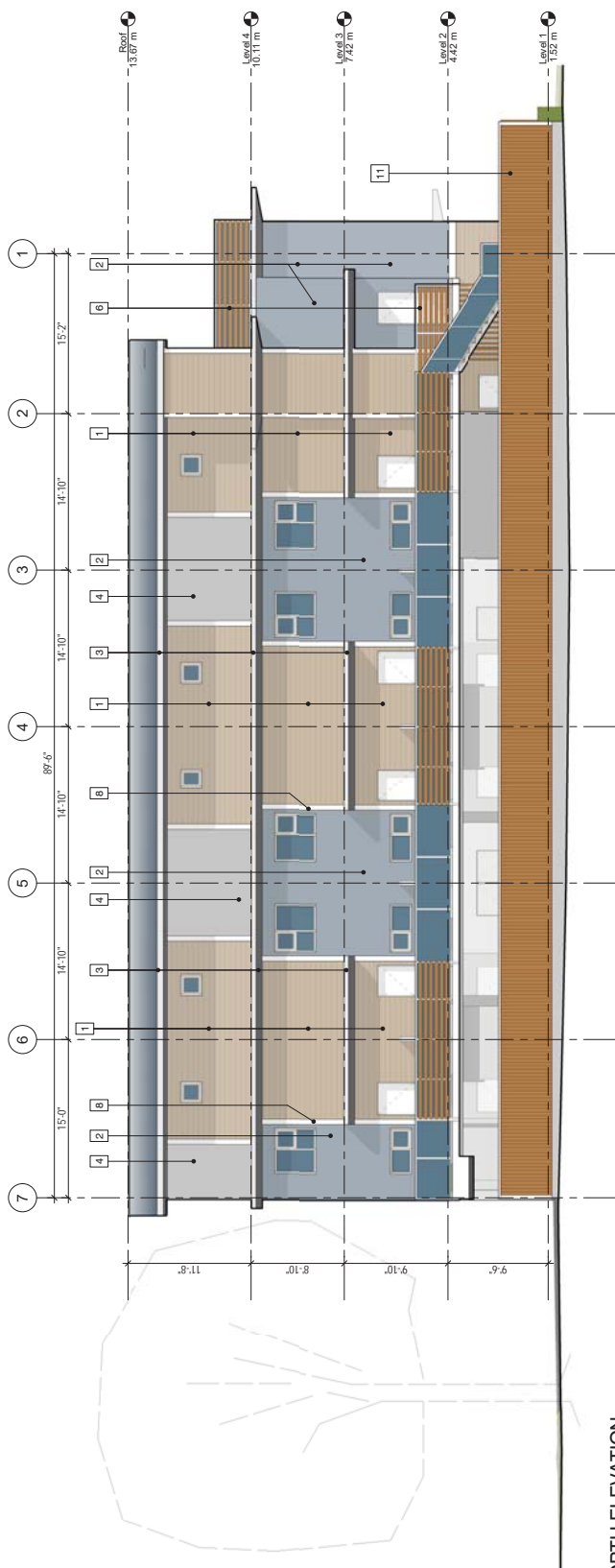
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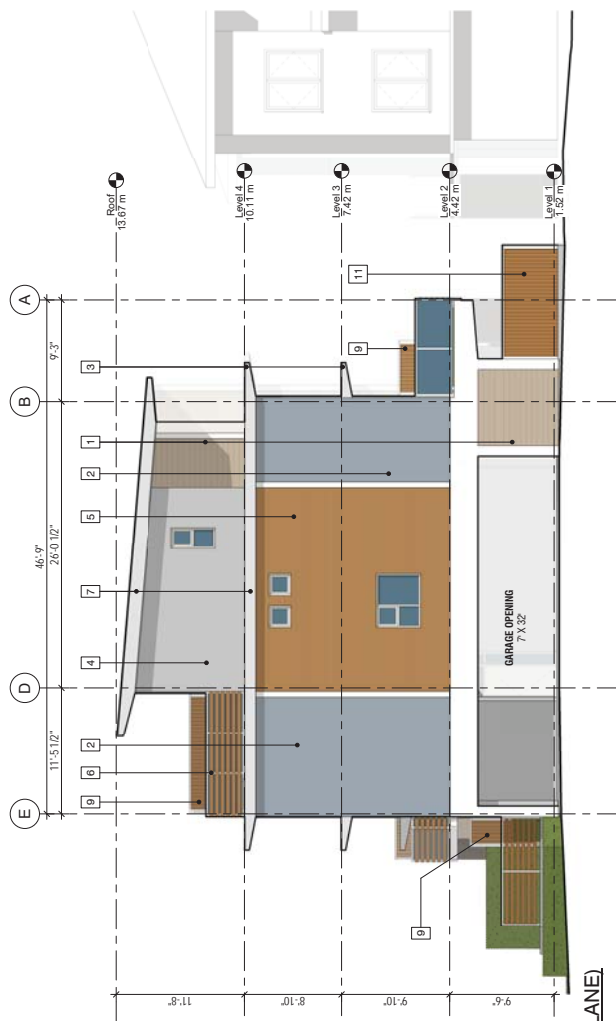
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Print date: Jun 7, 2021

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PH L 94



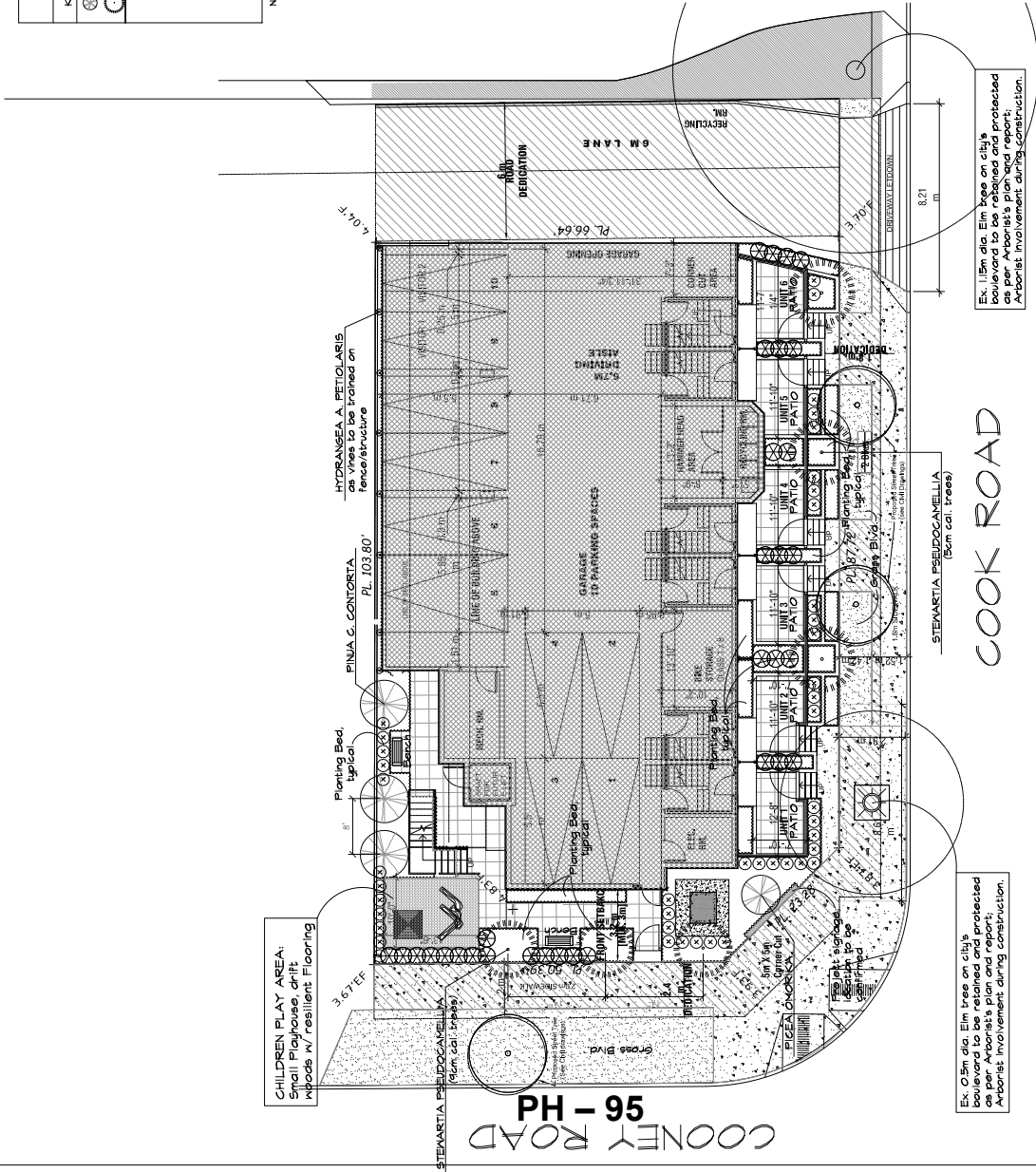
EAST ELEVATION (LANE)

MATERIALS / LEGEND	
1	Horizontal Hardiplank Siding COLOUR: Light Brown
2	Slapdash Succo Finish COLOUR: Slate Gray
3	Metal Flashing COLOUR: Silver/light gray
4	Slapdash Succo Finish COLOUR: Light Gray
5	Horizontal Siding (Aluminum, Steel or Composite) (e.g. Longboard® Tongue & Groove) COLOUR: Simulated Wood
6	Alum/Glass Balcony Guards Outside of Stairs (Painted) @ COLOUR: Medium Brown
7	Concrete: Painted COLOUR: Light Gray
8	Wood Trim/Fascia: painted COLOUR: Ivory White
9	Open Trellis Privacy Screen Between Units COLOUR: Medium Brown
11	Wood Painted Privacy Fencing to Neighbour COLOUR: Medium Brown

P L A N T L I S T (Preliminary)			
KEY	QTY.	BOTANICAL NAME	COMMON NAME
1	1	PIGEA CHORISKA	Servitor Spruce
2	1	PIGEA CHORISKA	Shore Pine
3	1	STERNIA PSEUDOCANELLIA	Japanese Starletia
4	1	STERNIA PSEUDOCANELLIA	Japanese Starletia
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99	1	STERNIA PSEUDOCANELLIA	Japanese Starletia
100	1	STERNIA PSEUDOCANELLIA	Japanese Starletia

NOTE:

- All plant materials shall meet or exceed B.C.A.S.A. standards.
- All grass areas shall be seeded unless otherwise indicated.
- Hydrangea A. Petiolaris shall be planted on the site.
- Hydrangea A. Petiolaris shall be planted on the site.



Ex. 0.5m dia. Elm tree on city's boulevard to be retained and protected by post-and-rail barrier during construction. Arborist involvement during construction.

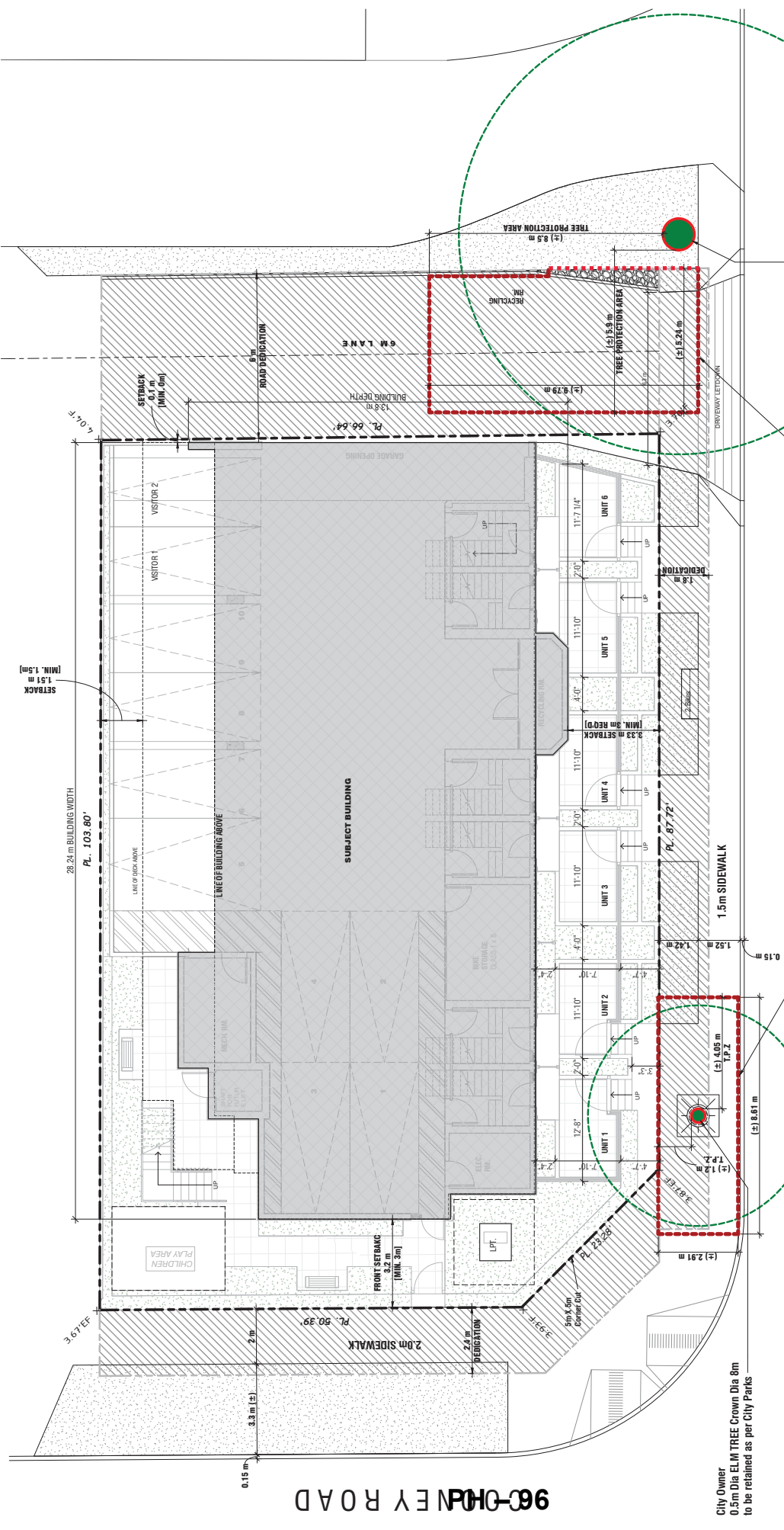
COOK ROAD

Ex. 1.5m dia. Elm tree on city's boulevard to be retained and protected by post-and-rail barrier during construction. Arborist involvement during construction.

NORTH

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REVISIONS	
No.	Date
1	Jun-1, 2021
Overall revision on per Arch. team site plan, adjusted all affected planting beds.	
FRED LIU & ASSOCIATES INC.	
BCSLA CSLA ASLA	
Vancouver BC V6P 2L3	
PAN: 604-927-1541	



All work within tree protection areas to be under the direct supervision of project arborist

COOK ROAD


PROJECT ARBORIST
Davey Resource Group
Steve Whitton
604-346-9498
Steve. Whitton@davey.com

NOTES:
- All off-site works to be designed and constructed via separate required Servicing Agreement

TREE MANAGEMENT SITE PLAN
SCALE 3/16" = 1'0"

City Owner
0.5m Dia ELM TREE Crown Dia 8m
to be retained as per City Parks

City Owner
1.15m Dia ELM TREE Crown Dia 18.5m
to be retained as per City Parks

	Kenneth Kim Architecture Inc. 1-779-378-8811 / 604-860-0795 21-22333 West Broadway Vancouver, BC V6K 2E2	No. 3 Date: Jan 7, 2021 Revised: May 13, 2021 Proposed at New Planning Layout	Revised: Jan 13, 2020 Consultants: Reporting application Proposed at New Planning Layout	Project Title 6-UNIT TOWNHOUSE 5500 Conroy Road Richmond, BC	Sheet Title TREE MANAGEMENT PLAN	File number: CL Owner: AX Checked: Jan 7, 2021 Print date: Jan 7, 2021	Scale: CL Day no: AX
						Project Title TREE MANAGEMENT PLAN	Scale: CL Day no: AX



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** February 15, 2011
From: Brian J. Jackson **File:** RZ 08-429600
 Director of Development
Re: Application by Interface Architecture Inc. for Rezoning at 6500 Cooney Road
 from Low Density Townhouses (RTL1) to Parking Structure Townhouses
 (RTP4)

Staff Recommendation

That Bylaw No. 8618, for the rezoning of 6500 Cooney Road from "Low Density Townhouses (RTL1)" to "Parking Structure Townhouses (RTP4)", be introduced and given first reading.

Brian J. Jackson
Director of Development

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Interface Architecture Inc. has applied to rezone 6500 Cooney Road from “Low Density Townhouses (RTL1)” to “Parking Structure Townhouses (RTP4)” to permit the construction of a 6-unit, 3-storey townhouse project over one level of parking. A concurrent Development Permit application (DP 09-505353) for the subject site is under review.

Findings of Fact

- A location map and aerial site photograph are provided in **Attachments 1** and **2** respectively.
- A Development Application Data Sheet, including details about the subject development and its proposed zoning, is provided in **Attachment 3**.
- Conceptual Development Plans are provided in **Attachment 8**.

Project Description

The subject rezoning is for a small-lot, infill development at the northeast corner of Cooney Road and Cook Road in the City Centre Area Plan’s (CCAP) Brighthouse Village area. The project’s six townhouse units are designed as a single 3-storey building incorporating individual, south-facing entries and yards along Cook Road, south-facing decks at the building’s upper storey, and a sunny, common open space along Cooney Road. A secured, common parking garage located beneath the units (with direct resident access to each unit) is concealed along the site’s street frontages by landscaping. A public lane, to be constructed by the project along its east side, will provide access to the project’s parking and an existing “parking structure townhouse” project to its north.

Surrounding Development

- To the North: A recently constructed, 20-unit, 3-4 storey townhouse development (including one level of parking) fronting onto Cooney Road, with a landscaped courtyard and a density of 1.11 floor area ratio (FAR), as per site-specific zone “Town Housing (ZT53) – Cooney Road (Brighthouse Village of City Centre)”. Vehicular access to this property is currently via a driveway at Cooney Road; however, as per legal agreements entered into as part of this site’s development approval process, vehicle access will be relocated to Cook Road via a new lane to be constructed by the applicant along the east side of the subject site. (**Attachment 4**)
- To the East: An older “Low Density Townhouses (RTL1)” project (i.e. 0.55 FAR, 2 storeys) fronting Cook Road and accessed via a driveway along its west side (adjacent to the public lane proposed for construction on the subject site). Existing shrubs and a fence along the west side of this property’s existing driveway screen views to the subject site. No redevelopment of this property is expected in the near term. (**Attachment 5**)
- To the South: Across Cook Road, an older single-family home designated under the CCAP for “high-density townhouses” (1.2 FAR maximum), and a new 4-storey townhouse development (including one level of parking) with a landscaped courtyard and density of 1.1 FAR.

To the West: Across Cooney Road, older, “Low Density Townhouses (RTL1)” projects (i.e. 0.55 FAR, 2 storeys) designated under the CCAP for future redevelopment with mid-rise (25 m), medium density (2 FAR maximum), apartment building(s).

Related Policies & Studies

Development of the subject site is affected by a range of City policies and related considerations (e.g., CCAP, affordable housing, aircraft noise sensitive development). An overview of these policies, together with the developer’s proposed response, is provided in the “Analysis” section of this report.

Advisory Design Panel (ADP)

A Development Permit application (DP 09-505353) for the subject site is currently under review and was considered at ADP on May 5, 2010. The Panel found the project to be well designed and noted that it would be a desirable model for future small-lot, townhouse developments elsewhere in Brighthouse Village. The Panel recommended that the project advance to the Development Permit Panel, taking into account various considerations as follows:

- Enhance the project’s Cooney Road, lane, and rear elevations to bring them up to the standard of the project’s more successful Cook Road elevation;
- Better incorporate Crime Prevention Through Environmental Design (CPTED) measures in the design and finishing of the parkade;
- Enhance the project’s accessibility for people with impaired mobility; and
- Revise the landscape design in order that it may better complement the project’s contemporary character, incorporate sustainable features, and enhance urban agricultural opportunities.

