



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

to Planning - Jul 18, 2006.
Date: July 5, 2006

From: Jean Lamontagne
Director of Development

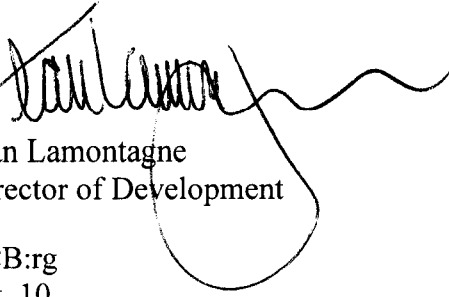
RZ 05-303677

Re: **Application by Mennonite Intermediate Care Home Society of Richmond for an Official Community Plan Amendment, for the discharge of "Land Use Contract 081 (LUC 081)" and for Rezoning 11331 and portions of 11251 and 11295 Mellis Drive from "School & Public Use District (SPU)" and "Assembly District (ASY)" to "Comprehensive Development District (CD/175)"**

File: 12-8060-20-8099/8098

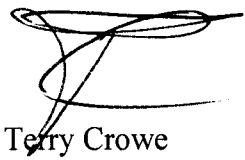
Staff Recommendation

1. That Official Community Plan (OCP) Amendment Bylaw No. 8098, to redesignate a portion of 11295 Mellis Drive from "Community Institutional" to "Public & Open Space Use" in Attachment 1 of Schedule 1 of Official Community Plan Bylaw 7100 (General Land Use Map), be introduced and given first reading;
2. That Bylaw No.8098, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
3. That Bylaw No. 8098, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and
4. That 11331 Mellis Drive be discharged from the provisions of "Land Use Contract 081 (LUC 081)" and that Bylaw No. 8099 to create "Comprehensive Development District (CD/175)" and for the rezoning of 11331 and portions of 11251 and 11295 Mellis Drive from "School & Public Use District (SPU)" and "Assembly District (ASY)" to "Comprehensive Development District (CD/175)", be introduced and given first reading.



Jean Lamontagne
Director of Development

TCB:rg
Att. 10



Terry Crowe
Manager, Policy Planning

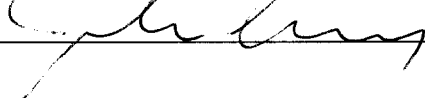
FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Lands & Property Y ☒ N ☐
 Parks Design, Construction & Programs.. Y ☒ N ☐



Staff Report

Origin

Robert Isaac-Renton has applied on behalf of the Mennonite Intermediate Care Home Society of Richmond to amend the Official Community Plan designation for a portion of 11295 Mellis Drive from “Community Institutional” to “Public & Open Space Use”, to discharge 11331 Mellis Drive from the provisions of “Land Use Contract 081 (LUC 081)” and to rezone 11331 and portions of 11251 and 11295 Mellis Drive (**Attachment 1**) from “School & Public Use District (SPU)” and “Assembly District (ASY)” to “Comprehensive Development District (CD/175)” in order to permit the construction of a six-storey addition to the existing intermediate care in order to accommodate the existing 75 and additional proposed 122 intermediate care beds, for a total of 197 beds.

Background

The Vancouver Coastal Health Authority (VCHA) has identified a shortage of intermediate care home facility beds within Richmond. To meet the current and projected demand, the VCHA has secured provincial funding for Richmond Health Services to develop and operate an additional 160 beds in Richmond. As of December 2003, the VCHA has begun to access 115 beds in Vancouver to meet the shortfall of complex care beds in the City of Richmond. The Pinegrove Place Mennonite Intermediate Care Home Facility in Richmond is providing an opportunity, through redevelopment, to expand their facility by 122 beds, to help address the shortage.

In September 2004, staff were approached by representatives from the Pinegrove Place Mennonite Intermediate Care Home facility with a proposal to buy a portion of the existing City Albert Airy Park to allow for the expansion of the Pinegrove Place facility. The rationale for park purchase is to site the proposed facility to the west, so as to mitigate overlook and shadowing impacts on the single-family residential areas to the north and east. Council has directed (September 26, 2005, Council Meeting, Closed Session, Council Discussion) that the proposed sale of parkland should be presented in the context of the rezoning application to provide an open process. Council has also requested two (2) options for consideration under the rezoning application:

- Option A involves facility expansion by selling a small portion of Albert Airey Park land to the west (recommended as more care beds are provided in an efficient manner);
- Option B involves facility expansion with no sale of City parkland park land;
- **Attachments 2 and 3** provide the respective development concepts for each option.

Findings of Fact

Development Application Data Sheets (**Attachment 4**) provide details regarding Options A and B of the development proposal.

Surrounding Development

The existing Pinegrove Place Facility is located at 11331 Mellis Drive, adjacent to Albert Airey Neighbourhood Park.

- to the north, adjacent parcels zoned “Land Use Contract Zoning District 081 (LUC 081)” containing single-family dwellings;

- to the east, adjacent parcels zoned “Single-Family Housing District, Subdivision Area E (R1/E)” containing single-family dwellings;
- to the south, adjacent parcel zoned “Assembly District (ASY)” containing a place of worship with related support facilities; and
- to the west, adjacent parcel zoned “School and Public Use District (SPU)” containing Albert Airey Park with play area, soccer field, perimeter park and mature planting.

Related Policies & Studies

Official Community Plan (OCP)

- The proposed development site is split designated “Public & Open Space Use” and “Community Institutional”.
- The OCP defines “Public & Open Space Use” to allow “health care facility” in an institutional setting, which may include facilities licensed by the Community Care Facility Act or the Hospital Act. As the proposed development is intended to provide intermediate care to seniors in a “health care facility”, an amendment to the OCP is required to enable the level of care in the proposed development.
- An OCP amendment is required to specifically change the designation on the General Land Use Map of Schedule 1 of the OCP, from “Community Institutional”, to “Public & Open Space Use” for the portion of 11295 Mellis Drive included in the proposal to permit intermediate care for seniors. The proposed development and land use are consistent with the existing care-facility and with the residential uses surrounding the existing facility. The proposed use extends the opportunities for aging in place, which is encouraged in the OCP.
- The proposed OCP amendment (Bylaw No. 8098) has been considered in conjunction with the City’s Financial Plan and Capital Program and the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans. The proposed amendment is considered to be consistent with the Program and Plan in accordance with Section 882(3)(a) of the Local Government Act.

Noise Management Bylaw - Aircraft Noise Sensitive Development

- The site lies in Area 4 of the *OCP Aircraft Noise Sensitive Development Table*.
- This classification permits “hospital” use subject to an acoustic report, noise mitigation measures incorporated into the construction, and appropriate covenants.

Consultation

- The proposed OCP amendment has been considered in accordance with Council Policy 5043 – OCP Bylaw Preparation Consultation Policy. Consultation with external agencies, organizations and authorities is not required. The statutory Public Hearing will provide area residents, businesses and property owners an opportunity to comment on the application.
- The School Board does not require consultation as the proposal does not involve school children.
- The Airport does not require consultation.
- The proposal was supported by the *East Richmond Community Association* on June 1, 2005. (See **Attachment 5**.)

- The proposal was supported by the *Advisory Design Panel* on March 8, 2006. (See **Attachment 6**.)

Public Input

Two (2) open houses were conducted by the applicant at Pinegrove Place on Wednesday, June 15, 2005, and Saturday, June 18, 2005. (See **Attachment 7** for the consultant's complete report.) Approximately 61 people attended the open houses; 41 filled in a comment form.

Results are provided below:

- 90% of those responding to the questionnaire support the project; also 94% support the need for new long-term care beds for Richmond. The East Richmond Community Association reviewed the plans and extend their support.
- Only Option A was presented at the open houses because both open houses were held prior to Council's request for a second option. Option A represents the most challenging of the two options. Additional public consultation is not deemed necessary and would involve project delays.

Staff Comments

Staff Technical Review Comments with the Applicant's Responses are attached (**Attachment 8**). No significant concerns have been identified through the technical review.

Analysis

Summary

Staff recommend support for Option A (197 intermediate care beds) as described below because:

- It accommodates the 75 existing intermediate care beds.
- It provides 122 new beds.
- It provides 28% more beds (27 additional care beds) than Option B.
- It requires purchase of only 2% (287 m²) of Albert Airey Park land. Note: this park purchase requirement has been reduced from 433 m² in the original enquiry for this proposal.
- It provides significant enhancements and upgrades to the existing parksite and a voluntary community public art contribution.
- It minimizes impacts to the existing neighbourhood (e.g., shadowing, overlook, loss of view and parking).
- The proposed form and character successfully address functional, architectural and planning issues.
- Minutes of the Advisory Design Panel (ADP) discussion note that "Regardless of other issues and problems, this project has to provide as many beds as possible because of the shortage."

Option A – With Park Purchase of 287 m² (197 beds)

Urban Design: Please refer to **Attachment 9** for the Impact Analysis Matrix prepared by the Applicant's Planning Consultant. Key issues are cited below:

- It involves a Zero (0) Lot Line standard.
- The form and character address competing priorities and the need to provide the maximum number of functional, efficient and economical care beds within a residentially compatible building.
- The massing with pitched roofs reduces scale and responds to the residential context.