Public Input

The subject rezoning is consistent with the Official Community Plan (OCP) and CCAP. Signage is posted on the subject property to notify the public of the proposed development. At the time of writing this report, no public comment has been received. The statutory Public Hearing will provide local property owners and other interested parties with the opportunity to comment on the subject application.

Staff Comments

Transportation

- a) Road Works: Road widening and related works are required along both of the subject site’s street frontages. Prior to rezoning adoption, the developer must satisfy the following:
- Cook Road: 1.8 m dedication;
 - Cooney Road: 2.4 m dedication;
 - Corner Cut: 5 m x 5 m dedication at the Cook/Cooney Road intersection; and
 - Enter into the City’s standard Servicing Agreement (secured via a Letter of Credit) for road construction along both frontages including, but not limited to:
 - i. Along Cooney Road – Construction of frontage works behind the existing curb, including removal of the existing sidewalk (including the “spur” north of the subject site) and installation of a 2 m wide concrete sidewalk along the subject site’s new property line (tied into the existing sidewalk to the north), a

treed/landscaped boulevard between the sidewalk and curb, and City Centre streetlights; and

- ii. Along Cook Road (along the frontage of the subject site) – Construction of frontage works including a new curb (the face of which shall be set 11.85 m north of the existing south curb face), a concrete sidewalk, City Centre streetlights, a treed/landscaped boulevard, and related road works.

Note: There are 3 mature trees along the frontage of the subject site that, as a result of required road dedication, will be within the Cook Road right-of-way. Parks staff have recommended retention of the most significant of these trees (west side of site) and removal/replacement of the other two. To minimize road construction impacts on the existing tree, staff recommend the construction of 1.5 m wide concrete sidewalk along the back of the new curb and a landscaped boulevard along the property line (rather than the City Centre's standard 2 m wide sidewalk at the property line and boulevard at the curb).

- b) New Lane: Dedication and construction (via the City's standard Servicing Agreement, secured with a letter of credit) of a 6 m wide City lane along the entire east side of the subject site. (Note: The property east of the subject site may be required to widen the lane in the future when redevelopment occurs.) Lane construction must include the extension and repair or replacement of the existing fence along the entire property line of 8491 Cook Road (i.e. immediately east of the proposed lane), to the satisfaction of the City. Importantly, there is a large, mature within the Cook Road right-of-way, immediately east of the proposed lane, that has been identified for retention by Parks staff. It is not feasible to reduce impacts on this tree by relocating the lane, reducing its size, or delaying its construction. In light of this, staff recommend that impacts are reduced via special lane construction measures (e.g., permeable paving, light weight fill), the detailed design of which shall be determined, to the satisfaction of the City, via the Servicing Agreement process.
- c) Shared Driveway: Registration of a Public Right of Passage statutory right-of-way along a portion of the north side of the subject site for Public Right of Passage purposes. This right-of-way shall act to complete the existing area located on 6468 Cooney Road (**Attachment 4**), secured by an easement in favour of the subject site (registered under number BX442223), and intended for use as 50% of a shared driveway. The subject developer will be responsible for the costs of constructing and maintaining the portion of the driveway situated on 6500 Cooney Road. The design of the full driveway, including any agreements providing for the construction and maintenance of the portion of the driveway on 6468 Cooney Road, must be demonstrated to the satisfaction of the City at Development Permit stage and the portion situated on 6500 Cooney must be secured as part of the City's standard Development Permit landscape bond. (Note that the City may also require an easement to be registered on the Public Right of Passage area in favour of the owner of 6468 Cooney Road.)
- d) Temporary Driveway Closure at 6468 Cooney Road (**Attachment 4**): A covenant registered on 6468 Cooney under number BX442227 requires that when the proposed lane is available, the owner of 6468 Cooney shall permanently close and landscape the temporary access area. Based on staff review, while it is intended that the proposed lane will ultimately accommodate all vehicle access to the subject site and to 6468 Cooney, it will not be possible to provide garbage and recycling pick-up via the lane until it is extended north from Cook Road to another public road. Therefore, in the meantime, while resident access will be via the lane, garbage and recycling pick-up will be accommodated on street at both properties. To facilitate this, the design of the closure of the temporary driveway at 6468 Cooney Road (which shall be undertaken by

the City at the sole cost of 6468 Cooney Road) must incorporate a letdown at the sidewalk/boulevard to accommodate the movement of garbage bins and recycling carts, the design of which must be to the satisfaction of the City.

- e) On-Site Parking: The subject development complies with Richmond's Zoning Bylaw, except that 2 of its 10 parking spaces are small car spaces (i.e. small car parking is not permitted for residential projects with less than 30 units) and a third space assigned to the project's "convertible unit" does not meet the City's handicapped parking space requirements. Nevertheless, staff support the developer's proposal on the basis that:
- The two small car spaces are tandem spaces assigned to two separate residential units, each of which will also have use of a standard sized space (as per the City's standard tandem parking covenant, which will be registered on the subject site prior to rezoning); and
 - The parking bylaw only requires one handicapped space on the subject site, which the developer proposes to provide as visitor parking, such that the proposed "sub-standard" handicapped space is additional handicapped parking over and above the bylaw requirement. In light of the fact that the "sub-standard" handicapped space is provided as an "added convenience" for the project's "convertible unit" and the subject site is small, while it would be preferable for the size of this space to meet the City's handicapped requirements, the proposed dimensions (i.e. 0.5 m wider than a standard space, but 0.3 m shorter) are preferable to a narrower standard-sized space and its location adjacent to the "convertible" unit's vertical lift will make it convenient for residents.

Sanitation & Recycling

- a) Subject Site Requirements: The development must provide for an enclosure within the building to accommodate 3 recycling carts and 1 garbage dumpster with wheels (3 cubic yards in size). Until the lane is extended north from Cook Road to another public road, pick-up will occur on street on Cook Road. Design development is required via the Development Permit (DP) approval process.
- b) 6468 Cooney Road, North of the Subject Site (Attachment 4): As with the subject site, until the lane is extended north from Cook Road to another public road, pick-up will occur on street. As noted by Transportation, the design of the closure of the temporary driveway at 6468 Cooney Road (which shall be undertaken by the City at the sole cost of 6468 Cooney Road) must incorporate a letdown at the sidewalk/boulevard to accommodate the movement of garbage bins and recycling carts, the design of which must be to the satisfaction of the City. The relocation or redesign of the development's existing garbage/recycling room and any other on-site changes undertaken at the sole cost of the owner shall be at the discretion of the owner, provided that City services are not compromised.

Engineering: Capacity Analysis

- a) Sanitary: No sanitary sewer analysis is required. Prior to rezoning adoption, the developer must contribute \$2,834.50, based on consortium committed upgrades for the Eckersley B sanitary area.
- b) Storm: No drainage analysis is required. Prior to rezoning adoption, the developer must contribute \$1,553.64, based on consortium committed upgrades for the Cook and Cooney drainage area.
- c) Water: The applicant has undertaken a capacity analysis to the satisfaction of the City, and has determined that the subject development has adequate flow available to meet FUS fire flow requirements combined with peak hour demand and that, on this basis, no upgrades are required. Based on this:

- The City requires that the applicant's calculations are included on the development's Servicing Agreement design drawings; and
 - Prior to Building Permit issuance, the developer must submit fire flow calculations, signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
- d) Servicing Agreement (SA): Prior to rezoning adoption, the developer is required to enter into the City's standard SA (secured via a Letter of Credit) for the design and construction, to the satisfaction of the City, of all:
- Sanitary and storm sewer improvements along the frontage of the subject site; and
 - Service connections.

Analysis

The subject site is situated in part of the City Centre designated for compact, grade-oriented, multiple-family housing. Several years ago when such a project was proposed north of the subject site, the owner declined to consolidate the two properties. Today, redevelopment of that neighbouring site is complete (**Attachment 4**) and the subject site is effectively landlocked. As a result, development of the subject site has proven to be challenging – made most difficult by required road dedications, which reduce the gross site size by 27% to just 631.93 m². Nevertheless, the proposed development is well designed, livable, and consistent with City objectives for the local area as follows:

- a) City Centre Area Plan (CCAP): The Plan designates the subject site and properties to its north, south, and east for “high-density townhouses” (1.2 FAR maximum) designed to meet the needs of families and others preferring higher density, grade-oriented housing options.
- The subject development is consistent with the CCAP's transit-oriented development objectives and land use designations, and presents a viable model for other small-lot/infill townhouse projects in Brighthouse Village.
- b) Aircraft Noise Sensitive Development (ANSD): City policy designates the subject site as “Area 4”, which permits residential uses provided that the City's standard Aircraft Noise Covenant is registered on title, a registered professional qualified in acoustics submits an Acoustics Report identifying the measures required to ensure the building's compliance with the “Noise Management” standards set out in the OCP, and all necessary noise mitigation measures are incorporated. On this basis, the developer has agreed that:
- Prior to rezoning adoption, the City's standard ANSD covenant will be registered on title;
 - Prior to Development Permit (DP) approval, the required Acoustics Report will be submitted by a registered professional qualified in acoustics; and
 - Prior to Building Permit issuance, a second Acoustics Report will be submitted by a registered professional qualified in acoustics confirming that the building design incorporates all necessary noise mitigation measures identified prior to DP approval.
- c) Affordable Housing: The CCAP and proposed zoning, “Parking Structure Townhouses (RTP4)”, allow a maximum residential density on the subject site of 0.6 FAR, plus an additional 0.6 FAR (1.2 FAR in total) for developments that comply with Richmond's Affordable Housing policy. On this basis, the developer has agreed that:

- Prior to rezoning adoption, as per City policy with regard to townhouses, the developer will voluntarily contribute \$2/ft² of buildable floor area towards the Affordable Housing Reserve (i.e. \$16,126 estimate).
- d) Accessible Housing: The City encourages housing choices supportive of Richmond's aging population and people who are mobility impaired. This objective can be difficult to satisfy in projects such as the subject development where limited site size requires that all the units are multi-storey. Nevertheless, the developer has agreed to the following:
- One of the subject development's 6 units is designated as a "convertible" dwelling (i.e. designed for ready conversion to use by a person in a wheelchair); and
 - All dwellings will incorporate "aging in place" measures (e.g., lever handles, blocking in walls for grab bars).
- e) Flood Management Strategy: The CCAP encourages measures that will enhance the ability of developments to "adapt" to the effects of climate change. To this end, the Plan encourages City Centre developers to build to the City's recommended Flood Construction Level (FCL) of 2.9 m geodetic and minimize exemptions, wherever practical. In light of this, the developer and staff have agreed that the project will satisfy the City's flood construction level bylaw as follows:
- The project's unit foyers (at both the front door and parkade levels), bike storage, and mechanical and electrical rooms will have a minimum elevation of 0.3 m above the crown of the fronting street;
 - All other habitable spaces will have a minimum elevation of 2.9 m geodetic or higher; and
 - Prior to rezoning adoption, the City's standard Flood Indemnity Covenant will be registered on title.
- f) Public Art: As the proposed development has less than 20 dwellings, City policy encouraging contributions towards Richmond's Public Art Program is not applicable.
- g) Transportation Improvements: The CCAP designates the two streets fronting the subject site, Cooney and Cook Roads, as "major streets" and intends that they provide for high traffic volumes, together with various pedestrian/bike amenities. There is currently no sidewalk along the north side of Cook Road between Cooney Road and Cook Gate (at Cook School), which makes the construction of this sidewalk a priority. In addition, road widening is required along both site frontages (i.e. for left-turn lanes, etc.) and a new lane must be constructed to minimize driveway interference. Unfortunately, even with road dedication from the subject site, the City's ultimate street cross-section is not achievable and will have to wait until additional dedication can be secured from other properties. In addition, the location of existing trees along Cook Road conflicts with the City's standard lane and sidewalk/boulevard construction requirements. In light of this and the importance of Cook Road as both a pedestrian and vehicle link, staff recommend that:
- The developer must provide road dedication and undertake improvements via the City's standard Servicing Agreement (at the developer sole cost and secured via a Letter of Credit), including a new sidewalk and boulevard along both frontages and a new 6 m wide public lane;
 - The City's typical road/lane construction standards should be modified to be responsive to:
 - i. Narrow interim rights-of-ways on Cook and Cooney Roads; and

- ii. Provide for tree retention (e.g., 1.5 m versus 2 m wide sidewalk along Cook Road; special measures such as permeable paving and light weight fill in the lane); and
- Sidewalk/boulevard construction along the north side of Cook Road between the subject site and Cook Gate should be considered a priority for the City to implement (regardless of development activity along the block) within the next 3-4 years.
 - A voluntary cash contribution towards accessible pedestrian enhancements of the Cook Rd/Cooney Rd traffic signal will also be provided.
- h) Tree Retention & Replacement: Richmond's Tree Protection Bylaw aims to sustain a viable urban forest by protecting trees with a minimum diameter of 20 cm DBH from being unnecessarily removed (measured 1.4 m above grade) and setting replanting requirements. The developer has submitted an arborist's report and landscape concept. Due to the small size of the subject site and the City's requirement for road widening and lane construction, staff have determined that:
- Several trees, which are in poor or fair condition, should be removed and replaced (at 2 replacements for each tree removed);
 - One tree in good condition along the site's Cook Road frontage (within the proposed road dedication) should be retained, the proposed sidewalk should be narrowed to minimize impacts, and, at the Development Permit stage, the project's raised patios should be set back outside the drip line of the tree; and
 - One very large tree in good condition located east of the proposed lane should be retained and special measures should be identified by the developer/arborist via the Servicing Agreement process to mitigate the potential impacts of lane construction, to the satisfaction of the City. Measures to be considered may include, but may not be limited to light weight fill, permeable paving, etc.

Tree Location	Type & Size	Condition	Conflict	Recommended Action	Recommended Mitigation
On-site	2 evergreens @ 40 & 50 cm DBH	Poor	Within the building footprint	Remove (2)	Replacement evergreen trees on-site including: • 2 @ 5 m min. tall & • 2 @ 5.5m min. tall
On-site	1 deciduous tree @ 40 cm DBH	Poor	Within new lane	Remove (1)	Replacement deciduous trees on-site including: • 2 @ 9 cm calliper min.
Cook Road @ Site	2 deciduous tree @ 40 cm DBH	Fair	Confined between building & sidewalk	Remove (2)	Replacement deciduous trees on-site including: • 2 @ 9 cm calliper min.
Cook Road @ West Side of Site	1 deciduous tree @ 40 cm DBH	Good	Confined between building & sidewalk	Retain	• Relocate/reduce sidewalk width via Servicing Agreement • Relocate raised patios outside drip line via DP
Cook Road @ East of Lane	1 deciduous tree @ 1.1 m DBH	Good	New lane fully within drip line	Retain	• Modify lane design to minimize impacts via Servicing Agreement

- i) Sustainability Development Measures: The CCAP recommends that all rezoning applications proposing a buildable floor area in excess of 2,000 m² should demonstrate equivalency to LEED Silver. As the subject development is only 749.1 m² in size, this CCAP policy does not apply. Nevertheless, it should be noted that the:

- Subject site is well located from a sustainable development perspective, as it has a bus stop at its doorstep and is within a 5-minute walk of the Canada Line, Cook School, and Richmond Centre; a 10-minute walk of major parks and the Richmond Cultural Centre; and, a 15-minute walk of two secondary schools;
 - Project includes space for residents to garden and features that support aging in place; and
 - Developer has agreed to consider incorporating additional sustainable development features via the Development Permit (DP) process (e.g., materials with recycled content, waste reduction measures, low-flow fixtures, energy efficient appliances).
- j) Residential Amenity Space - Indoor: The OCP directs that multiple-family projects should provide a minimum of 70 m² of common indoor space or, in the case of small projects, pay cash-in-lieu. On this basis, the developer has agreed that:
- Prior to rezoning adoption, the developer will voluntarily contribute \$1,000 per dwelling unit in-lieu of providing indoor amenity space (i.e. 6 units x \$1,000/unit = \$6,000).
- k) Residential Amenity Space - Outdoor: The OCP recommends that 6 m² of common outdoor space is provided per unit for active/passive recreation and children's play. In addition, the CCAP recommends that 10% of net site area is provided as landscaping, including features such as planting areas, paths, and garden plots. Together, this represents 99 m² of common outdoor space. The developer proposes to:
- Exceed the OCP and CCAP recommendations with the provision of 104 m² of outdoor space along the site's west-facing Cooney Road frontage, including space for gardening, socializing, and children's play.
- l) Community Planning: As per the CCAP, the City may negotiate developer contributions to assist with its community planning program. In light of this, staff recommend and the developer has agreed that:
- The developer makes a voluntarily contribution of \$2,016 (i.e. \$0.25/ft² of buildable floor area) towards Richmond's community planning fund.
- m) Form of Development: The CCAP Development Permit (DP) Guidelines encourage an urban form of development characterized by low-rise, streetwall buildings with generally consistent setbacks and heights, flat roofs, roof decks and balconies, concrete and masonry cladding complemented by metal and wood features, and a formal landscape vocabulary including planters and terraces. In addition, given the area's proposed compact housing form, careful attention must be paid to issues of privacy/overlook, shading, garbage/recycling access, and Crime Prevention through Environmental Design (CPTED). Recognizing this and based on input from staff and the Advisory Design Panel, the developer proposes to:
- Minimize overlook by orienting the development's balconies and outdoor spaces to the south and west and limiting windows on its north and east facades;
 - Minimize shading of neighbouring properties (**Attachment 6**);
 - Maximize on-site, usable open space by raising the private front yards above the street grade, providing private roof decks, providing a raised walkway along the rear of the units with direct access to the site's common outdoor space, orienting outdoor spaces (except for the rear walkway) to the south and west, providing for a variety of outdoor activities, and working to retain mature trees along Cook Road frontage;
 - Provide for an attractive, urban form and character; and
 - Prior to rezoning adoption, processing of a Development Permit application (DP 09-505353) to the satisfaction of the Director of Development, paying attention to:

- i. Enhancing the project's Cooney Road, lane, and rear elevations to bring them up to the standard of the project's more successful Cook Road elevation;
 - ii. Ensuring the incorporation of effective Crime Prevention Through Environmental Design (CPTED) measures and necessary garbage/recycling features in the design and finishing of the parking level;
 - iii. Enhancing the project's accessibility for people with impaired mobility;
 - iv. Refining the garbage/recycling enclosure within the building to ensure that its use will not conflict with vehicle movement/safety and its design will appear attractive, tidy, and well maintained (i.e. durable materials);
 - v. Revising the landscape design so that it may better complement the project's contemporary character, incorporate sustainable features, enhance urban agricultural opportunities, and facilitate the retention of the westernmost tree along the site's Cook Road frontage (i.e. set back the raised patios outside the tree's drip line); and
 - vi. Demonstrating the design of the shared driveway to the satisfaction of the Director of Transportation and securing it as part of the City's standard Development Permit landscape bond.
- n) Anticipated Zoning Variances: Parking Structure Townhouses (RTP4) is a new zone, drafted for use in City Centre locations designated for "high-density townhouses", such as the subject site; however, due to this site's small size, the applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:
- Reduce the minimum allowable lot size as follows:
 - i. From 40.0 m to 37.6 m for minimum lot width;
 - ii. From 30.0 m to 20.3 m for minimum lot depth; and
 - iii. From 2,400 m² to 631.93 m² for minimum lot area.

Staff support the proposed variances as the applicant has demonstrated that the subject development's ability to satisfy the objectives of the CCAP and other City policies is not compromised by the site's smaller size.
 - Vary the maximum allowable lot coverage as follows:
 - i. For buildings, increase from 50% to 54%;
 - ii. For non-porous surfaces, increase from 80% to 87%; and
 - iii. For planting, decrease from 20% to 13%.

Staff support the proposed variances as the increase in lot coverage for buildings is negligible and the changes in non-porous surfaces and planting is a result of City requirements to accommodate driveway access to a neighbouring site.
 - Reduce the minimum allowable building setback at a lane:
 - i. From 1.2 m to 0.1 m.

Staff support the proposed variance on the basis that the proposed location of the building is not expected to compromise the functioning or safety of the lane, and any increase in the proposed setback would necessitate a reduction in density.
 - Increase the maximum allowable number of small car parking spaces:
 - i. From nil to 2.