- The proposed addition is well setback from single-family dwellings to the north and east.
- The residential floors are setback approximately 26 m from the east property line.
- The current setbacks to the existing facility are being maintained (with existing landscaping).
- The existing vehicular access is being maintained with no additional road allowances.
- The overlook to single family dwellings is minimized as major facades face south (overlook to existing church parking lot and north (overlook to the existing care facility).

Landscaping: An Arborist's Report with Replacement Rationale and Table has been provided.

Key issues are cited below:

- 21 trees will be removed (three (3) of which are in the park).
- 62 trees will replace these trees at grade, on the upper deck level and in the park.
Note: replacement strategy is in excess of 2:1 and nearly 3:1
- Extensively landscaped deck(s) on the second level provides secure garden areas for residents.
- 18 additional trees will be planted in the Frasersview Mennonite Brethren Church's parking lot to enhance the livability of the proposed addition and the amenity of the site for surrounding neighbours.
- Detailed landscape plans including all replacement planting requirements will be administered through the subsequent Development Permit process.

Parks: The application proposes to purchase 287 m² from the existing parksite and the applicant has also agreed to provide the following upgrades and enhancements:

- Upgrades to the existing park including the soccer field, pathway, perimeter drainage system and mature trees.
- Neighbourhood Amenity Contribution - a voluntary community public art project.
- Landscape Buffer and a Green Wall to soften the Zero Lot Line to Park including plantings of evergreen trees, shrubs and vines.
- A Letter of Credit will be required to ensure the completion of all upgrades.
- A Servicing Agreement will be required to ensure that the Mennonite Intermediate Care Home Society of Richmond will maintain the green buffer for an initial period of one (1) year, after which the City of Richmond shall assume the maintenance of any trees and shrubs. The vines that will be attached to the building will remain the responsibility of Pinegrove Place.

Engineering: Mennonite Intermediate Care Home Society of Richmond will enter into a Servicing Agreement to upgrade 68 m of storm sewer as per the consultants' capacity analysis. The exact amount and engineering design will be addressed as part of the Servicing Agreement prior to the final approval of the rezoning.

Parking: Option A proposes to share parking between the care facility and the church. Note: this blended parking strategy is similar to that applied at the Gilmore Park United church Rezoning under Comprehensive Development District (CD/74) which has proven effective.

OPTION A	EXISTING		PROPOSED		N.D. LEA STUDY	
	Required (LUC 081)	Provided (LUC 081)	Required	Proposed	Weekend Maximum	Weekday Maximum
CARE FACILITY (onsite)	19 stalls	31 stalls	50 stalls (CD/175)	115 stalls (CD/175)	28 stalls (115-28 = 87 extra)	58 stalls (115-58 = 57 extra)
FRASERVIEW CHURCH (onsite)	187	168	NA	72	86	17
ON-STREET	NA	NA	NA	NA	10	3
TOTAL	206	199	NA	187	124	78
COMMENT	<p><i>On The Pinegrove Site:</i></p> <ul style="list-style-type: none"> 115 proposed care facility stalls consist of: <ul style="list-style-type: none"> 46 at grade 69 in the parkade 65 stalls in excess of the bylaw requirement ($115 - 50 = 65$) and 7 more than needed (Lea Weekday Maximum 58 stalls) 57 stalls in excess of N.D. Lea peak maximum need ($115 - 58 = 57$) <p><i>On The Church Site:</i></p> <ul style="list-style-type: none"> 168 current stalls 96 stalls lost 72 stalls proposed 14 stall shortfall ($86 - 72 = 14$) which is made up by the extra stalls on the care facility site <p><i>General:</i></p> <ul style="list-style-type: none"> N.D. Lea consulting study determines that 124 stalls maximum are required for peak parking demand for <i>both the care facility and church</i> 63 stalls in excess of N.D. Lea requirement are proposed for care facility and church ($187 - 124 = 63$) 					

For Pinegrove Place:

- The proposed addition to Pinegrove Place provides a total of 115 parking stalls (69 in the structured parking and 46 at grade).
- The care facility proposes to provide 57 more parking stalls on their site than needed during weekdays and 87 more than on weekends.

For Frasersview Mennonite Brethren Church:

- The church will lose 96 ($168 - 72 = 96$) parking stalls with the sale of land to the care facility.
- The shortfall of 14 stalls ($86 - 72 = 14$) to accommodate the peak maximum weekend need (as indicated by the Transportation study provided by N.D. Lea) will be provided by the excess capacity of the care facility.

General:

- Traffic consultant N.D. Lea's Parking Study calculates a peak parking requirement of 124 stalls for both care facility and church.
- Transportation supports the blended parking arrangement (provides a total of 187 on-site parking stalls) based on results from N.D. Lea's Parking Study (peak parking requirement of 124 stalls).

- Staff recommend providing a variance in favour of the Fraserview Mennonite Brethren Church during the Development Permit process to accommodate the proposed provision of parking in the blended parking proposal.
- A Cross Access Agreement will be required across the south property line to permit access to the structured parking of the proposed Pinegrove addition from the Fraserview Mennonite Brethren Church's parking lot to the south.

Option B – Without Park Purchase (170 beds)

Urban Design: Please refer to **Attachment 9** for Impact Analysis Matrix prepared by the Applicant's Planning Consultant. Key issues are cited below:

- It accommodates the 75 existing intermediate care beds.
- It provides 95 additional care beds.
- It provides 170 beds total.
- The form and character address competing priorities and the need to provide the maximum number of functional, efficient and economical care beds within a residentially compatible building.
- The massing with pitched roofs reduces scale and responds to the residential context.
- The proposed addition is well setback from single- family dwellings to the north and east.
- The residential floors are setback approximately 22 m from the east property line.
- The current setbacks to the existing facility are being maintained (with existing landscaping).
- The existing vehicular access is being maintained with no additional road allowances.
- The overlook to single-family dwellings is minimized as major facades face south (overlook to existing church parking lot and north (overlook to the existing care facility)).
- The overall massing and site presence reflect the *reduced provision of care beds*.

Landscaping: An Arborist's Report with Replacement Rationale and Table have been provided. Key issues are cited below:

- 20 trees will be removed (three (3) of which are in the park).
- 58 trees will replace these trees at grade, on the upper deck level and in the park.
Note: replacement strategy is slightly under 3:1
- Extensively landscaped deck(s) on the second level provides secure garden areas for residents.
- 18 additional trees will be planted in the Fraserview Mennonite Brethren Church's parking lot to enhance the livability of the proposed addition and the amenity of the site for surrounding neighbours.
- Detailed landscape plans including all replacement planting requirements will be administered through the subsequent Development Permit process.

Parks: The application proposes a Zero Lot Line to the park and provides the following upgrades and enhancements:

- Landscape Buffer and a Green Wall to soften the Zero Lot Line to the Park including plantings of evergreen trees, shrubs and vines.
- A Letter of Credit will be required to ensure performance of all upgrades.
- A Servicing Agreement will be required to ensure that the Mennonite Care Home Society will maintain the green buffer for an initial period of one (1) year after which the City of

Richmond shall assume the maintenance of any trees and shrubs. The vines that will be attached to the building will remain the responsibility of Pinegrove Place.

Engineering: Mennonite Intermediate Care Home Society of Richmond will enter into a Servicing Agreement to upgrade 68 m of storm sewer as per the consultants' capacity analysis. The exact amount and engineering design will be addressed as part of the Servicing Agreement prior to the final approval of the rezoning.

Parking: Option B proposes to share parking between the care facility and the church. Note: this blended parking strategy is similar to that applied at the Gilmore Park United church Rezoning under Comprehensive Development District (CD/74) which has proven effective.

OPTION B	EXISTING		PROPOSED		N.D. LEA STUDY	
	Required (LUC 081)	Provided (LUC 081)	Required	Proposed	Weekend Maximum	Weekday Maximum
CARE Facility Management, Engineering & Public Works (onsite)	19 stalls	31 stalls	43 stalls (CD/175)	108 stalls (CD/175)	28 stalls (108-28 = 80 extra)	58 stalls (108-58 = 50 extra)
FRASERVIEW CHURCH (onsite)	187	168	NA	80	86	17
ON-STREET	NA	NA	NA	NA	10	3
TOTAL	206	199	NA	188	124	78
COMMENT	<p><i>On The Pinegrove Site:</i></p> <ul style="list-style-type: none"> 108 proposed care facility stalls consist of: <ul style="list-style-type: none"> 48 at grade 60 in the parkade 65 stalls in excess of the bylaw requirement (108 – 43 = 65) and 7 more than needed (Lea Weekday Maximum 58 stalls) 50 stalls in excess of N.D. Lea peak maximum need (108 – 58 = 50) <p><i>On The Church Site:</i></p> <ul style="list-style-type: none"> 168 current stalls 88 stalls lost 80 stalls proposed 6 stall shortfall (86 - 80 = 6) which is made up by the extra stalls on the care facility site <p><i>General:</i></p> <ul style="list-style-type: none"> N.D. Lea consulting study determines that 124 stalls maximum are required for peak parking demand for <i>both the care facility and church</i> 64 stalls in excess of N.D. Lea requirement are proposed for care facility and church (188 – 124 = 64) 					

For Pinegrove Place:

- The proposed addition to Pinegrove Place provides a total of 108 parking stalls (60 in the structured parking and 48 at grade).
- The care facility proposes to provide 80 more parking stalls on their site than needed during weekends and 50 more than needed on the weekdays.