Staff support the proposed variance as the two proposed small car spaces are tandem spaces assigned to two separate residential units, each of which also have use of a standard sized space, as per the City's standard tandem parking covenant, which will be registered on the subject site prior to rezoning.

- Reduce the minimum allowable size of one handicapped parking space (adjacent to a wall):
 - i. From 4.0 m wide to 3.3 m, and from 5.5 m long to 5.2 m.*Staff support the proposed variance as the Bylaw requires only one full-size handicapped space on site (which is proposed as visitor parking) and the proposed space is expected to better meet the needs of the project's designated "convertible" unit than would a standard parking space.*

Financial or Economic Impact

None.

Conclusion

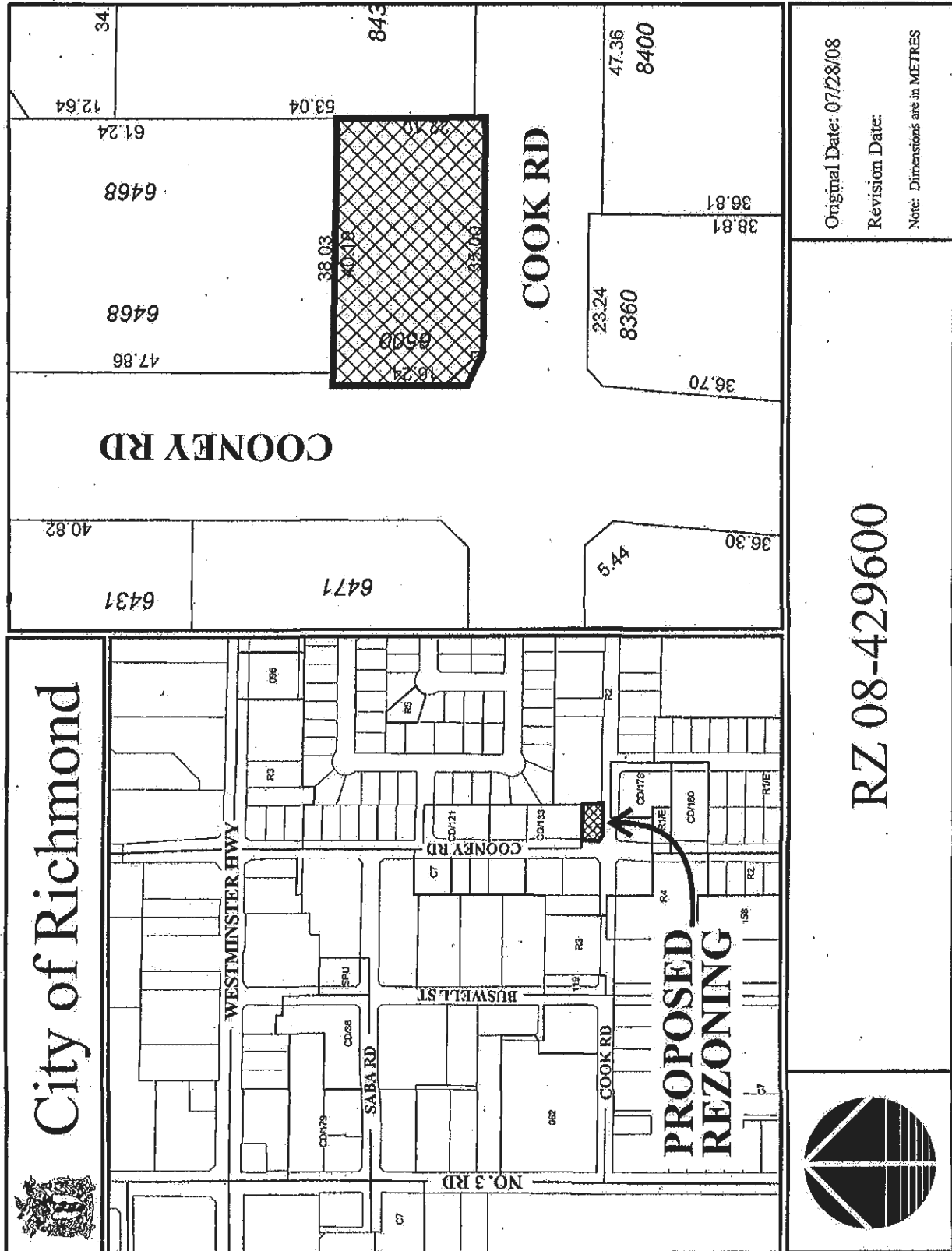
The subject rezoning application is supportive of City policies for compact, grade-oriented, multi-family housing and CCAP objectives for the Brighthouse Village area. The proposed zoning, "Parking Structure Townhouses (RTP4)", is a new zone, drafted for use in City Centre locations designated for "high-density townhouses", such as the subject site. Despite the project's small site size, the proposed development is attractive and livable, is expected to have minimum impacts on neighbouring residents, and proposes to take steps to retain key significant trees along Cook Road. On this basis, the subject application warrants favourable consideration.

Suzanne Carter-Huffman.

Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

Attachment 1: Location Map
Attachment 2: Aerial Photograph
Attachment 3: Development Application Data Sheet
Attachment 4: Adjacent Development @ 6468 Cooney Road
Attachment 5: Adjacent Development @ 8491 Cook Road
Attachment 6: Shadow Diagrams
Attachment 7: Rezoning Considerations
Attachment 8: Conceptual Development Plans







City of Richmond

6911 No. 3 Road
Richmond, BC, V6Y 2C1
www.richmond.ca

Development Application Data Sheet Development Applications Division

RZ 07-380222

Address: 6500 Cooney Road

Applicant: Interface Architecture Inc.

Owner: 051746 BC Ltd.

Planning Area(s): City Centre Area (Brighthouse Village)

Floor Area 749.1 m² (8,063.2 ft²), excluding standards zoning exclusions (e.g., parking)

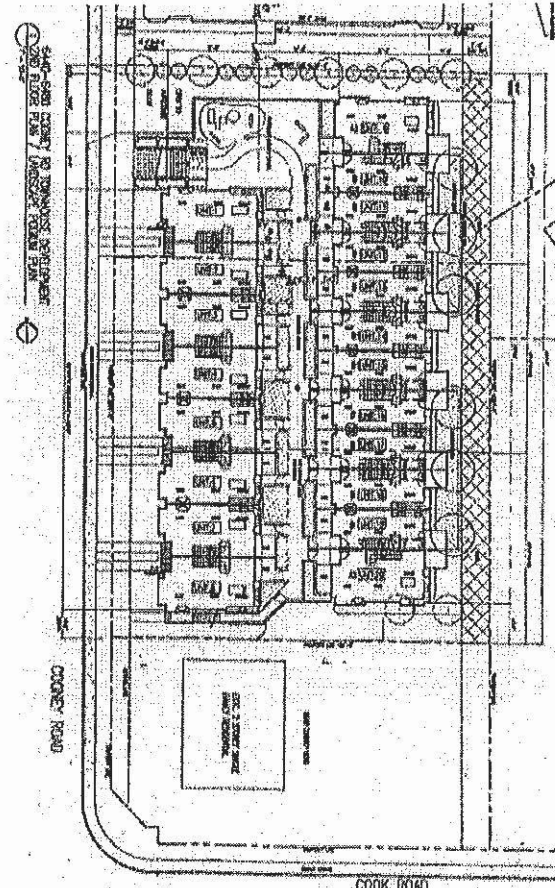
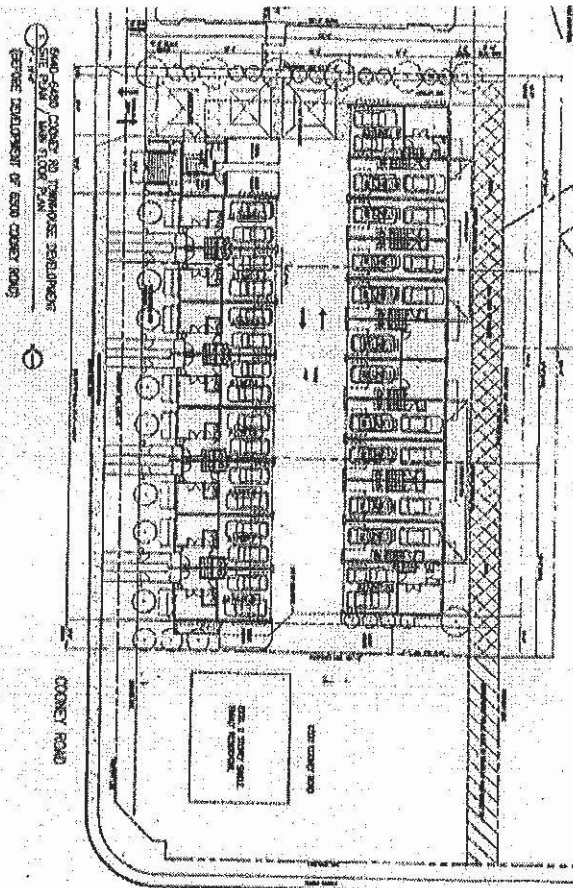
	Existing	Proposed
Site Area	869.6 m ² (9,361.0 ft ²)	Net Site: 631.93 m ² (6,802.26 ft ²) Road Dedication: 237.7 m ² (1,260.9 ft ²)
Land Uses	Single-family house	3-storey townhouses over a 1-storey shared parking structure
City Centre Area Plan (CCAP) Designation	General Urban T4 (15 m): • 1.2 FAR maximum • Ground-oriented residential • 15 m typical maximum height	As per City policy
Aircraft Noise Sensitive Development (ANSD)	"Area 4": All aircraft noise sensitive uses are permitted, provided that: • ANSD Restrictive Covenant is registered on title; • Acoustics Report is prepared; and • Noise mitigation measures are incorporated to the City's satisfaction.	As per City policy
Zoning	Low Density Townhouses (RTL1): • 0.55 FAR maximum • Townhouses & single-family houses • 40% lot coverage • 6 m setback along streets, 3 m at interior side yards & 6 m at a lane • 9 m maximum height	Parking Structure Townhouses (RTP4): • 1.2 FAR maximum • Townhouses • 50% lot coverage • 3 m setback along streets, 1.5 m at interior side yards & 1.2 m at a lane • 15 m & 4 storeys maximum height
Number of Units	1	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	1.2 FAR	1.2 FAR	None permitted
Lot Coverage – Buildings & Roofs over Parking	• Buildings: 50% max. • Non-porous: 80% max. • Planting: 20% min.	• Buildings: 54% max. • Non-porous: 87% max. • Planting: 13% min.	• Buildings: 4% increase • Non-porous: 7% increase • Planting: 7% decrease
Setback – Road	• 3.0 m min.	• Cook Road: 4.5 m • Cooney Road 3.2 m	N/A
Setback – Interior Side & Rear Yard	• 1.5 m min.	• North: 1.9 m	N/A
Setback – Public Lane	• 1.2 m min.	• East: 0.1 m	• 1.1 m decrease
Height:	• 15.0 m max. • 4 storeys max. (excl parking)	• 15.0 m • 3 storeys over parking	N/A

	Bylaw Requirement	Proposed	Variance
Lot Size (min.)	<ul style="list-style-type: none"> • Cook Rd (width): 40.0 m • Cooney Rd (depth): 30.0 m • Area: 2,400 m² 	<ul style="list-style-type: none"> • Cook Rd: 37.6 m • Cooney Rd: 20.3 m • Area: 631.93 m² 	<ul style="list-style-type: none"> • Cook Rd: 2.4 m decrease • Cooney Rd: 9.7 m decrease • Area: 1,768.07 m² decrease
Off-Street Parking:			
<ul style="list-style-type: none"> • Residents • Visitors • (Handicapped) • Total 	<ul style="list-style-type: none"> • 7.2 spaces @ 1.2/unit • 1.2 spaces @ 0.2/unit • (1 space) • 10 spaces 	<ul style="list-style-type: none"> • 8 spaces • 2 spaces • (1 space for visitors) • 10 spaces 	N/A
Small Car Parking	<ul style="list-style-type: none"> • Not permitted for projects with less than 30 units 	<ul style="list-style-type: none"> • 2 small car spaces • 1 "sub-standard" handicapped space for the use of the project's "convertible" unit (in addition to the project's full-size handicapped space) 	<ul style="list-style-type: none"> • 2 space increase in small car spaces • 1 "sub-standard handicapped" space (provided in place of bylaw requirements for a standard space)
Tandem Parking	<ul style="list-style-type: none"> • Permitted 	<ul style="list-style-type: none"> • 2 pairs of spaces (serving 2 dwellings) 	N/A
Common Indoor Amenity Space	<ul style="list-style-type: none"> • Min. 70 m² - OR - • Cash-in-lieu @ \$1,000/unit 	<ul style="list-style-type: none"> • Cash-in-lieu (6 units @ \$1,000/unit = \$6,000) 	N/A
Common Outdoor Amenity Space	<ul style="list-style-type: none"> • OCP: 36 m² @ 6 m²/unit for active/passive recreation & children's play • CCAP: 63 m² @ 10% of net site area for planting, paths, garden plots, etc. • Total: 99 m² 	<ul style="list-style-type: none"> • 104 m², situated along the property's Cooney Rd frontage 	N/A
Private Outdoor Amenity Space (CCAP): Grade-Oriented & Equivalent Dwellings (i.e. townhouses)	<ul style="list-style-type: none"> • Area: 37 m²/unit • Distribution: Each unit's private outdoor area may be made up of a maximum of 3 spaces (e.g., garden, balcony, roof deck) • Depth: Each space must be at least 3 m deep 	<ul style="list-style-type: none"> • Area: 37 - 61 m²/unit • Distribution: Every unit has a south-facing front yard & roof deck • Depth: 4.5 m min. 	N/A
Accessible Dwelling Measures	<ul style="list-style-type: none"> • Developers are encouraged to incorporate measures that help to accommodate wheelchairs and people who are mobility impaired. 	<ul style="list-style-type: none"> • 1 "convertible" unit (i.e. larger washroom & kitchen, plus space for a future vertical lift) • "Aging in place" features in all units (e.g., lever handles, blocking in walls for grabs bars). 	N/A
Minimum Habitable Floor Elevation (excluding parking)	<p>"Area A" Flood Construction Level (FCL):</p> <ul style="list-style-type: none"> • Min. 2.9 m geodetic encouraged, but exemption permitted to 0.3 m above the crown of the fronting street 	<ul style="list-style-type: none"> • 2.9 m geodetic (min.) for all habitable spaces, except 0.3 m above the crown of the fronting street for mechanical & electrical rooms, foyers & bike storage. 	N/A

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

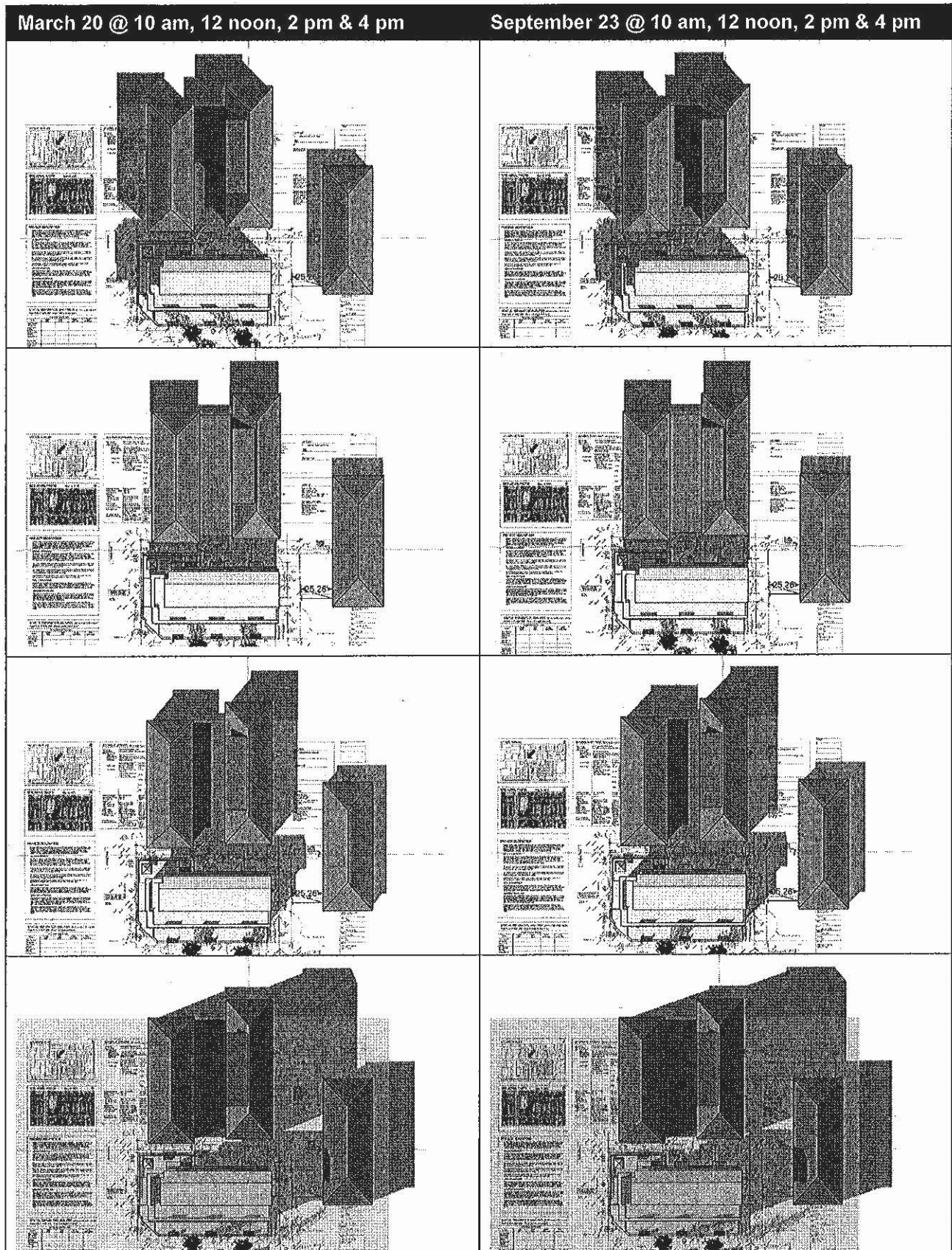
View Looking North Across the Subject Site to 6460 Cooney Road



View Looking NE Across 8491 Cook Road Towards the Subject Site

- *An existing 8 ft. high fence and shrubs screen views of the subject site from the neighbour. The shrubs must be removed to facilitate construction of the proposed lane; however, the subject developer will repair and extend the fence to ensure the neighbour's privacy is maintained.*
- *The large deciduous tree in the foreground is located within the Cook Road right-of-way. The proposed lane situated on the subject site will be within the drip line of the tree. Steps will be taken via the Servicing Agreement process to minimize impacts on the tree and maintain its health.*





Rezoning Considerations

6500 Cooney Road

RZ 08-429600

Prior to final adoption of Zoning Amendment Bylaw 8618, the developer is required to complete the following:

1. 6 m lane dedication along the entire east property line.
2. 1.8 m road dedication along the entire south frontage, 2.4 m road dedication along the entire west frontage, and a 5 m-by-5 m corner cut road dedication at the intersection of Cook Road and Cooney Road.
3. Registration of a Public Right of Passage statutory right-of-way along a portion of the north side of the subject site for Public Right of Passage purposes. This right-of-way shall act to complete the existing area located on 6468 Cooney Road, secured by an easement in favour of the subject site (registered under number BX442223), and intended for use as 50% of a shared driveway. The subject developer will be responsible for the costs of constructing and maintaining the portion of the driveway situated on 6500 Cooney Road. The design of the full driveway, including any agreements providing for the construction and maintenance of the portion of the driveway on 6468 Cooney Road, must be demonstrated to the satisfaction of the City at Development Permit stage and the portion situated on 6500 Cooney must be secured as part of the City's standard Development Permit landscape bond. (Note that the City may also require an easement to be registered on the Public Right of Passage area in favour of the owner of 6468 Cooney Road.)
4. Registration of a legal agreement on title ensuring that the only means of vehicle access to the subject site shall be via the required lane dedication across the site's east side and that there shall be no direct vehicle access to Cook Road or Cooney Road.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$2/ft² of buildable floor area towards the Affordable Housing Reserve (i.e. \$16,126 estimate).
8. City acceptance of the developer's offer to voluntarily contribute \$1,000 per dwelling in-lieu of providing indoor amenity space (i.e. \$6,000 in total).
9. City acceptance of the developer's offer to voluntarily contribute \$0.25/ft² of buildable floor area towards Richmond's community planning fund (i.e. \$2,016 in total).
10. City acceptance of the developer's offer to voluntarily contribute \$6,000 towards accessible pedestrian enhancements of the Cook Road/Cooney Road traffic signal.
11. City acceptance of the developer's offer to voluntarily contribute \$2,834.50, based on consortium committed upgrades for the Eckersley B sanitary area.
12. City acceptance of the developer's offer to voluntarily contribute \$1,553.64, based on consortium committed upgrades for the Cook and Cooney drainage area.

13. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.
14. Enter into the City's standard Servicing Agreement (SA)* for the design and construction, at the developer's sole cost, of frontage works, a new public lane, and related improvements. Prior to rezoning adoption, all works identified via the SA must be secured via a Letter(s) of Credit, to the satisfaction of the Director of Development, Director of Engineering, and Director of Transportation. All works must be completed prior to final Building Permit inspection granting occupancy for the subject site. Works are at the developer's sole cost. Development Cost Charge (DCC) credits may apply. Works include, but are not limited to:

Transportation:

- a) Cooney Road: Frontage works are required behind the existing curb, including the removal of the existing sidewalk (including the "spur" north of the subject site) and installation of a 2 m wide concrete sidewalk along the subject site's new property line (tied into the existing sidewalk to the north), a grassed boulevard between the sidewalk and curb with street trees planted at 9 m on centre (including reinstatement of the boulevard north of the subject site where sidewalk must be removed), and City Centre streetlights in the boulevard (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation).
- b) Cook Road: Construction of frontage works including removal of the existing on street walkway and extruded curb and the construction of a new curb and gutter (the face of which curb shall be set 11.85 m north of the existing south curb face), a 1.5 m wide concrete sidewalk along the back of curb, City Centre streetlights (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation), and a grassed boulevard between the sidewalk and property line. The boulevard is intended to accommodate the retention of an existing significant tree near the west side of the site, together with the planting of new street tree(s) as space allows. The letdown at the lane shall be aligned with the sidewalk and must be designed to facilitate safe, convenient pedestrian movement between the new sidewalk at the subject site and the on street walkway east of the subject site.
- c) Public Lane: Construction of a new 6 m wide lane is required, including, but not limited to, City Centre lighting along the lane's east side, the extension and repair or replacement of the existing fence along the entire property line of 8491 Cook Road (i.e. immediately east of the proposed lane), and special measures aimed at mitigating impacts on the existing significant tree east of the proposed lane as determined by an arborist (e.g., permeable paving, light weight fill), to the satisfaction of the City. Any grade differential between the lane and adjacent sites must be resolved via the design review/approval process.

Engineering:

- d) Sanitary & Storm Sewer: Construction of all improvements along the frontage of the subject site is required.

- e) Service Connections: Connections for the development site are required and must be indicated on the SA design drawings.

Note: The applicant's water calculations must be indicated on the SA design drawings.

- 15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- 1. Adoption of the subject rezoning (RZ 08-429600).
- 2. Submission of a Letter of Credit for landscaping (including the shared driveway along the north side of the subject site), the amount of which is to be based on a sealed estimate prepared by the developer's landscape architect.
- 3. Submission of an Acoustics Report by a registered professional qualified in acoustics recommending the noise mitigation features necessary to ensure the subject development's compliance with the standards set out in Richmond's Official Community Plan (OCP), Section 5.4, Noise Management.
- 4. Incorporation of accessibility measures in Development Permit (DP) plans, including:
 - a) One "convertible" dwelling designed as per the City's "Convertible Housing Standards" (i.e. the unit and its convertible housing features must be clearly labelled on the drawings, together with a copy of the City's standards); and
 - b) "Aging in place" features (i.e. lever handles) incorporated into all dwellings and labelled on the drawings.

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

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes.
- 3. Submission of an Acoustics Report by a registered professional qualified in acoustics confirming that the building design incorporates all the noise mitigation features necessary to ensure its compliance with the standards set out in Richmond's Official Community Plan (OCP), Section 5.4, Noise Management, as determined via the Development Permit process.
- 4. Submission of fire flow calculations, signed and sealed by a professional engineer and based on the Fire Underwriter Survey, to confirm that there is adequate available flow.
- 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

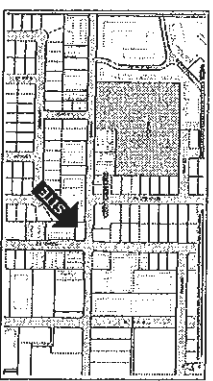
- * Item requiring a separate application.*
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.*
- All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.*
- The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.*

[Signed original on file]

Signed _____

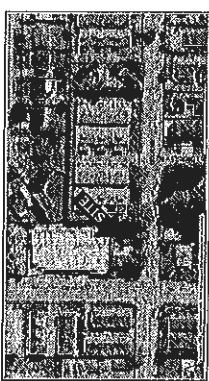
Date _____

LOCATION PLAN



SITE AERIAL PHOTO

May 15, 2007)



PROJECT DESCRIPTION

[illegible]

CONCLUSIONS

THE PROJECT is designed to increase the productivity of the construction industry by developing a new generation of construction workers. The project is a joint effort of the U.S. Department of Labor, the U.S. Department of Education, and the U.S. Department of Housing and Urban Development. The project is a joint effort of the U.S. Department of Labor, the U.S. Department of Education, and the U.S. Department of Housing and Urban Development. The project is a joint effort of the U.S. Department of Labor, the U.S. Department of Education, and the U.S. Department of Housing and Urban Development.

ZONING SUMMARY

[illegible]

BUILDING CODE SUMMARY

[illegible]

DRAWING LIST

Architectural		Landscapes	
A-1	PROJECT DATA SHEET PLANS	U-1	LANDSCAPE STREAMLining PLAN
A-2	ROOF PLAN		
A-3	ROOF DECK-ROOF PLAN, PLUMB		
A-4	ROOF DECK-ROOF PLAN, MECHANICAL		
A-5	ROOF DECK-ROOF PLAN, ELECTRICAL		
A-6	ROOF DECK-ROOF PLAN, MECHANICAL		
A-7	ROOF DECK-ROOF PLAN, ELECTRICAL		
A-8	ROOF DECK-ROOF PLAN, MECHANICAL		
A-9	SECTION A-A		
A-10	SECTION B-B		
A-11	SECTION C-C		
A-12	SECTION D-D		
A-13	SECTION E-E		
A-14	SECTION F-F		
A-15	SECTION G-G		
A-16	SECTION H-H		
A-17	SECTION I-I		
A-18	SECTION J-J		
A-19	SECTION K-K		
A-20	SECTION L-L		
A-21	SECTION M-M		
A-22	SECTION N-N		
A-23	SECTION O-O		
A-24	SECTION P-P		
A-25	SECTION Q-Q		
A-26	SECTION R-R		
A-27	SECTION S-S		
A-28	SECTION T-T		
A-29	SECTION U-U		
A-30	SECTION V-V		
A-31	SECTION W-W		
A-32	SECTION X-X		
A-33	SECTION Y-Y		
A-34	SECTION Z-Z		
A-35	SECTION AA-AA		
A-36	SECTION BB-BB		
A-37	SECTION CC-CC		
A-38	SECTION DD-DD		
A-39	SECTION EE-EE		
A-40	SECTION FF-FF		
A-41	SECTION GG-GG		
A-42	SECTION HH-HH		
A-43	SECTION II-II		
A-44	SECTION JJ-JJ		
A-45	SECTION KK-KK		
A-46	SECTION LL-LL		
A-47	SECTION MM-MM		
A-48	SECTION NN-NN		
A-49	SECTION OO-OO		
A-50	SECTION PP-PP		
A-51	SECTION QQ-QQ		
A-52	SECTION RR-RR		
A-53	SECTION SS-SS		
A-54	SECTION TT-TT		
A-55	SECTION UU-UU		
A-56	SECTION VV-VV		
A-57	SECTION WW-WW		
A-58	SECTION XX-XX		
A-59	SECTION YY-YY		
A-60	SECTION ZZ-ZZ		
A-61	SECTION AA-AA		
A-62	SECTION BB-BB		
A-63	SECTION CC-CC		
A-64	SECTION DD-DD		
A-65	SECTION EE-EE		
A-66	SECTION FF-FF		
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A-74	SECTION NN-NN		
A-75	SECTION OO-OO		
A-76	SECTION PP-PP		
A-77	SECTION QQ-QQ		
A-78	SECTION RR-RR		
A-79	SECTION SS-SS		
A-80	SECTION TT-TT		
A-81	SECTION UU-UU		
A-82	SECTION VV-VV		
A-83	SECTION WW-WW		
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A-86	SECTION ZZ-ZZ		
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A-101	SECTION OO-OO		
A-102	SECTION PP-PP		
A-103	SECTION QQ-QQ		
A-104	SECTION RR-RR		
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A-106	SECTION TT-TT		
A-107	SECTION UU-UU		
A-108	SECTION VV-VV		
A-109	SECTION WW-WW		
A-110	SECTION XX-XX		
A-111	SECTION YY-YY		
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A-120	SECTION HH-HH		
A-121	SECTION II-II		
A-122	SECTION JJ-JJ		
A-123	SECTION KK-KK		
A-124	SECTION LL-LL		
A-125	SECTION MM-MM		
A-126	SECTION NN-NN		
A-127	SECTION OO-OO		
A-128	SECTION PP-PP		
A-129	SECTION QQ-Q		

CONTACTS

[illegible]

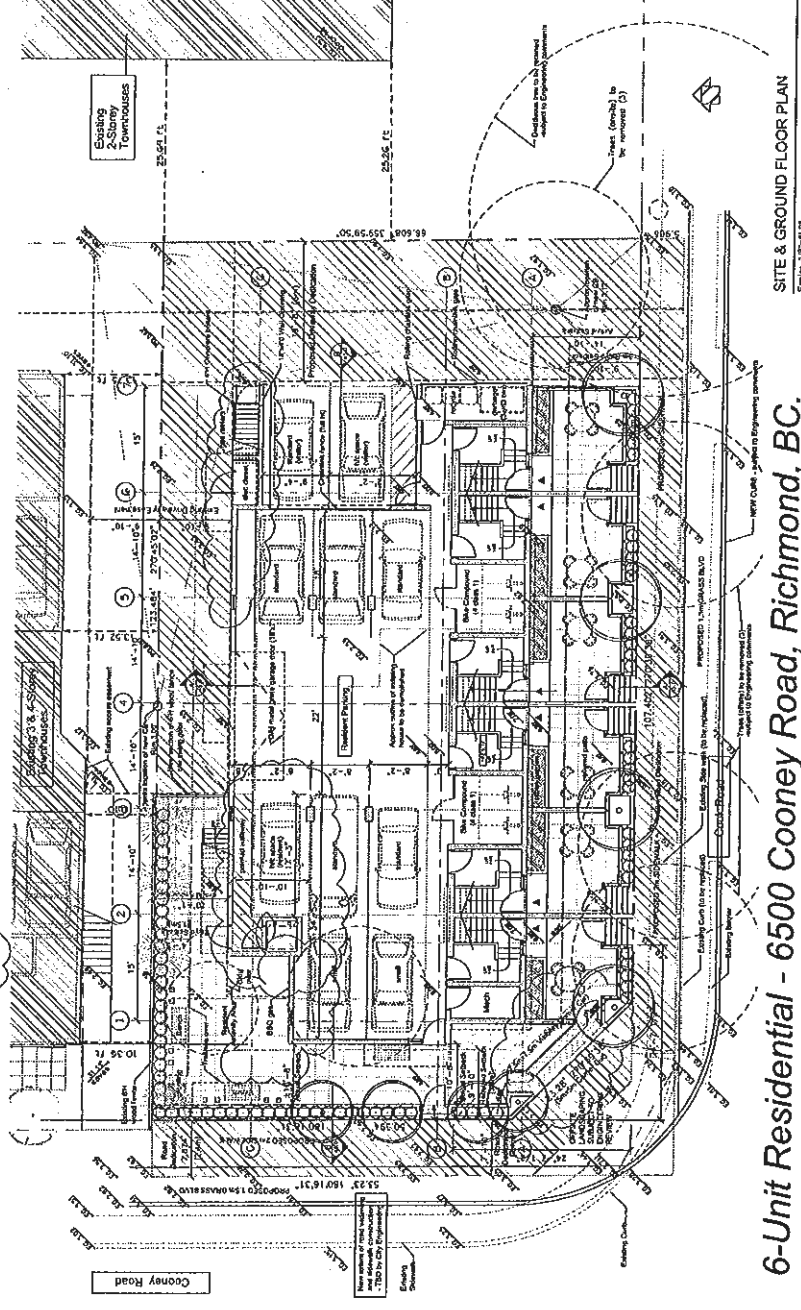
INTERFACES

Suite 210
11580 Glenridge Road
Richmond BC
Canada V6X 3Z5
T 604 871 1162
F 604 821 1141
www.internationalbusiness.com

Proposed G-unit

PROJECT NO.	077C
DATE	APR 13, 2008
BY	RTG, SRS
FOR	RTG
PROJECT TITLE	PROJECT DATA SITE PLAN

A-1



SITE & GROUND FLOOR PLAN

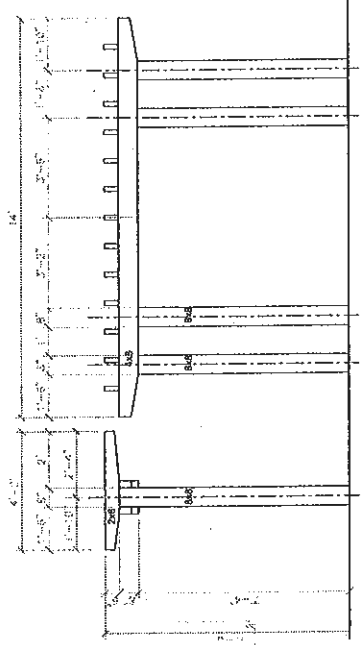
6-Unit Residential - 6500 Cooney Road, Richmond, BC.

PH – 121











MATERIALS LEGEND

- Horizontal Wood Siding
(or fibre cement siding)
COLOUR: Medium Brown
- Shiplap Shutter Finish
COLOUR: Medium Gray
- Metal Flashing
COLOUR: Sawtooth gray
- Metal Framed Windows/Doors
COLOUR: Clear Anodized
- Metal Reveal
COLOUR: Clear Anodized
- Wood Sills - painted
on Aluminum Balcony Guards
COLOUR: Medium Brown
- Asphalt Shingles
COLOUR: Dark Gray
- Concrete - painted
COLOUR: Light Gray
- Wood Trim/Facade - painted
COLOUR: Light Gray

Architectural drawing showing a building elevation with various materials and colors. The drawing includes a materials legend and a list of materials and colors used in the design. The building features a combination of wood siding, metal flashing, metal-framed windows, wood sills, asphalt shingles, concrete, and wood trim. The drawing also includes a list of materials and colors used in the design, such as Medium Brown, Medium Gray, Sawtooth gray, Clear Anodized, Medium Brown, Dark Gray, Light Gray, and Light Gray.



TRELLIS UNIT
SCALE: 1/2"=1'-0"

KEY		QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	Project No. 00024-CANT
1		6	PEANUT BUTTERWOOD	Kejadian jati	200 mm (width)	
2		4	PRUNE WOOD	Australian Pear	200 mm (width)	
3		1	ACELIA CHAMPA ROSE	Chameli Akasia	25 mm (diam) H.	
4		14	INDONESIA SPRAWLY BIRD	Red Bird of Indonesia	25 mm (diam) H.	
5		10	CHAMPA BURNING	Red Bird of Indonesia	25 mm (diam) H.	
6		1	FRANGI LOTUS LILY	Cherry Lotus	25 mm (diam) H.	
7		3	INDONESIA CHAMP Hg. (T22)	Chameli Akasia	25 mm (diam) H.	
8		20	RED-REDWOOD BARK. 4 RED BULLENA	Redwood Bark	25 mm (diam) H.	
9		20	FRANGI LOTUS LILY	Cherry Lotus	25 mm (diam) H.	
10		5	VERBENA GRACIOSA	Strawberry Verbena	25 mm (diam) H. (width)	

NOTE:

1. All plot materials must meet or exceed IS-9242/2000 standards.
2. All green areas that are required unless otherwise indicated.
3. The TCR elevation heights to be determined at the property during plot material inspection.
4. For all other requirements, see Landmarks Specifications & Details on 03-101 sheets.

Figure 1 to be included in submittal (1 sheet/section used)

FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
2080 Scarboro Avenue Vancouver BC V6P 2J5
FAX 527-1650 TEL: (604) 327-7541

L-1 of 1

REVISED	DATE	DESCRIPTION
11	MAY 13, 2004	Complete overall rev. as per architect's new site plan, plant list.
10	APRIL 26, 2004	Overall revision to include trees; revised gateway added; brochures; plant list.
9	MAY 4, 2000	Completely revised city plan, sidewalk and curb, parking and drive way list.
8	NOV. 2010	Changed trees, ramp.
CONCLUDES		
<p>DO NOT SCALE</p> <p>THIS PLAN IS THE PROPERTY OF INTERPACE ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTERPACE ARCHITECTURE INC.</p> <p>1435 - 12TH STREET ROAD FARMINGTON, CT 06030 TEL: 860-676-0044 FAX: 860-676-0045 WWW.INTERPACEARCHITECTURE.COM</p>		
<p>PROJECT</p> <p>Proposed 6-unit Residential Development 6300 Cherry Road, Farmington, CT</p> <p>PROJECT NO. 000204-INT</p> <p>SCALE 1/8"=1'-0"</p> <p>DATE NOV. 2010</p> <p>DESIGN BY KLZL</p> <p>APPROVED BY F.L.</p> <p>SHEET NO. 2</p> <p>LANDSCAPE SITE PLAN PLAN</p>		
<p>DATE</p> <p>L-1 of 1</p>		



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8618 (RZ 08-429600)
6500 COONEY ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **PARKING STRUCTURE TOWNHOUSES (RTP4)**.

P.I.D. 000-600-555

Lot 20 Except: Firstly: Part on Bylaw Plan 53627 and Secondly: Parcel A (Bylaw Plan 74724), Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8618"**.