For Fraserview Mennonite Brethren Church:

- The church will lose 88 ($168 - 80 = 88$) parking stalls with the sale of land to the care facility.
- The shortfall of 6 stalls ($86 - 80 = 6$) to accommodate the peak maximum weekend need (as indicated by the Transportation study provided by N.D. Lea) will be provided by the excess capacity of the care facility.

General:

- Traffic consultant N.D. Lea's Parking Study calculates a peak parking requirement of 124 stalls for both care facility and church.
- Transportation supports the blended parking arrangement (provides a total of 188 on-site parking stalls) based on results from N.D. Lea's Parking Study (peak parking need of 124 stalls).
- Staff recommend providing a variance in favour of the Fraserview Mennonite Brethren Church during the Development Permit process to accommodate the proposed provision of parking in the blended parking proposal.
- A Cross Access Agreement will be required across the south property line to permit access to the structured parking of the proposed Pinegrove addition from the Fraserview Mennonite Brethren Church's parking lot to the south.

Rezoning Conditions

A list of rezoning conditions is attached. (See **Attachment 10**.) The applicant has agreed to all conditions. A signed acceptance of the conditions is on file.

Next Steps

After Public Hearing, the City of Richmond will initiate a process to sell the parkland. This is the topic of a separate report to Council.

Financial Impact or Economic Impact

None.

Conclusion

The proposed intermediate care facility responds to community care, planning, urban design, servicing and amenities needs. The proposed form and character successfully mediate competing functional, architectural and planning issues. Impacts to neighbourhood character and livability have been addressed successfully.

Staff recommend support for this application.



Terence Brunette
Planner

TCB:rg

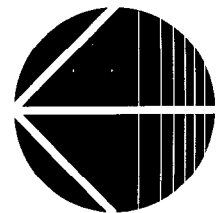
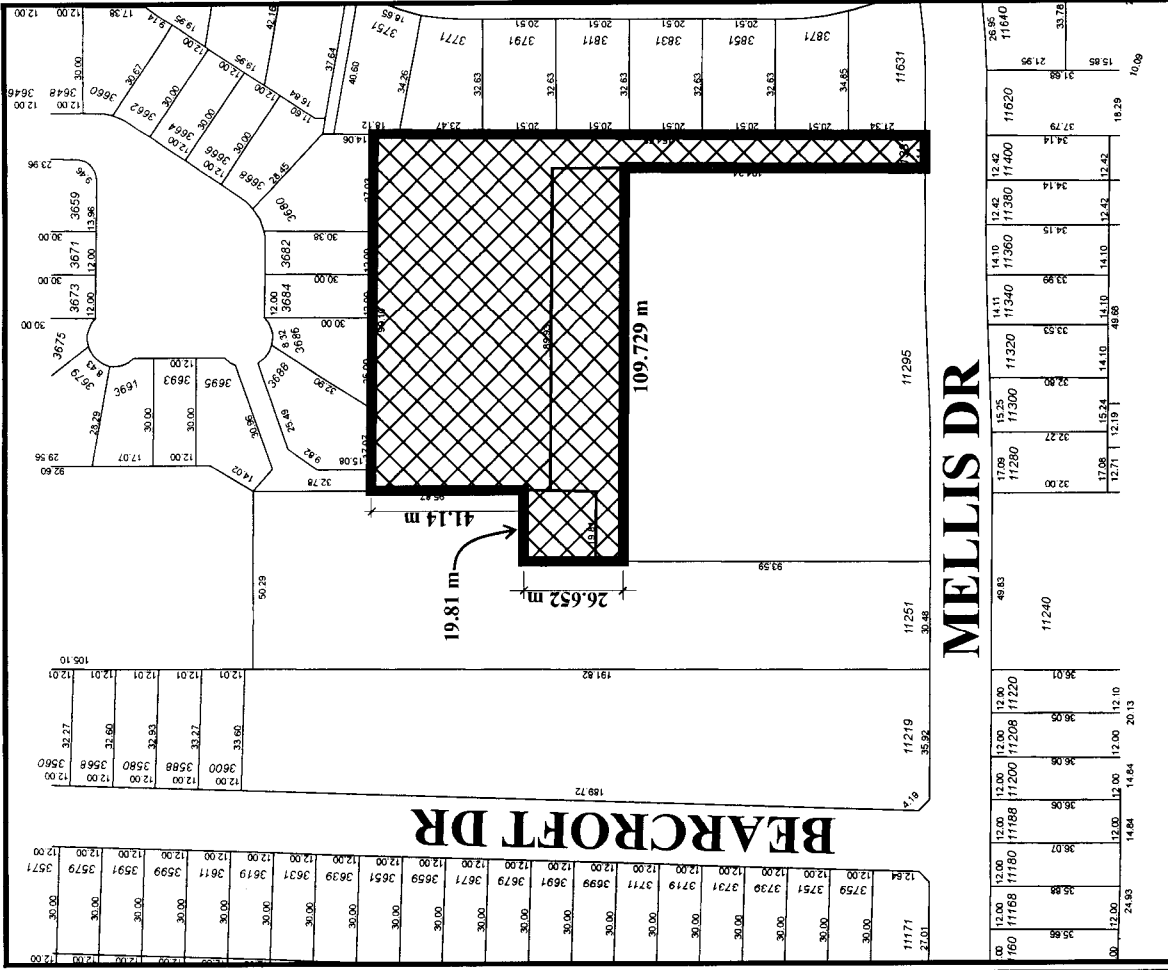
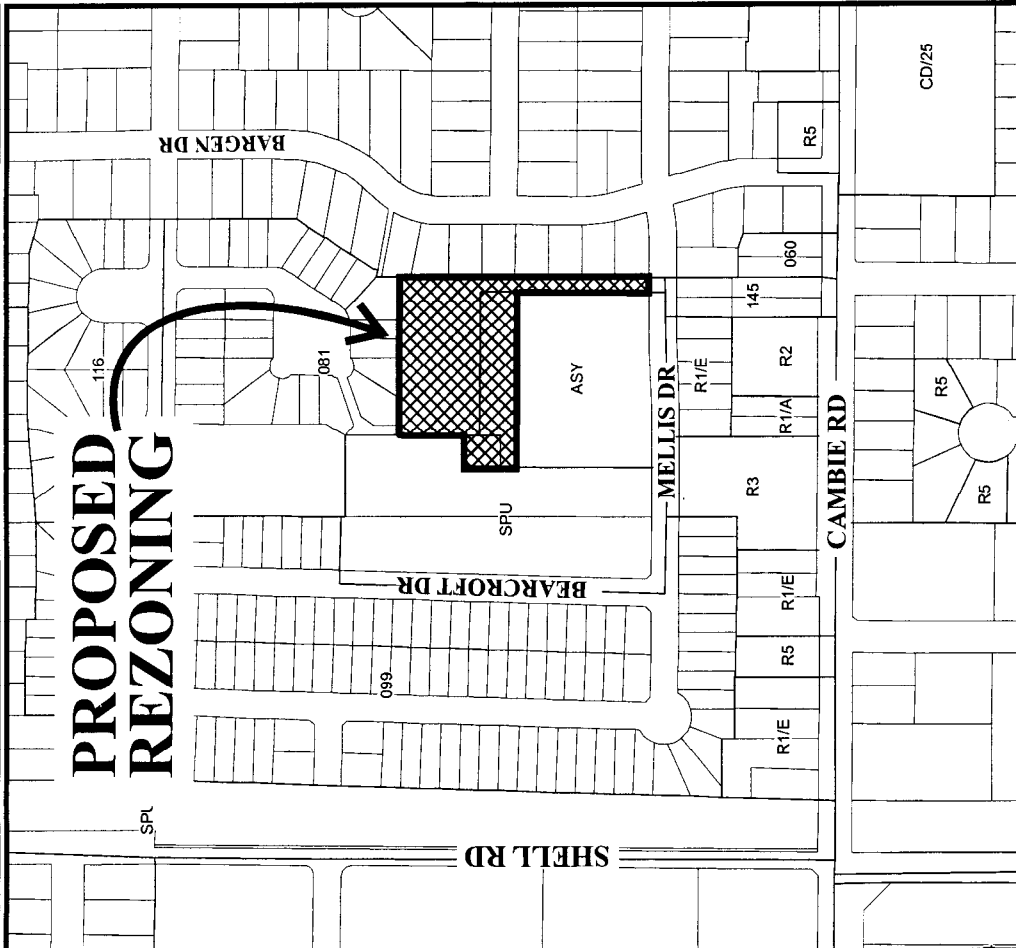
List of Attachments

- Attachment 1: Location Map & Air Photo
- Attachment 2: Option A - Conceptual Development Plans
- Attachment 3: Option B – Conceptual Development Plans
- Attachment 4: Development Application Data Sheets: Option A & B
- Attachment 5: Letter of Support from East Cambie Residents Association
- Attachment 6: ADP Minutes
- Attachment 7: Pinegrove Neighbourhood Open House Report
- Attachment 8: Staff Technical Review Comments with Applicant's Response
- Attachment 9: Impact Analysis of Pinegrove Options
- Attachment 10: Conditional Rezoning Requirements Concurrence