FIRST READING

MAR 14 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

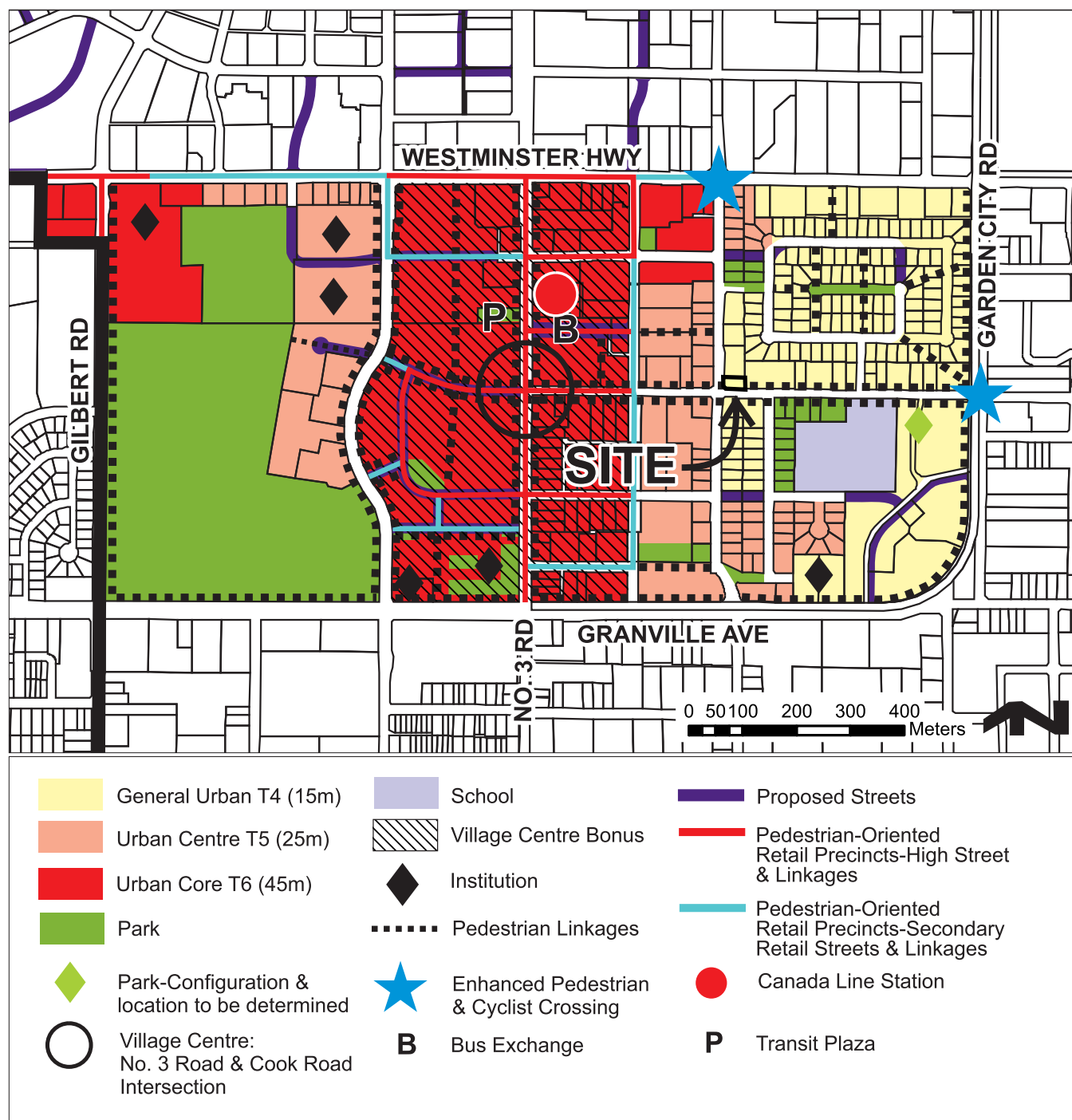
CORPORATE OFFICER



Development Application Data Sheet
Development Applications Department

RZ 08-429600			
Address	6500 Cooney Road		
Applicant	Kenneth Kim Architecture Inc.		
Owner	1077972 B.C. Ltd. (Incorporation No. BC 1077972)		
Planning Area(s)	City Centre Area (Brighthouse Village)		
	Existing	Proposed	
Site Size	869.6 m ²	631.8 m ²	
Land Uses	Vacant	Multiple-Family Residential	
OCP Designation	Neighbourhood Residential	Complies	
CCAP Designation	General Urban T4 / 1.2 FAR	Complies	
Zoning	Low Density Townhouses (RTL1)	Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)	
Number of Units	0	6 townhouses	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.2 (758 m ²)	1.2 (747 m ²)	None permitted
Lot Coverage	Building: Max. 56% Non-porous Surfaces: Max. 80% Planting: Min. 20%	Building: 56% Non-porous Surfaces: 76% Planting: 20%	None
Setback – Cooney Road	Min. 3 m	3 m	None
Setback – Cook Road	Min. 3 m	3 m	None
Setback – Side Yard	Min. 1.5 m	1.5 m	None
Setback – Rear Lane	0 m	0 m	None
Building Height	Max. 15 m (4 storeys)	13 m (4 storeys)	None
Lot Size	Width: Min. 20 m Depth: Min. 30 m Area: Min. 600 m ²	Width: 20.3 m Depth: 31.6 m Area: 631.8 m ²	None
Parking Spaces	City Centre Zone 2 Residents: 8 Visitors: 2 Total: 10	Residents: 8 Visitors: 2 Total: 10	None
Accessible Parking Spaces	Not required	0	None
Tandem Parking Spaces	Max. 50% of resident spaces	50% of resident spaces	None
Bicycle Spaces	Class 1: 8 Class 2: 2	Class 1: 8 Class 2: 2	None
EV (Energized) Car Charging	100% of resident parking spaces	100% of resident parking spaces	None
Amenity Space – Indoor	Min. 50 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 36 m ²	36 m ²	None

Specific Land Use Map: Brighthouse Village (2031)



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Public Correspondence

Elizabeth Kwan

April 12, 2011

Jenny

April 17, 2011

Jonathon Yonghong Li

April 18, 2011

Strata Owners of BCS2683

June 4, 2012
December 20, 2018

To Public Hearing	
Date:	April 18, 2011
Item #	2
Re:	Gulaw
	8618

Schedule 1 to the Minutes of the
Public Hearing held on Monday,
April 18, 2011.

April 21/2011
Ms Elizabeth Kwan
4-8320 Cook Rd
Richmond BC V6Y 1V5
604 2736464

Dear Ms S. Carter - Huffman

I'm writing on b/c re of the strata
to oppose the building of a six units 3 stories
town home at the address of 6500 Coney Road
(RZ 08-429600)

Considering the size of the lot, may just
be able to snug it in. But like I last wrote
to Coun. Evelina Helsey Brundt to object such
a rezoning years ago. That if it do so, you have
to destroy all the healthy mature trees towering
30+ ft (about above). (Here are the circumferences
of only 3 (out of 6-8) that line along Cook Rd.

- ① From corner of Cook Rd 63 inches not cm)
- ② at the driveway 58 inches.
- ③ about 4 ft from the corner of the property
measured 76 inches

Are you going to allow them to cut all these
down & replace by dwarf cedar that are
3 ft tall

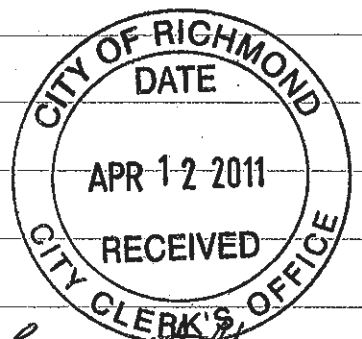
Shore trees mean a lot to the neighbourhood
especially in a heavily traffic area. like this
intersection. Especially after you cut down all
the trees (also towering at 40 ft) at Ekison
Rd (across from that house) & put a complex
in there. Not a tree was left & now replaced

to equal amount of 3 ft cider. Is money really that important to you people in city hall.

This is an official objection against building rezoning of RZ-OS-42 9600. unless we have the guarantee of saving those three mature towering trees - as for the rest young trees scatter about, I'm reasonable & know they have to go to give way to progress.

I know I cannot write & ~~write~~ speak well. It takes all my courage to write to you in order to save the trees. Don't laugh at me; help me!

ELIZABETH KILAN



The neighbours only found out when the trees are being cut down it is too late to cry over it. Now I give you early warning to reject the proposal or you'll see my letter in the news.

Schedule 2 to the Minutes of the
Public Hearing held on Monday,
April 18, 2011.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 17, 2011 7:51 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #548)

To Public Hearing	
Date:	APRIL 18, 2011
Item #	2
Re:	Bylaw 8618

Send a Submission Online (response #548)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	4/17/2011 7:51:16 PM

Survey Response

Your Name:	Jenny
Your Address:	6468 Cooney Road, Richmond
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8618 (RZ 08-429600)
Comments:	1. Is this area big enough to permit development of a 6 unit townhouse? 2. All trees in this area should be maintained very well 3. Do not want any negative affection on the surroundings Thanks for considering.



Mayor and Councillors

Schedule 3 to the Minutes of the
Public Hearing held on Monday,
April 18, 2011.

To Public Hearing	
Date:	April 18, 2011
Item #	2
Re:	Bylaw 8618

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: April 18, 2011 1:22 PM

To: Mayor and Councillors

Subject: Send a Submission Online (response #549)

Categories: UCRS / FILE NUMBER: 12-8060-20-8618 (RZ 08-429600), UCRS / FILE NUMBER: 01-0190-02
- City Page, UCRS CODE / FILE NUMBER: 12-8060-20-8618

Send a Submission Online (response #549)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	4/18/2011 1:21:34 PM

Survey Response

Your Name:	Jonathan Yonghong Li
Your Address:	#5-6468 Cooney RD
Subject Property Address OR Bylaw Number:	ByLaw 8618 (RZ 08-429600)
Comments:	<p>I am the owner of unit 5-6468 cooney RD and oppose to build 6 units in the small corner place, which was only one small single house before. As a council member of 6468 cooney Rd, I also have the follow concerns: 1. sunshine (may affect the units 7, 8, 11 and 12 of our strata) 2. driveway is so close to stop sign. 3. sidewalk will be too narrow, especially on Cook road, it will affect passenger and be worse influence to the traffic in the future since it is the centre area of richmond. 4. trees should be protected. in my personal opinion, 3 to 4 units should be enough for the rezone area. thanks Jonathan 604-8025856</p>



The Owner's Strata Plan BCS2683

6468 Cooney Road, Richmond, B.C., V6Y 2J6

June 4th 2012

To: City of Richmond
6911 No. 3 Road,
Richmond, B.C.,
V6Y 2C1

Fax: (604)276-4063

Attn.: Planning Department

From: The Owner's strata Plan BCS2683

Re: Right of Way at New Development South to 6468 Cooney Road, Richmond, B.C., BCS2683
"Zoning Amendment Bylaw 8618 (RZ 08-429600)"

Dear Sir/Mdm.,

We refer to the new development with the above zoning number code at the South side of our complex. Recently we found out there will be a driveway from the new development through our cover driveway at our garage level to Cooney Road. We strongly opposed to the construction and having the owners of the new development using our driveway based on the following:

1. We were not informed about the fact that there will be a planning of the driveway in the beginning.
2. Due to safety & security concern, we do not want other vehicle driving through the cover driveway where our garages are located. Vehicles from new development will jeopardize our safety when we drive our vehicles into & out from our garages.

Attached please find our petition signed by our owners in the strata regarding our concern on the subject during the AGM. Please advise the developer accordingly and let us have your reply asap. Thank you for your attention.

Should there be any question please feel free to contact the council below. Looking forward to receiving your reply.

Sincerely Yours,

David Wong, Council President (unit 20), kinggreat@126.com, phone: 604-720-6328
Serena Wong, Vice-President (unit 12), ser36ena83@yahoo.ca, phone: 778-855-5715
Jenny Zhou, Secretary (unit 15), zhouminwh@yahoo.com, phone: 604-821-6685
Jonathan Li, Treasurer (unit 5), JonathanCGA@yahoo.com, phone: 604-802-5856

Citybase Management Ltd. (agent for the strata corporation BCS2683)
Tel: 604-708-8998 Ext: 302, Fax: 604-708-9982

Owners Strata Plan BCS2683

Petition on No Driveway through Redwood Cooney Residences

Signature signed by Owners

Unit	Strata Lot	Owners	By Owner
1	1	Chan, Ching Wah	(Renter only)
2	2	Edward Po Wah Yee	LY
3	3	Yu Liao	Flora
4	4	Cui Ling Su & Zu Sheng Xie	謝祖生
5	5	Yong Hong Li	Yong Hong Li
6	6	Jie Jun & Lang Ji Tan	Tan Jun
7	7	Jane Ly Lee	Jane Lee
8	8	Bik Chor Louie	Bik Chor Louie
9	9	Yao, Ki Ching & Sun Yeng Chin	Patsy
10	10	Yu-Liu Huang Yen	Yen Yu-Liu
11	11	Jiang Wang & Bo Hou	Hong Li (Renter only)
12	12	Wing Tsun Lai	Wing Tsun Lai
13	13	Aleem Meralli & Farin Meralli	Meralli
14	14	Wan, Hua	(Vacant)
15	15	Xu, Yaoxian & Zhou Min	Xu Yaoxian
16	16	Bill Churk Ming Lai	Bill Churk Ming Lai
17	17	Jung-Chen Chiang & Su-Hun Lin	Chiang Chen Chiang
18	18	Zhi Liang Wang	王志良
19	19	John Paul Aludino & Karl S. Alavarta	Lyndia Q. Lee
20	20	Wei Wang & Jing-Wen Wu	Wang, Wei

Badyal,Sara

From: Benjamin Li <ben@aaproperty.ca>
Sent: December 20, 2018 4:30 PM
To: Badyal,Sara; KENNETH KIM
Cc: Anthony; Leoni Mallari; Ravi Punni; Ron Xu; Aaron Leung; 'Ricky Jiang'
Subject: RE: 6500 and 6468 Cooney Road - driveway, interface and discussion
Attachments: BCS 2683 - petition to discharge BX442223.pdf

Hi Sara,

Regarding the proposed development of 6500 Cooney, and the easement covenant BX442223, the Strata Owners of BCS 2683 held a special general meeting to fully discuss the matter. Finally, Owners resolved unanimously to deny the requests from the neighbor developer and sign a petition to the City to formally object to the neighbor developer's requests and ask the City to discharge the covenant BX442223.

Please find the attachment with all the unit owners' signature for your record and kindly review and approve the petition.

Thanks & regards,

Benjamin Li
AA Property Management Ltd.
Email: ben@aaproperty.ca
Direct: 604-242-1890
Main: 604-207-2002
Fax: 604-207-2008
Address: 150-8600 Cambie Road, Richmond, BC, V6X 4J9

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From: Badyal,Sara
Sent: Tuesday, October 30, 2018 5:03 PM
To: KENNETH KIM ; Benjamin Li
Cc: Anthony ; Leoni Mallari ; Ravi Punni ; Ron Xu ; Aaron Leung ; 'Ricky Jiang'
Subject: 6500 and 6468 Cooney Road - driveway, interface and discussion

Hi Ken and Benjamin,

6468 Cooney Road existing driveway and temporary driveway legal agreement

I have some new information to share with the development team for 6500 Cooney Road and the neighbouring strata BCS 2683 at 6468 Cooney Road. Our Transportation Engineer Sonali Hingorani has reviewed the file and advises that in light of the correspondence from the strata, Transportation would not seek the closure of the existing driveway access for 6468 Cooney Road as part of the development of 6500 Cooney Road. The existing driveway access has not created any operational issues and all site traffic being redirected to Cook Road until

such time that an alternate route is available from a functional rear lane connecting to Spires Gate, may add additional traffic load closer to the Cook Road/Cooney Road intersection.

The temporary driveway would continue to be used and the covenant would remain registered on title to 6468 Cooney Road as the existing driveway access closure may be pursued in the future when the rear lane system is extended.

6468 Cooney Road easement area and legal agreement

The site plan currently shows proposed asphalt paving on 6468 Cooney Road beyond the easement area, which would require written confirmation from the strata of their permission for this work. Without such permission, any work needs to be limited to the easement area and project site plan revised.

The development would result in the neighbouring townhouse development at 6468 Cooney Road:

- (i) having fencing removed and asphalt paving installed in their easement area, constructed by the project; and
- (ii) having rear lane and shared driveway access to their parking structure and yours, constructed by the project.

There would be no impact to garbage and recycling collection, which would continue to be collected from Cooney Road.

Please confirm whether the project would be paying for the shared driveway and fencing impacts design and construction.

Please confirm that you recently discussed the easement construction impacts with the neighbouring strata (provide date and circumstances).

Please confirm that the neighbouring strata has been provided with the current architectural and landscape design and whether they have any comments (provide date and circumstances).

Regards,

Sara Badyal, M. Arch, RPP
Planner 2
Development Applications Department
City of Richmond
604-276-4282
www.richmond.ca



December 10, 2018

To: City of Richmond, B.C.

Petition: Discharge of Easement Covenant BX442223

We, the undersigned owners of BCS 2683 – Redwood Cooney Residence at 6468 Cooney Road, Richmond B.C., recently received the document from the Developer of 6500 Cooney Road with their requests pursuant to Covenant BX442223 signed in 2005. This over 13 years of age covenant does not reflect the current situation assessed by the City's engineer as stated in the City's e-mail to our strata on Oct 30, 2018. More important, those requests will absolutely increase the maintenance cost, deteriorate the security, bring negative influence on the value, and bother the order, quiet and nice life of the strata.

Therefore, we strongly oppose to accede to the requests from the 6500 Cooney Road 's Developer and ask the City to discharge the aforesaid covenant.

UNIT	NAME OF REGISTERED OWNERS	SIGNATURE
16	CHUNG MING, LEE	Lee
2	Edward Yee	Y
13	Farin Meralli	Meralli
18	Zhi Liang Wang	王志强
5	Yong Hong Li	李永红
20	Wang - Wei	Wang Wei
9	王明华	王明华
15	Jenny M. Zhou	周
19	KARL ALVARA	KARL
17	BAO MING ZHANG	张
4	CUI LING SU	苏翠玲



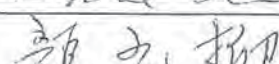
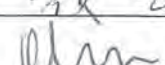
December 10, 2018

To: City of Richmond, B.C.

Petition: Discharge of Easement Covenant BX442223

We, the undersigned owners of BCS 2683 – Redwood Cooney Residence at 6468 Cooney Road, Richmond B.C., recently received the document from the Developer of 6500 Cooney Road with their requests pursuant to Covenant BX442223 signed in 2005. This over 13 years of age covenant does not reflect the current situation assessed by the City's engineer as stated in the City's e-mail to our strata on Oct 30, 2018. More important, those requests will absolutely increase the maintenance cost, deteriorate the security, bring negative influence on the value, and bother the order, quiet and nice life of the strata.

Therefore, we strongly oppose to accede to the requests from the 6500 Cooney Road 's Developer and ask the City to discharge the aforesaid covenant.

UNIT	NAME OF REGISTERED OWNERS	SIGNATURE
12	WING TSON LAI	
1	CHUNG WAM CHAN	
11	JIANG WANG	
3	YU LIAO	
8	Bik Chor Lowe	
7	Jane Lee	
10	Huang Yen Yu-Liu	
6	Tsz Wai Lan	
14	Guo Lei	



Address: 6500 Cooney Road

File No.: RZ 08-429600

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10265, the developer is required to complete the following:

1. **[Contributions]** City acceptance of the developer's offer to provide the following voluntary contributions and should the contributions not be provided within one year of the subject rezoning application bylaw receiving third reading, the contributions rates will be increased annually to reflect current contribution rates:
 - a) \$69,366.51 towards the Affordable Housing Reserve Fund (i.e. \$8.50 /ft² of buildable floor area).
 - b) \$10,830.00 towards the development of future City facilities, in-lieu of providing indoor amenity space on-site (i.e. \$1,805 per dwelling unit).
 - c) \$2,529.84 to future City community planning studies, as set out in the City Centre Area Plan (i.e. \$0.31 /ft² of buildable floor area).
 - d) \$9,000 towards accessible pedestrian enhancements of the Cook Road and Cooney Road traffic signal.
 - e) \$2,600.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
2. **[Tree Survival Security]** Entering into a legal agreement and submission of a Tree Survival Security to the City in the amount of \$27,100 for the two City trees to be retained for a maintenance period of one year after construction completion and entering into tree survival security legal agreement.
3. **[Tree Protection Fencing]** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities occurring on-site.
4. **[Arborist Contract]** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained and to supervise the installation of special measures for tree retention (e.g., aeration tubes). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. **[Road Dedication]** Road dedication of:
 - a) 1.8 m along the entire South property line Cook Road frontage.
 - b) 2.4 m along the entire West property line Cooney Road frontage.
 - c) 5 m x 5 m corner cut road dedication at the intersection of Cook Road and Cooney Road.
 - d) 6 m along the entire East property line for a new rear lane.
6. **[SRWs]** Granting of the following statutory rights-of-way for the purposes of public right-of-passage and utilities to be confirmed with a functional road plan:
 - a) For tree retention along Cooney Road, approximately 5.4 m² minimum area to allow the City sidewalk to encroach into the site to allow for tree retention in the City boulevard. This statutory right-of-way is for the purposes of public-rights-of-passage and utilities, allowing for the area to be used as if it were a City street sidewalk. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and City maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
 - b) For tree retention at the new rear lane, approximately 2.6 m² minimum area to allow the City lane to encroach into the site to allow for tree retention adjacent to the new lane. This statutory right-of-way is for the purposes of public-rights-of-passage and utilities, allowing for the area to be used as if it were a City street. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and City maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.