City of Richmond

PROPOSED REZONING

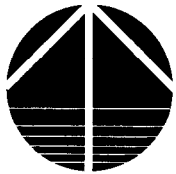


RZ 05-303677

Original Date: 08/03/05

Revision Date: 06/27/06

Note: Dimensions are in METRES



RZ 05-303677

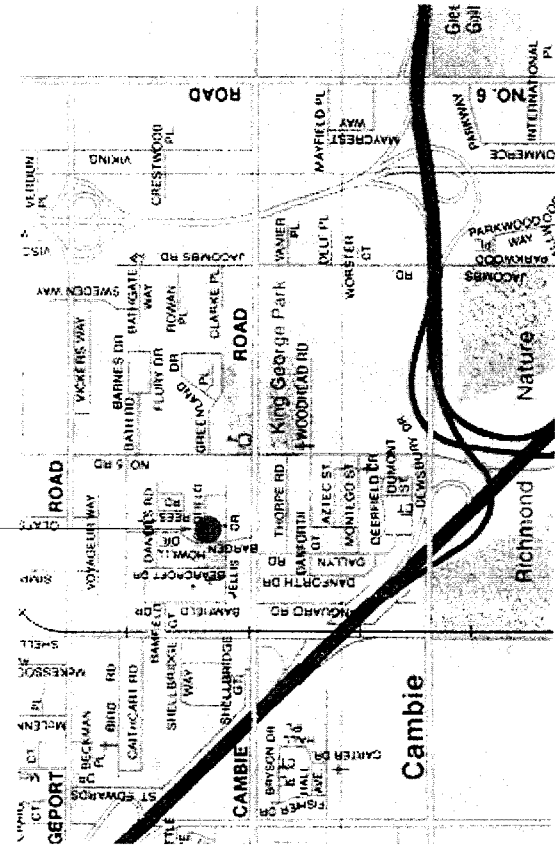
Original Date: 06/23/06

Amended Date:

Note: Dimensions are in METRES

LOCATION PLAN

SUBJECT PROPERTY



PERSPECTIVE

PROJECT DATA

Option - A

Civic Address
11331 Mellis Drive, Richmond

Proposed Zoning: CD

Site Area (sm):

Parcel A: 5,936

Parcel B: 2,494

Parcel C: 287

Total: 8,717 (= 2.15 ac.)

Building Areas (sm):

Floor: Existing + Addition = Total

Main: 1,905 + 1,154.6 = 3,064.1

Second: 1,468.6 + 1,794.5 = 3,263.1

Third: 1,784.6 + 1,720.1 = 3,504.7

Fourth: 1,592.8 + 1,051.9 = 2,644.7

Fifth: 1,051.9 + 1,051.9 = 2,103.8

Sixth: 9,098.5 + 1,051.9 = 10,150.4

Total: 3,850.3 + 9,098.5 = 12,948.8

(=0.44 FAR) (=1.04 FAR) (=1.49 FAR)

Lot Coverage (sm):

Existing + Addition = Total

1,909.6 + 2,889.8 = 4,799.4

(=21.9%) + (=33.2%) = (=55.1%)

Project Unit Count:

Floor: Existing + Addition = Total

Main: 36 + 0 = 36

Second: 39 + 30 = 69

Third: 32 + 32 = 64

Fourth: 32 + 32 = 64

Fifth: 28 + 28 = 56

Total: 75 + 122 = 197

Parking:

Bylaw Requirement:

Care: Original 113 beds x 1/6 = 19 cars

Additional 84 beds x 1/3 = 28 cars

Church: Existing parking = 168 cars

Total: Existing parking = 215 cars

Peak Requirement: ND Lea Parking Study = 124 cars

Proposed:

Visitor: 28 + 21C = 30 cars

Surface: 86 + 21C + 1SC = 89 cars

Structured: 42 + 27SC = 69 cars

Total: 156 + 41C + 28SC = 188 cars

Proposed Pingrove Place Addition
11331 Mellis Drive, Richmond, B.C.
Project
Sheet
DATA • LOCATION PLAN

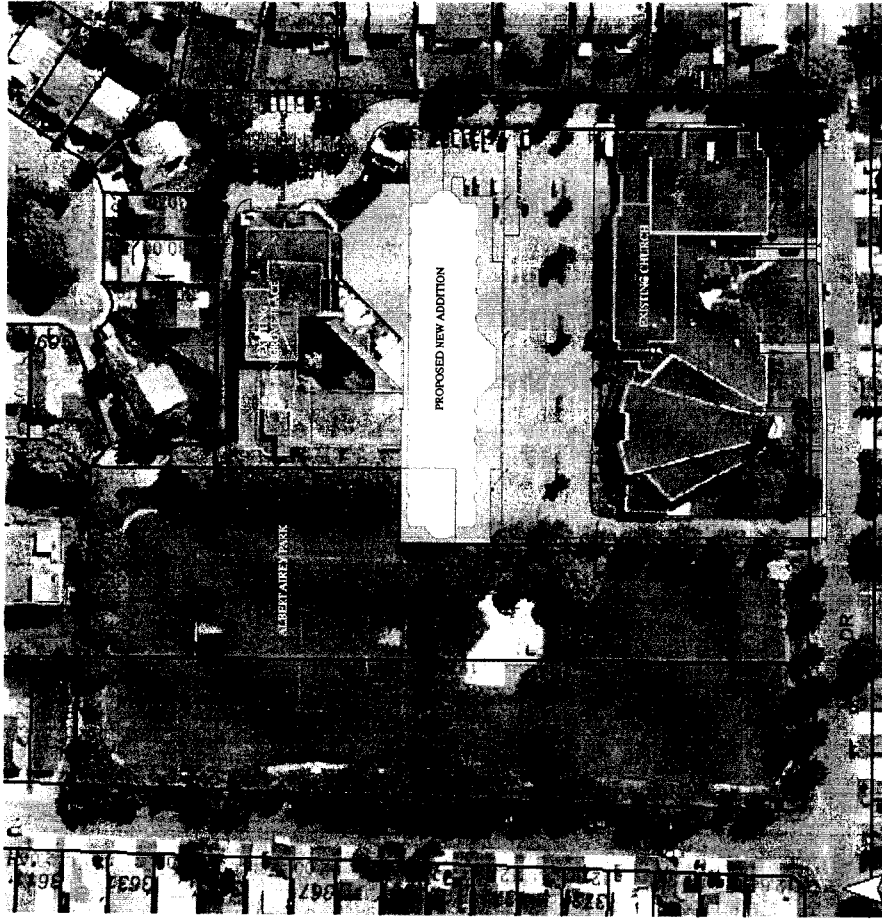
Memorite Intermediate Care
Home Society of Richmond
11331 Mellis Drive, Richmond, B.C. V6X 1L8
Client

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • ir@irel.us.net
Architect

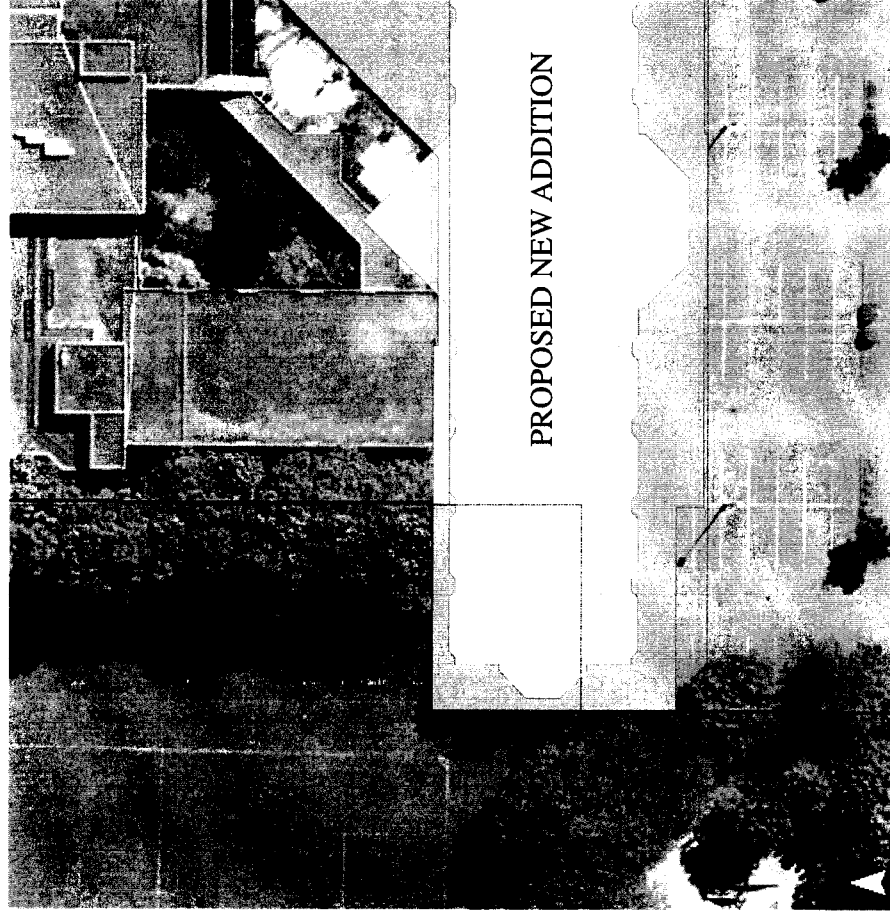
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03-300

Preliminary
OPTION A
A-0

OPTION A