7. [**Aircraft Noise**] Registration of an aircraft noise sensitive use covenant on title (Area 4).
8. [**Floodplain**] Registration of a flood indemnity covenant on title (Area A).
9. [**City Centre Development**] Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
10. [**Rental and Age-Based Strata Bylaws**] Subject to Council adopting policies regarding age and rental restrictions in strata-titled buildings prior to the subject rezoning application bylaw receiving third reading, registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit. This consideration will not be required if Council does not adopt these policies.
11. [**Tandem Parking**] Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
12. [**Shared Bicycle Storage**] Registration of a legal agreement on title ensuring that: secure bicycle parking area is provided onsite for the shared common use of all residents; and conversion of any of the bicycle parking areas in this development into any other use (e.g., habitable space or general storage area) is prohibited.
13. [**Development Permit***] The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
14. [**Servicing Agreement***] Enter into a Servicing Agreement* for the design and construction of frontage improvements and utility works. A Letter of Credit security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following.
 - a) Functional Road Plan: A functional road plan is to be prepared and submitted as part of the Servicing Agreement to the satisfaction of the Director of Transportation for the interim and ultimate design of the roadworks described below and infrastructure works as developed through the functional design process to current City standards and policies and to confirm the SRW areas (amounts and geometry) described above, as noted in these considerations.
 - b) Cooney Road: Frontage works are required behind the existing curb, including the removal of the existing sidewalk (including the "spur" north of the subject site) and installation of a 2 m wide concrete sidewalk along the subject site's new property line (tied into the existing sidewalk to the north), a grassed boulevard between the sidewalk and curb with street trees planted at 9 m on centre (including reinstatement of the boulevard north of the subject site where sidewalk must be removed), and City Centre streetlights in the boulevard (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation). All utility poles to be underground.
 - c) Cook Road: Construction of frontage works including removal of the existing on street walkway and extruded curb and the construction of a new curb and gutter (the face of which curb shall be set approximately 11.85 m north of the existing south curb face to be finalized based on functional road plan and tie in to existing sidewalk on Cook Road to the east), a minimum 1.5 m wide concrete sidewalk along the back of curb, City Centre streetlights (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation), and a grassed boulevard between the sidewalk and property line. The boulevard is intended to accommodate the retention of an existing significant tree near the west side of the site, together with the planting of new street tree(s) as space allows. The letdown at the lane shall be aligned with the sidewalk and must be designed to facilitate safe, convenient pedestrian movement between the new sidewalk at the subject site and the on street walkway east of the subject site. The road widening and new curb location on the north side of Cook Rd. with new 9m corner curb radius will require traffic signal modifications. A traffic signal design is required as part of the servicing agreement to identify the scope of works related to the traffic signal modifications and upgrades. All new curb ramps to have accessible tactile warning strips.

- d) Public Lane: Construction of a new 6 m wide lane is required, including, but not limited to, City Centre lighting along the lane's east side, the extension and repair or replacement of the existing fence along the entire property line of 8491 Cook Road (i.e. immediately east of the proposed lane), and special measures aimed at mitigating impacts on the existing significant tree east of the proposed lane as determined by an arborist (e.g., permeable paving, light weight fill), to the satisfaction of the City. Any grade differential between the lane and adjacent sites must be resolved via the design review/approval process. The functional road plan required for the public lane is to illustrate the swept path for two-way vehicle movements at the new lane/6468 Cooney Road easement intersection and any additional traffic control measures or devices to support the design.

e) Water Service:

At owner's cost, owner is 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.
- Provide a right-of-way for the water meter and meter chamber, at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.

At owner's cost, the City is to:

- Cut, cap, and remove all existing water service connections and meters to the development site.
- Install one new water service connection, meter to be located onsite in a right of way.

f) Storm Sewer:

At owner's cost, owner is to:

- Provide drainage along the proposed lane.
- Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.

At owner's cost, the City is to:

- Install one new storm service connection, complete with inspection chamber located in a right-of-way onsite.
- Cut and cap all existing storm service connections to the development site and remove inspection chambers.

g) Sanitary Sewer:

At owner's cost, owner is to:

- Replace the existing sanitary connection and inspection chamber serving the development site with approximately 31 m of new 200 mm sanitary sewer from manhole SMH1022 to a new manhole at the adjoining property line of 6468 Cooney Road and the development site.
- Install one new sanitary service connection off of the new manhole to serve the development site.
- Design the service connection to be able to connect to a future sanitary sewer in Cooney Road. The configuration of the alternative sanitary connection shall: be confirmed at the servicing agreement stage, extend to Cook Road, and be ready to connect to the future sanitary sewer with minimal effort.
- Not start onsite excavation or foundation construction prior to completion of rear-yard sanitary works by City.

At owner's cost, the City is to:

- Reconnect the existing sanitary connection to 8431 Cook Road to the new sanitary sewer.
- Perform all tie-ins between the proposed works and existing City infrastructure.

h) Frontage Improvements:

At owner's cost, owner is to:

- Review and upgrade street lighting as required on all frontages.
- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead service lines.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.

- Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:

BC Hydro LPT	Confirm size with BC Hydro, approximately 3.5 m x 3.5 m
BC Hydro PMT	Confirm size with BC Hydro, approximately 4.0 m x 5.0 m
BC Hydro Vista	Confirm size with BC Hydro
Street light kiosk	Approximately 2 m x 1.5 m
Traffic signal controller cabinet	Approximately 3.2 m x 1.8 m
Traffic signal UPS cabinet	Approximately 1.8 m x 2.2 m
Show possible locations in functional plan of the following:	
Shaw cable kiosk	Confirm size with Shaw, approximately 1.0 m x 1.0 m
Telus FDH cabinet	Confirm size with Telus, approximately 1.1 m x 1.0 m

i) General Items:

At owner's cost, owner is to:

- Not encroach into the rear-yard sanitary right-of-way with proposed trees, retaining walls, non-removable fences, or other non-removable structures. No fill may be placed within the right-of-way without the City's review and approval.
- Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- Provide a video inspection report of the existing storm and sanitary sewers along the development's frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection report after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the pre-load, de-watering, or other development-related activity shall be replaced at the Developer's cost.
- 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.
- 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 a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. **[Aircraft Noise Sensitive Development]** Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
 - a) Acoustic report prepared a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - b) Mechanical report prepared a registered professional confirming design achieves the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
2. **[Energy Step Code]** Submissions from the Coordinating Registered Professional, including:
 - a) A statement identifying the applicable Energy Step Code performance target, confirmation that the required target has been considered in design, and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance targets.
 - b) A summary (e.g., one page) of the envelope energy upgrades and other energy efficiency measures (e.g. effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed and discussed by the Advisory Design Panel.
3. **[Landscape Security]** Entering into a legal agreement and submission of a Letter of Credit for landscaping (as per sealed cost estimate prepared by landscape architect).

Prior to Building Permit* Issuance, the developer is required to complete the following:

1. **[Legal Agreements]** Confirmation of compliance with existing, Rezoning and Development Permit legal agreements.
2. **[Rezoning/Development Permit]** Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including accessibility, sustainability, amenity and landscape design measures. All landscaped areas are to be provided with an irrigation system.
3. **[Aircraft Noise Sensitive Development]** Submission of an Acoustics Report by a registered professional confirming that the building design incorporates all the noise mitigation features necessary to ensure compliance with the standards set out in the OCP.
4. **[Construction Parking and Traffic Management Plan]** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. **[Latecomer Works]** If applicable, payment of latecomer agreement charges, plus applicable interest associated with latecomer works.
6. **[Construction Hoarding*]** Obtain a Building Permit (BP)* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit.

Note:

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

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

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

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

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10265 (RZ 08-429600)
6500 Cooney Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into Section 5.15.1.c, in alphabetic numerical order:

ZT93	\$8.50 for housing, town
------	---------------------------------

2. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

“17.93 Parking Structure Town Housing (ZT93) – Brighthouse (City Centre)

17.93.1 Purpose

The **zone** accommodates high **density town housing** with a parking **structure** and other compatible **uses** in the **City Centre**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing**.

17.93.2 Permitted Uses

- **child care program**
- **housing, town**

17.93.3 Secondary Uses

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

17.93.4 Permitted Density

1. The **maximum floor area** ratio is 0.60.
2. Notwithstanding Section 17.93.4.1, the reference to “0.6” is increased to a higher **density** of “1.2” if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZT93 zone**.

3. Notwithstanding Section 17.93.4.1 and Section 17.93.4.2 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
 - a) **enclosed parking** with a **building** or **structure** located on **site**;
 - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
 - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;
 - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;
 - e) an area of up to 10 m² per **dwelling unit** used exclusively for staircase purposes; and
 - f) an area of up to 10 m² per **dwelling unit** on the highest **storey** of a **dwelling unit** that is open to the staircase area below.
4. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

17.93.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 56% for **buildings**.
2. No more than 75% of the **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**, except that the reference to “75%” may be increased to 80%, as specified in a Development Permit approved by the **City**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.93.6 Yards & Setbacks

1. The minimum **front yard**, **exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard**, **rear yard** and **walkway setback** shall be 3.0 m; except that an **interior side yard**, **rear yard** and **walkway setback** may be reduced to 1.5 m, as specified in a Development Permit approved by the **City**.
3. The minimum **setback** from a **lane** is 0 m.
4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:
 - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or **walkway** may project into the **road setback**

and **walkway setback** a distance of not more than 0.6 m, but shall be no closer than 2.4 m to a **road** and **walkway**;

- b) **balconies, bay windows, porches** may project into the **road setback** and **walkway setback** a distance of not more than 0.6 m, but shall be no closer than 2.4 m to a **road** and **walkway**; and
- c) entry stairs may project into the **road setback** and **walkway setback** a distance of not more than 2.0 m, but shall be no closer than 0.6 m to a **road** and **walkway**.

17.93.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 15.0 m (4 **storeys**).
- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 9.0 m.

17.93.8 Subdivision Provisions

- 1. The minimum **lot width** is 20 m.
- 2. The minimum **lot depth** is 30 m.
- 3. The minimum **lot area** is 600 m².

17.93.9 Landscaping & Screening

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

17.93.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
- 2. Notwithstanding Section 7.5.6 and Section 7.5.6A,
 - a) where residents of a **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and
 - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

17.93.12 Other Regulations

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

3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“PARKING STRUCTURE TOWN HOUSING (ZT93) – BRIGHOUSE (CITY CENTRE)”**.

P.I.D. 000-600-555

Lot 20 Except: Firstly: Part on bylaw Plan 53627 and Secondly: Parcel A (Bylaw Plan 74724), Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10265”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

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

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

Staff Recommendation

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

Wayne Craig
Director, Development

WC:jr
Att. 6

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

Staff Report

Origin

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

Findings of Fact

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

Subject Site Existing Housing Profile

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

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

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

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

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

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

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A \$275,961.00 contribution is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received two phone calls for additional information about the development, but have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

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

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

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

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

Urban Design and Site Planning

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

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

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

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

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

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

Existing Legal Encumbrances

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

Housing Type and Tenure

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

To maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit. This covenant will not be required if Council does not adopt these policies on June 21, 2021.

Transportation and Site Access

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

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

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

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 32 bylaw-sized trees on the subject property and five trees on neighbouring properties.

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

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

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

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

Tree Replacement

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

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

Tree Protection

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

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$55,000.00 Tree Survival Security.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Townhouse Energy Efficiency and Renewable Energy

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

Amenity Space

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

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

Public Art

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

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

Development Permit Application

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

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the building design to provide a pedestrian-oriented streetscape.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the three proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

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

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

Financial Impact or Economic Impact

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

Conclusion

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

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

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

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

A handwritten signature in black ink, appearing to read 'J. Rockerbie', with a stylized, cursive script.

Jordan Rockerbie
Planner 1
(604-276-4092)

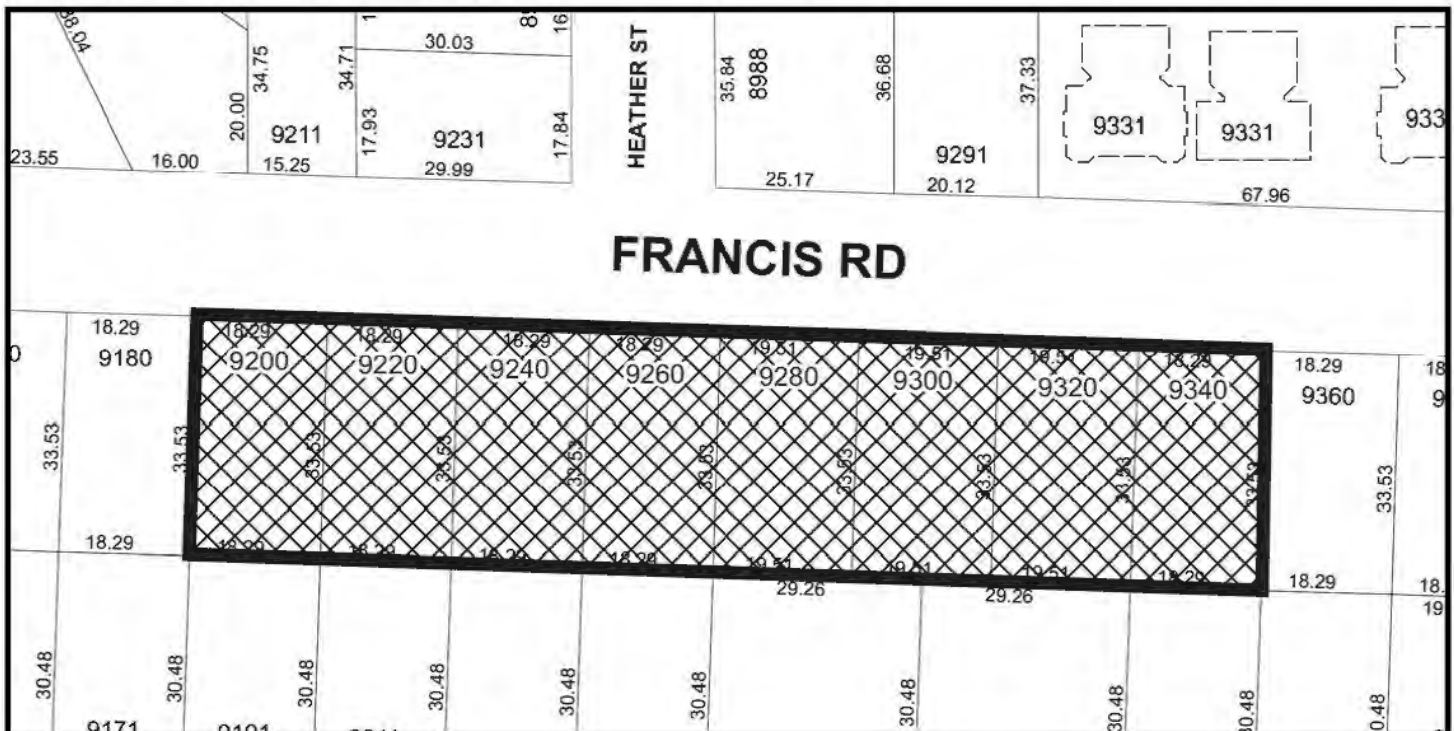
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Attachments:

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



City of Richmond



RZ 20-907463

PH - 158

Original Date: 11/02/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 20-907463

PH - 159

Original Date: 11/02/20

Revision Date:

Note: Dimensions are in METRES



RZ 20-907463

Attachment 2

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

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor

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

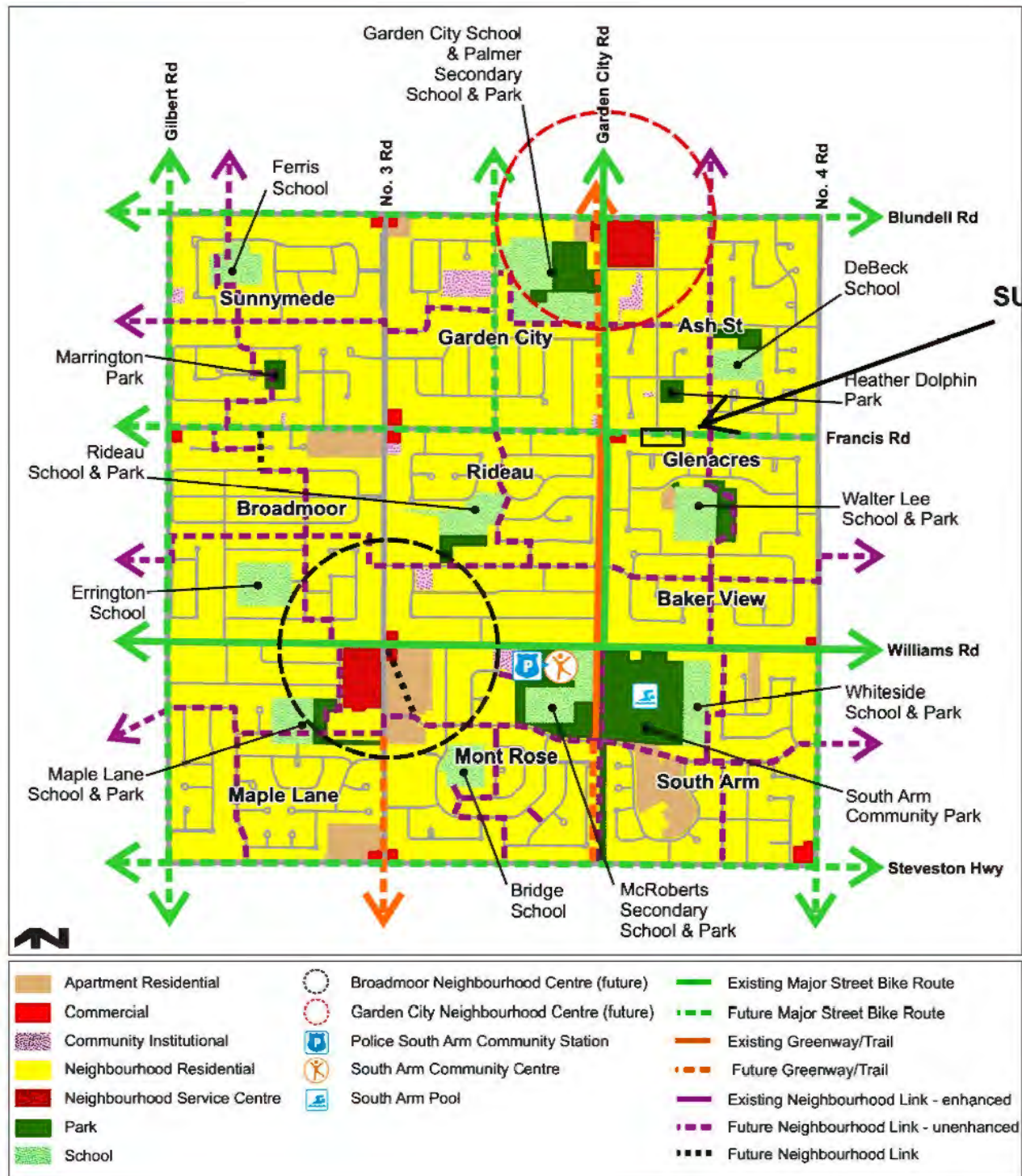
On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Buildable Floor Area (m ²):*	Max. 3,016.2 m ² (32,466 ft ²)	Max. 3,016.1 m ² (32,465 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: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

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

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

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

6. Broadmoor





ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

ISSUED ON MAY 4, 2021 FOR DP APPLICATION



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





PH - 164

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

ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882



JMS No. 7444-1000



**ZHAO XD
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LTD.**

2000-1111, 11th Floor, No. 1
East 1st St., Beijing, China
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Email: info@zhaoxd.com
Web: zhaoxd.com



This drawing is for the use of the architect only.

IN MAY/21 OF APPLICATION
IN FEB/21 OF CITY COMMENTS
IN JAN/20 OF ZHONGYUAN APPLICATION

REVISION NO.
REVISION DATE

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REVISION DATE

**TOWNHOUSE
DEVELOPMENT**

2000-1111, 11th Floor, No. 1
East 1st St., Beijing, China

Drawing Title

PARKING PLAN

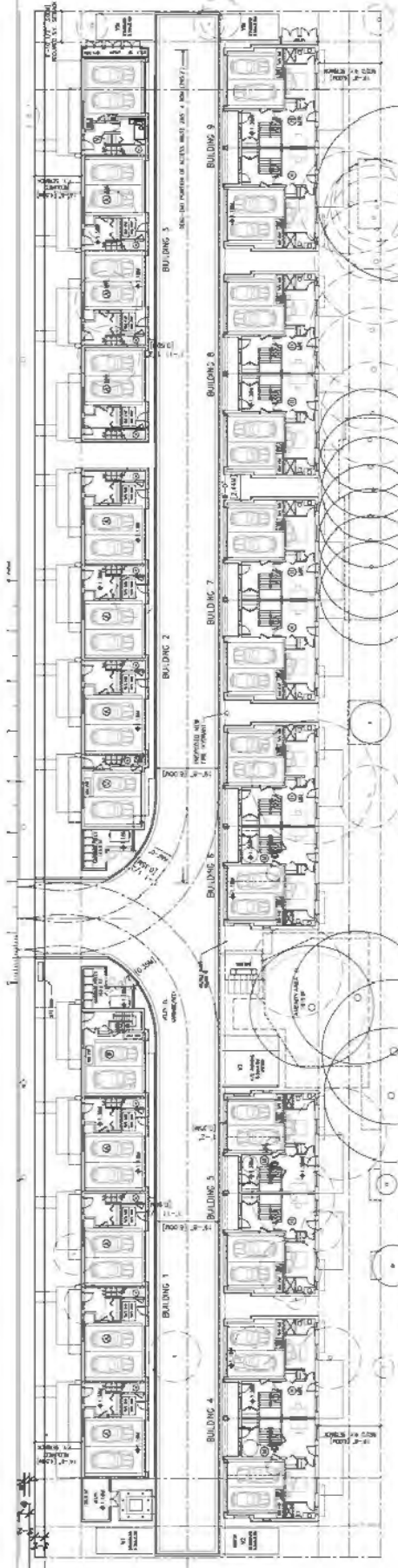
Drawn By

Checked By

Project No.

Drawing No.

A2



GROUND FLOOR PLAN/PARKING PLAN
SCALE 1/16"=1'-0"

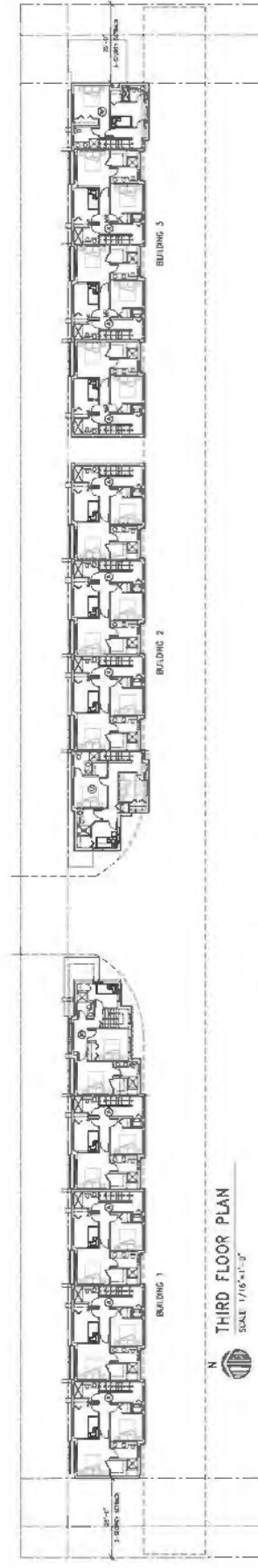
ALL ROOMS AND SPACES SHALL BE PROVIDED WITH LIGHT, VENTILATION, AND ACCESS TO OUTDOOR SPACE. THE LOCATION OF ALL EXTERIOR LIGHTS SHALL BE PROVIDED. THE LOCATION OF ALL EXTERIOR LIGHTS SHALL BE PROVIDED. THE LOCATION OF ALL EXTERIOR LIGHTS SHALL BE PROVIDED.

20'-0"

1'-0"=1'-0"



SECOND FLOOR PLAN
SCALE 1/16"=1'-0"



THIRD FLOOR PLAN
SCALE 1/16"=1'-0"



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This project, plan and/or section was prepared by the architect.

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

REZONING APP
Issued For:

Date:

Scale:

Project:

Townhouse Development

3000-940 French Road
Richmond, BC

Drawing Title:

Elevations

Scale:

Scale:

Scale:

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**ZHAO XD
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LTD.**

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This project, and all its parts, are the property of Zhao Xd Architect Ltd. and shall remain confidential.

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

REZONING APP
Issued For:

Date: Issued For:

A DETAIL NUMBER
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PH 169



PRECEDENT SAMPLE OF PANELS & TRIMS

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

EXTERIOR FINISH & COLOR

- 1 JAMES HARDIE PANEL* / ARCTIC WHITE
 - 2 JAMES HARDIE PANEL* / AGED PEWEE
 - 3 FOSK (CONCRETE BOARD Siding) - CEDARSTONE 2.0
 - 4 GLASS/ALUMINUM GLAZED SYSTEM
 - 5 HANDEL Siding (7") - AGED PEWEE
 - 6 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
 - 7 CULTURED STONE BY BORDAL - GREY PRAGATI
 - 8 POLY LAMINATE AT EACH ENTRY (MATCH SENSIBLE LENS)
 - 9 HOLLOW CORE DOOR - "TEC-BECKER"
 - 10 GARAGE DOOR - GREY
 - 11 LIGHT TEXTURE (MATCH SENSIBLE LENS)
 - 12 2x12 HORIZONTAL TRIM BOARD C/P FLUSHING OVER - AGED PEWEE*
 - 13 CULTURED STONE BY BORDAL - GREY PRAGATI
- * EAST/FIRM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE



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



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



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

A4



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This drawing was prepared by Zhao Xd

6/11/2025 (10/11/2025)
10/11/2025 (10/11/2025)

DATE: 10/11/2025
BY: Zhao Xd

PROJECT: TOWNHOUSE DEVELOPMENT

3000-3300 (TOWNHOUSE)
RICHMOND, BC

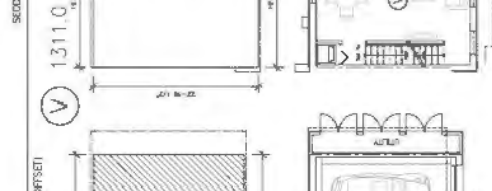
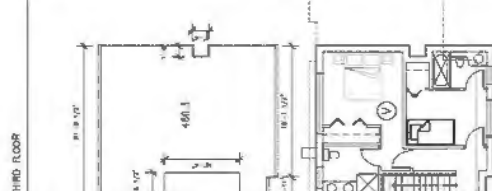
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DATE: 10/11/2025

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

PROJECT NO: A6

DRAWING NO: A6

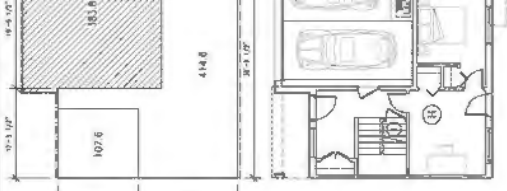
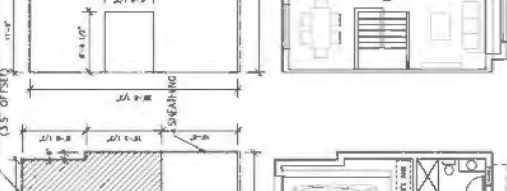
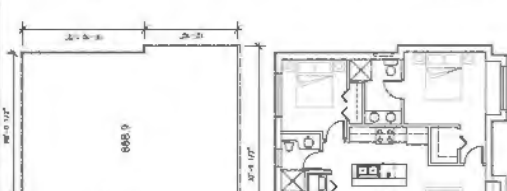


UNIT V

GROUND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1311.0 SF
LOT COVERAGE: 805.1 SF
GROSS FLOOR AREA: 1311.0 SF
EXEMPTED FLOOR AREA: 527.4 SF

SECOND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1311.0 SF
LOT COVERAGE: 805.1 SF
GROSS FLOOR AREA: 1311.0 SF
EXEMPTED FLOOR AREA: 527.4 SF

THIRD FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1311.0 SF
LOT COVERAGE: 805.1 SF
GROSS FLOOR AREA: 1311.0 SF
EXEMPTED FLOOR AREA: 527.4 SF

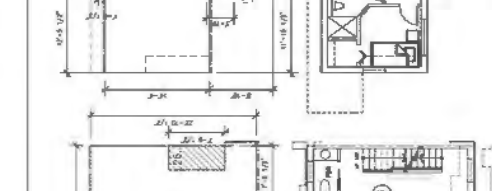
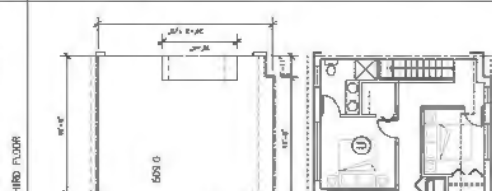


UNIT H (MR.)

GROUND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1303.5 SF
LOT COVERAGE: 933.4 SF
GROSS FLOOR AREA: 1303.5 SF
EXEMPTED FLOOR AREA: 491.4 SF

SECOND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1303.5 SF
LOT COVERAGE: 933.4 SF
GROSS FLOOR AREA: 1303.5 SF
EXEMPTED FLOOR AREA: 491.4 SF

THIRD FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1303.5 SF
LOT COVERAGE: 933.4 SF
GROSS FLOOR AREA: 1303.5 SF
EXEMPTED FLOOR AREA: 491.4 SF

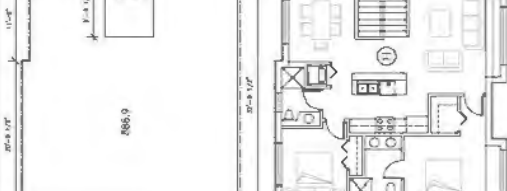


UNIT U

GROUND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1236.1 SF
LOT COVERAGE: 805.1 SF
GROSS FLOOR AREA: 1236.1 SF
EXEMPTED FLOOR AREA: 450.0 SF

SECOND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1236.1 SF
LOT COVERAGE: 805.1 SF
GROSS FLOOR AREA: 1236.1 SF
EXEMPTED FLOOR AREA: 450.0 SF

THIRD FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1236.1 SF
LOT COVERAGE: 805.1 SF
GROSS FLOOR AREA: 1236.1 SF
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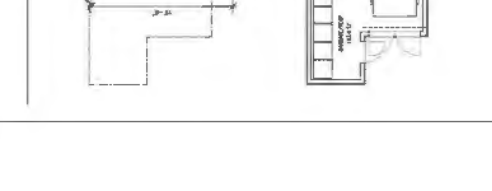
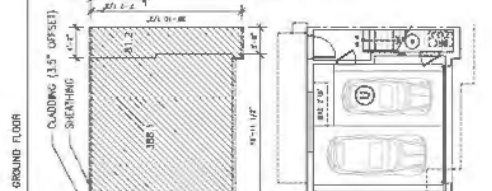


UNIT H

GROUND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1303.5 SF
LOT COVERAGE: 933.4 SF
GROSS FLOOR AREA: 1303.5 SF
EXEMPTED FLOOR AREA: 491.4 SF

SECOND FLOOR
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THIRD FLOOR
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TOTAL FLOOR AREA: 1303.5 SF
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GROSS FLOOR AREA: 1303.5 SF
EXEMPTED FLOOR AREA: 491.4 SF

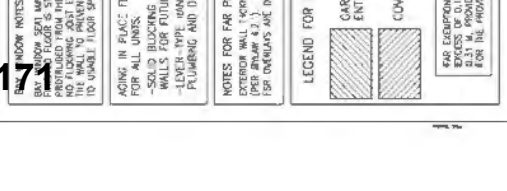
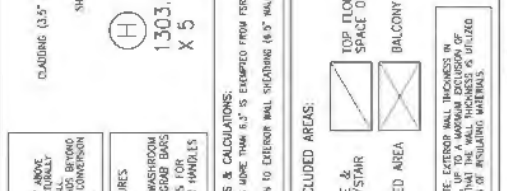


UNIT U

GROUND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1236.1 SF
LOT COVERAGE: 805.1 SF
GROSS FLOOR AREA: 1236.1 SF
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SECOND FLOOR
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TOTAL FLOOR AREA: 1236.1 SF
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GROSS FLOOR AREA: 1236.1 SF
EXEMPTED FLOOR AREA: 450.0 SF



UNIT H

GROUND FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1303.5 SF
LOT COVERAGE: 933.4 SF
GROSS FLOOR AREA: 1303.5 SF
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TOTAL FLOOR AREA: 1303.5 SF
LOT COVERAGE: 933.4 SF
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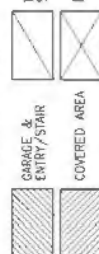
THIRD FLOOR
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1303.5 SF
LOT COVERAGE: 933.4 SF
GROSS FLOOR AREA: 1303.5 SF
EXEMPTED FLOOR AREA: 491.4 SF

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

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

NOTES FOR FLOOR PLANS & CALCULATIONS:
EXTERIOR WALL THICKNESS MORE THAN 6" IS EXEMPTED FROM FSR CALCULATION
(PER IBC TABLE 4.2.1)
FSR INCLINERS ARE DRAWN TO EXTERIOR WALL SLANTING (6.5" WALL THICKNESS).

LEGEND FOR EXCLUDED AREAS:



FOR EXCLUSION NOTE: EXTERIOR WALL THICKNESS IF EXCESS OF 0.16 M, UP TO A MAXIMUM EXCLUSION OF 6.51 M, PROVIDED THAT THE WALL THICKNESS IS UTILIZED FOR THE PROVISION OF INSULATING UTILITY.

BAY WINDOW NOTES:

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

FOR ALL UNITS:

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

AREA CALCULATIONS (PER UNIT)

	OUTDOOR SPACE (SF)	GROSS FLOOR AREA (SF)	EXEMPTED FLOOR AREA (SF)	NET FLOOR AREA (SF)	LOT COVERAGE (SF)	COVERED GARAGE AREA (SF)	GARAGE AREA (SF)
BUILDING 1	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 2	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 3	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 4	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 5	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 6	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 7	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 8	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 9	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 10	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 11	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 12	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 13	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 14	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 15	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 16	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 17	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 18	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 19	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 20	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 21	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 22	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 23	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 24	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 25	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 26	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 27	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 28	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 29	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 30	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 31	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 32	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 33	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 34	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'C'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'D'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'E'	1884.4	508.3	1376.1	712.1	-	481.0
BUILDING 35	UNIT 'A'	1884.4	508.3	1376.1	712.1	-	481.0
	UNIT 'B'	1884.4	508.3	1376.1	712.1</		

Issued for Development Permit

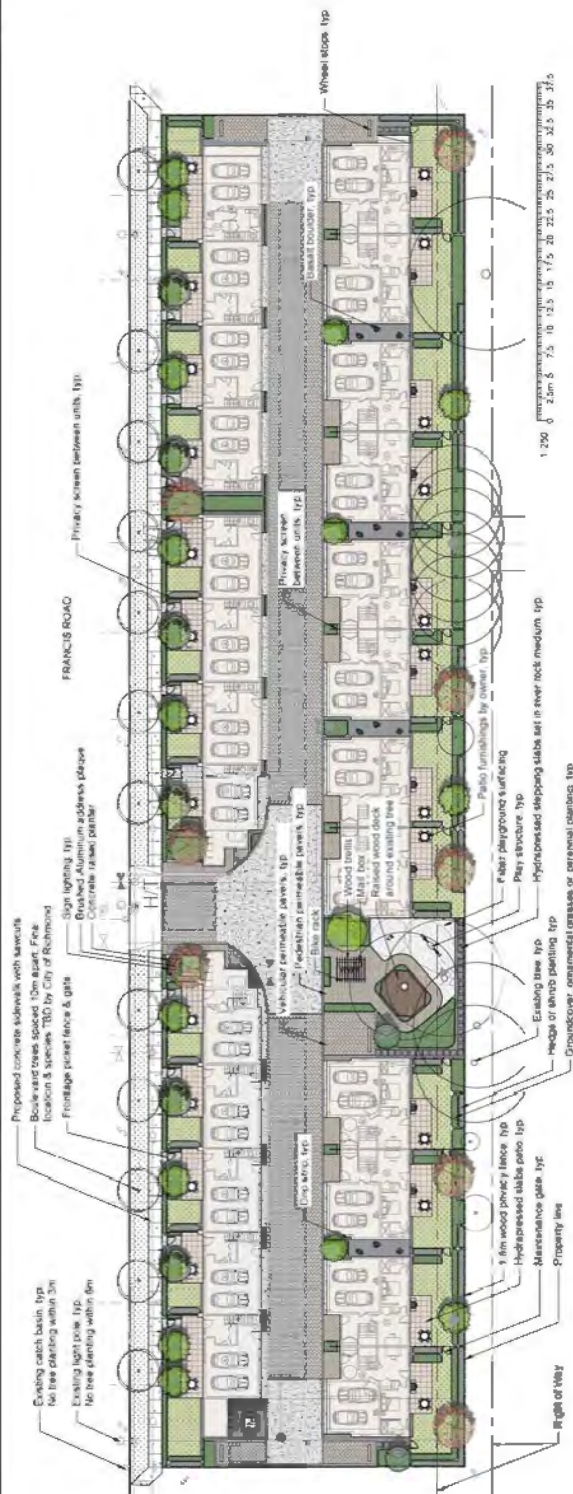




Sheet List Table



















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TRIEBE	WETTERKUNDLICHE GRUNDLAGEN	SKIZZE	SEITE
	Auenpflanzen / Feuchtpflanzen	2 Seiten	8
	Gartenverwilderte / Heide- / Feld- / Auenpflanzen	4 Seiten	1
	Kornpflanzen / Getreide / Feldpflanzen	4 Seiten	1,3
	Kornpflanzen / Obstbäume / Laubbäume	4 Seiten	4
	Waldpflanzen / Obstbäume / Laubbäume	4 Seiten	3
	Waldpflanzen / Obstbäume / Laubbäume	2 Seiten	2
	Waldpflanzen / Obstbäume / Laubbäume	2 Seiten	2

CHARSCOPE MATERIALS		KEY	REF	DESCRIPTION
			48 (LD-0)	CONCRETE SIGNAL OFFSET
			7 (LD-0)	CONCRETE PAVED CURB
			7 (LD-0)	CONCRETE PAVED MEDIAN
			7 (LD-0)	FORMABLE PAVING MATERIAL
				IMPRESSIONED BLUM UNION
			8 (LD-0)	IMPRESSIONED BLUM INTERLOCK
				SINTER ROCK PAVING
			7 (LD-0)	DECOR
			8 (LD-0)	FORM FINISH

[illegible]

PERMEABILITY CALCULATIONS		
	AREA (m ²)	PERCENTAGE
TOTAL LOT	5 027	100%
NON PERMEABLE SURFACES	3 216	64%
PERMEABLE SURFACES	1 811	36%

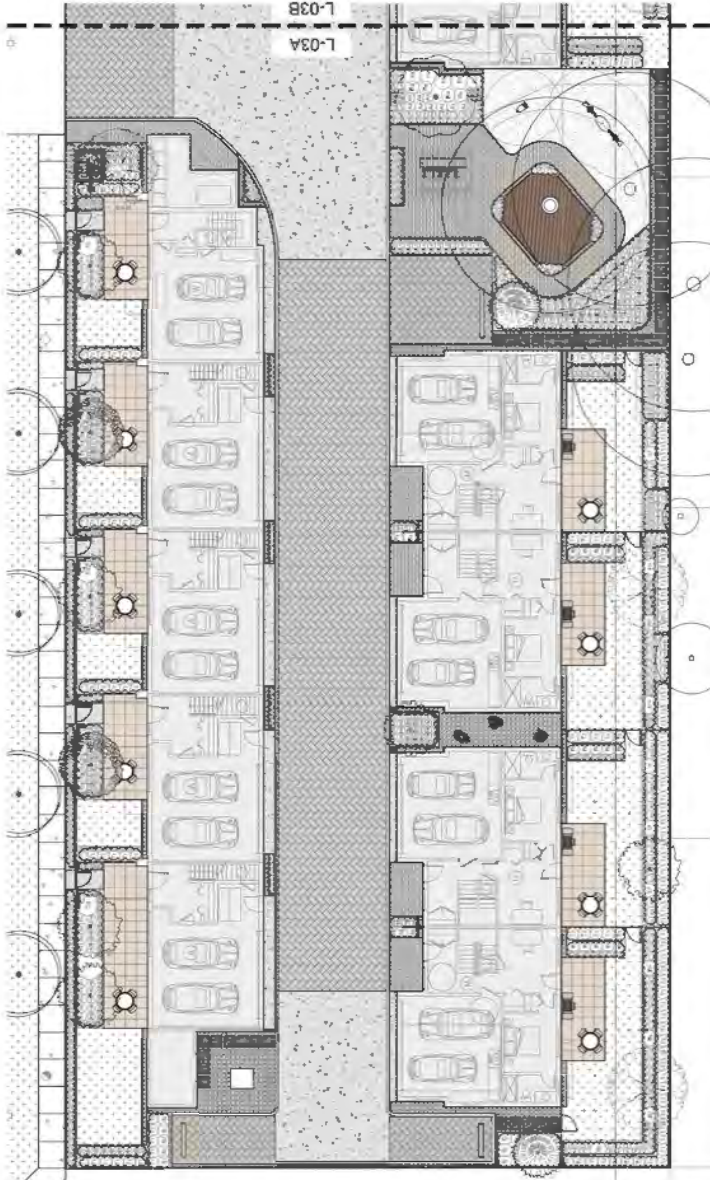
[illegible]

Project	Location
8700-8740 Frances Road	8700-8740 Frances Road
	Richmond B.C.

Thyssen	Stamp	Original Dead Line 24.5.01	<p>Information: The following information is provided for the purpose of the competition. It is not intended to be a contract. The competition is open to all companies and individuals who are interested in the competition. The competition is open to all companies and individuals who are interested in the competition. The competition is open to all companies and individuals who are interested in the competition.</p>
AL	Disposal PC		

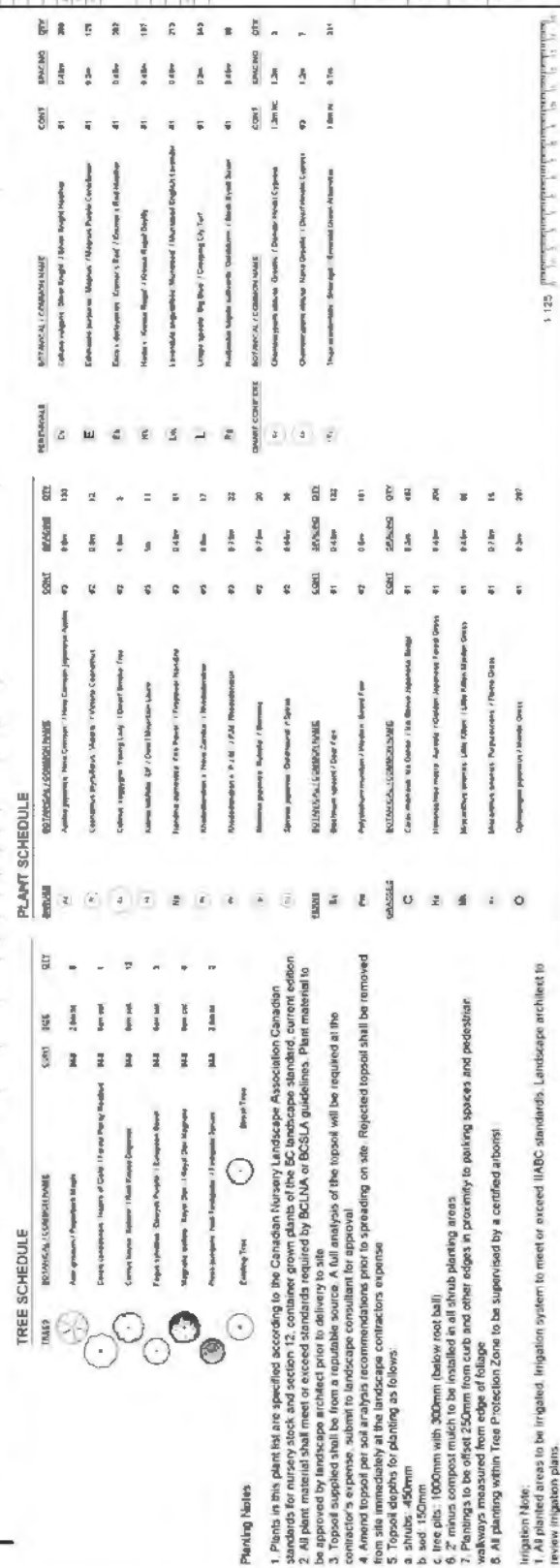
- Planting Notes:**
- Plants in this plan list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
 - All plant material shall meet or exceed standards required by BCLMA or BCNSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
 - Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
 - Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractor's expense.
 - Topsoil depths for planting as follows:
a. shrubs: 450mm
b. sod: 150mm
c. tree pits: 1000mm with 300mm (below root ball)
d. 75% minus compost mix to be installed in all shrub planting areas
e. 75% minus compost mix to be installed in all tree planting areas
f. 75% minus compost mix to be installed in all other edges in planting areas
g. 75% minus compost mix to be installed in all other edges in planting areas
h. All planting within Tree Protection Zone to be supervised by a certified arborist.

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



PLANT SCHEDULE

SYMBOL	SYMBOL NAME	QTY
1	Aspen (Populus tremula)	1
2	Amelanchier (Amelanchier canadensis)	1
3	Arbutus (Arbutus menziesii)	1
4	Betula (Betula pumila)	1
5	Berberis (Berberis repens)	1
6	Berberis (Berberis aquifolium)	1
7	Berberis (Berberis thunbergii)	1
8	Berberis (Berberis aristata)	1
9	Berberis (Berberis vulgaris)	1
10	Berberis (Berberis pinnatifida)	1
11	Berberis (Berberis sibirica)	1
12	Berberis (Berberis amurensis)	1
13	Berberis (Berberis heterophylla)	1
14	Berberis (Berberis repens)	1
15	Berberis (Berberis aquifolium)	1
16	Berberis (Berberis thunbergii)	1
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18	Berberis (Berberis vulgaris)	1
19	Berberis (Berberis pinnatifida)	1
20	Berberis (Berberis sibirica)	1
21	Berberis (Berberis amurensis)	1
22	Berberis (Berberis heterophylla)	1
23	Berberis (Berberis repens)	1
24	Berberis (Berberis aquifolium)	1
25	Berberis (Berberis thunbergii)	1
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205	Berberis (Berberis thunbergii)	1
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337	Berberis (Berberis heterophylla)	1
338	Berberis (Berberis repens)	1
339	Berberis (Berberis aquifolium)	1
340	Berberis (Berberis thunbergii)	1
341	Berberis	

[illegible]

1. Plants in this plant list are specified according to the Canadian Nursery Landscape Association (Canadian Nursery Landscape Association 2012).
2. All plant material shall meet or exceed standards required by BCLNA or BOSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
3. Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to a landscape consultant for approval.
4. Avoid topsoil per se. Always recommendations prior to spreading on site. Rejected topsoil shall be removed from site and disposed of properly.
5. Topsoil depths for planting as follows:

- a. subd. 450mm
- b. subd. 150mm
- c. free pits: 1000mm with 300mm (below root ball)
- d. 2" minus compost mulch to be installed in all shrub planting areas
- e. 7" planting to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage
- f. All planting within Tree Protection Zone to be supervised by a certified arborist

Irrigation Note:
1. All planted areas to be irrigated. Irrigation system to meet or exceed IIABC standards. Landscape architect to review irrigation plans.

Project	2000-8340 Fraser Road
Location	2000-8340 Fraser Road Richmond, B.C.
Drawn	AT
Checked	PC
Approved	OJ
Scale	As Shown
Sheet Size	24" x 36"
Sheet No.	1 of 1

1 CONIFEROUS TREE PLANTING

Scale 1:25

Notes:
 1. Do not damage outer roots or disturb soil within 1m of root ball.
 2. Water thoroughly after installation.
 3. Remove tree tags and labels two years after installation.
 4. Provide drainage for planting pit in impermeable soil.

2 DECIDUOUS TREE PLANTING

Scale 1:25

Notes:
 1. Do not damage outer roots or disturb soil within 1m of root ball.
 2. Water thoroughly after installation.
 3. Remove tree tags and labels two years after installation.
 4. Provide drainage for planting pit in impermeable soil.

3 SHRUB PLANTING

Scale 1:25

Notes:
 1. Remove all spring water jets, tape then plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscaping Code.
 3. Topsoil should be amended to be 1:1:1 ratio of topsoil, compost and peat.
 4. O.C. leaching per planting plan.

4 DRIP STRIP

Scale 1:25

Notes:
 1. Do not damage outer roots or disturb soil within 1m of root ball.
 2. Water thoroughly after installation.
 3. Remove tree tags and labels two years after installation.
 4. Provide drainage for planting pit in impermeable soil.

5 CONCRETE PAVING

Scale 1:10

Notes:
 1. Contractor to provide expansion joints where concrete meets abutment structures.
 2. Expansion joints to be 1000mm max. c/c. Both ways unless shown otherwise. Refer to relevant specifications.
 3. All components as specified or approved alternate.
 4. Concrete to slope to drain.
 5. Expansion joint every 1000mm max. c/c. Both ways.
 6. Joint to be in concrete. (Landscape Architect to approve approval prior to casting.)

6 CONCRETE JOINTS

Scale 1:10

Notes:
 1. Do not damage outer roots or disturb soil within 1m of root ball.
 2. Water thoroughly after installation.
 3. Remove tree tags and labels two years after installation.
 4. Provide drainage for planting pit in impermeable soil.

7 PERMEABLE PAVERS

Scale 1:10

Notes:
 1. Do not damage outer roots or disturb soil within 1m of root ball.
 2. Water thoroughly after installation.
 3. Remove tree tags and labels two years after installation.
 4. Provide drainage for planting pit in impermeable soil.

8 SLAB IN GRANULAR


Scale 1:10

Notes:
 1. Do not damage outer roots or disturb soil within 1m of root ball.
 2. Water thoroughly after installation.
 3. Remove tree tags and labels two years after installation.
 4. Provide drainage for planting pit in impermeable soil.

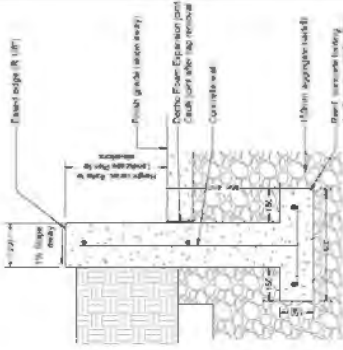
Sheet	AL	Scale	As Shown
Drawn by	AL	Checked by	AL
Approved by	AL	Original Sheet Size	24" x 36"
Scale	As Shown		

Project	2000-8340 Francis Road
Location	2000-8340 Francis Road Richmond, BC

Revised Table 1	Table 1
Revised Table 2	Table 2
Revised Table 3	Table 3
Revised Table 4	Table 4
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Revised Table 100	Table 100

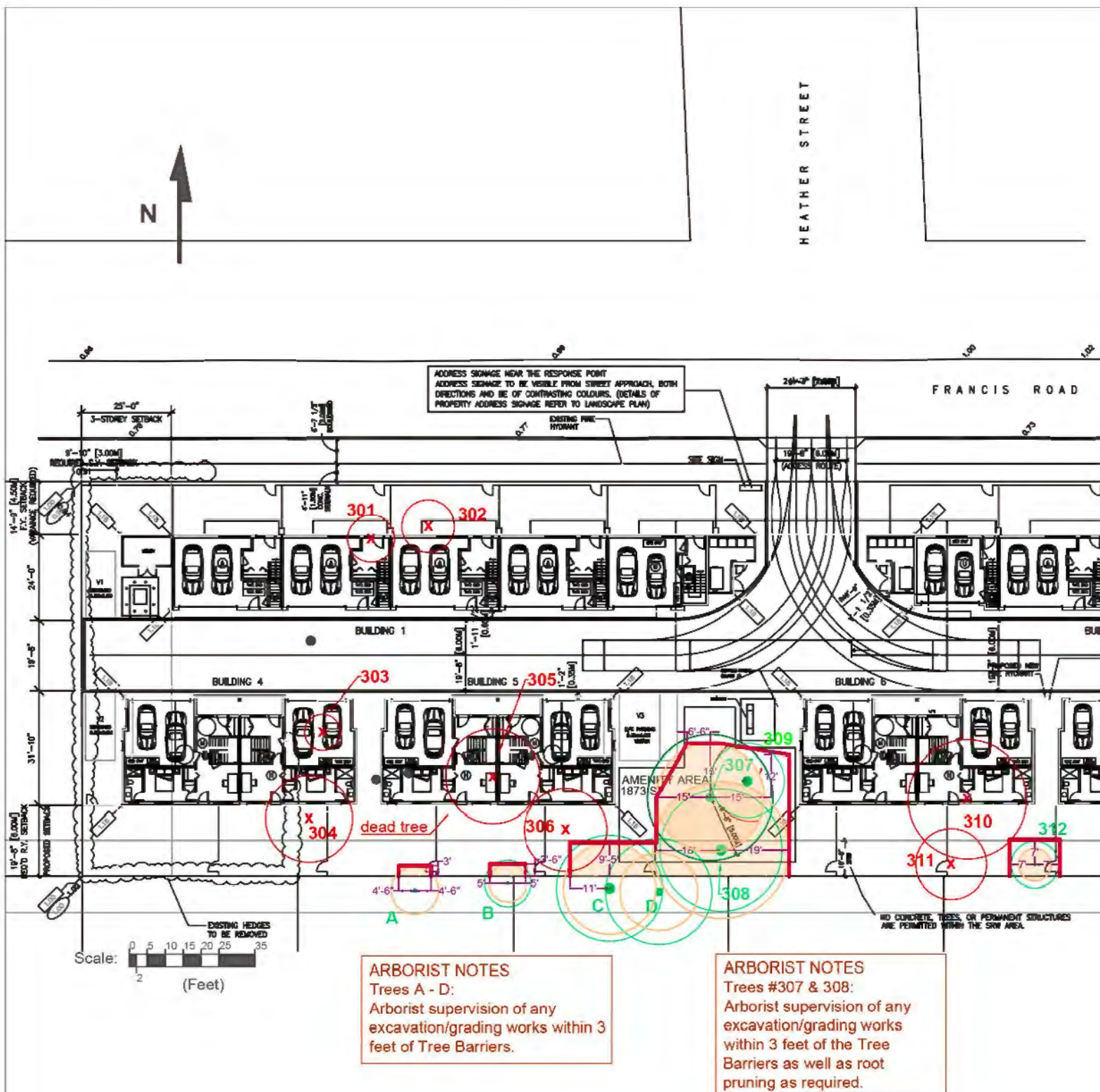


SITE ADDRESS SIGN
 Detailed example of the address sign in the concrete planter.



CONCRETE PLANTER WALL
 Scale: 1/4" = 1'-0"

Notes:
 1. Concrete to be reinforced with 4#10 @ 12" o.c.
 2. Concrete to be finished with 20mm aggregate.



ARBORIST NOTES

Amenity Area:

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

andermatt_forest@shaw.ca
pacificsuntree.com

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

Tree Management Plan Amendment #1

Date: March 4, 2021

Client: 1125640 B.C. Ltd.

Project: Townhouse

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

Tree Recommended
for Retention:



Tree Recommended
for Removal.



Undersized Tree:



Crown Dripline for:

Retain Tree:



Remove Tree



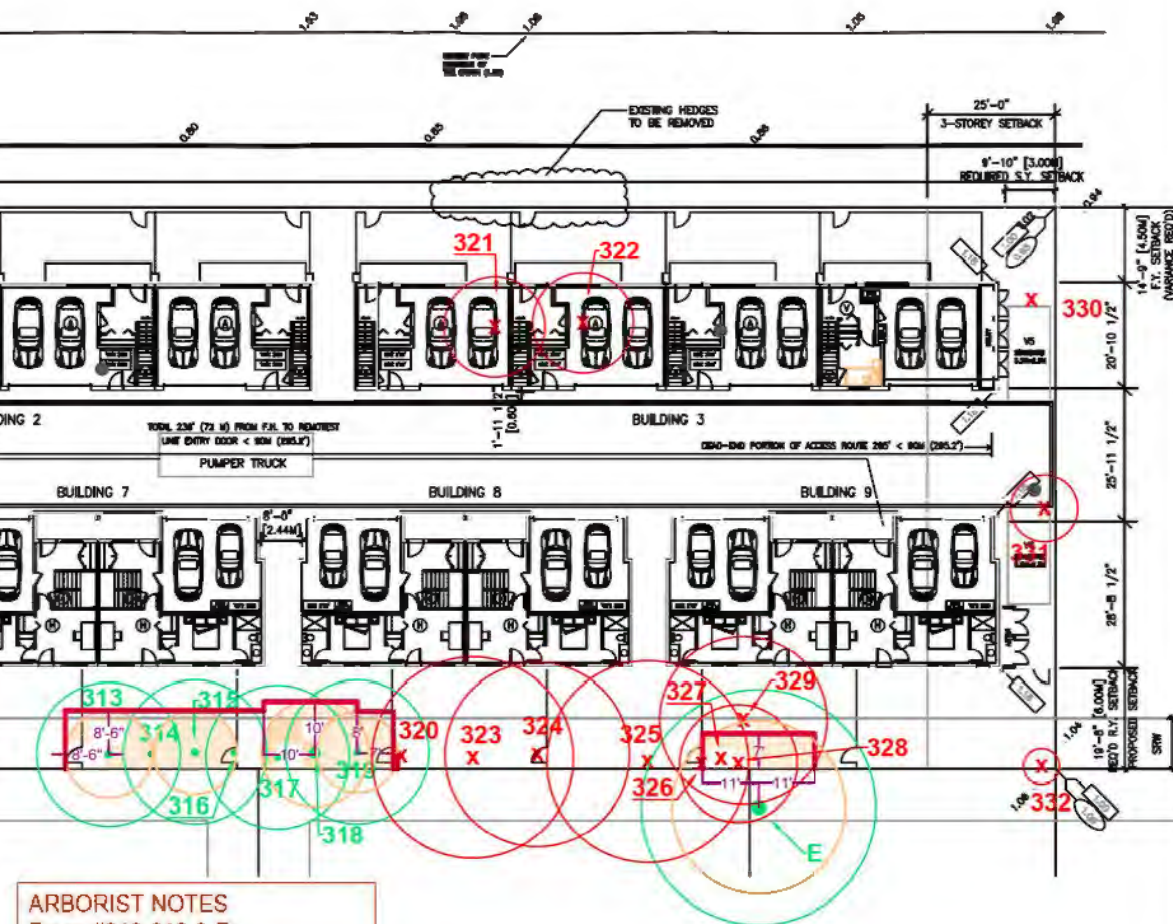
Tree Protection Barrier:
(Outlines Tree Protection Zone)



Critical Root Zone:

Notes:

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



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



Address: 9200-9340 Francis Road

File No.: RZ 20-907463

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

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

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

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

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, together with a cost estimate for the landscaping works. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the required replacement trees

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BCESC Step 3).
3. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

Prior to a Development Permit* being forwarded to Council for issuance, the developer is required to:

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

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

PH = 183

Initial: _____

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

Storm Sewer Works:

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

Sanitary Sewer Works:

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

Frontage Improvements:

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

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

General Items:

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

Note:

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

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

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

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

Signed

Date



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

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

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

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

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

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

17.94.1 Purpose

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

17.94.2 Permitted Uses

- child care
- housing, town

17.94.3 Secondary Uses

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

17.94.4 Permitted Density

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

17.94.5 Permitted Lot Coverage

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

17.94.6 Yards & Setbacks

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

17.94.7 Permitted Heights

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

17.94.8 Subdivision Provisions/Minimum Lot Size

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

17.94.9 Landscaping & Screening

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

17.94.10 On-Site Parking and Loading

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

17.94.11 Other Regulations

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT94) – FRANCIS ROAD (BROADMOOR)."**

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

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

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

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

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

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

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

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

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10254"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER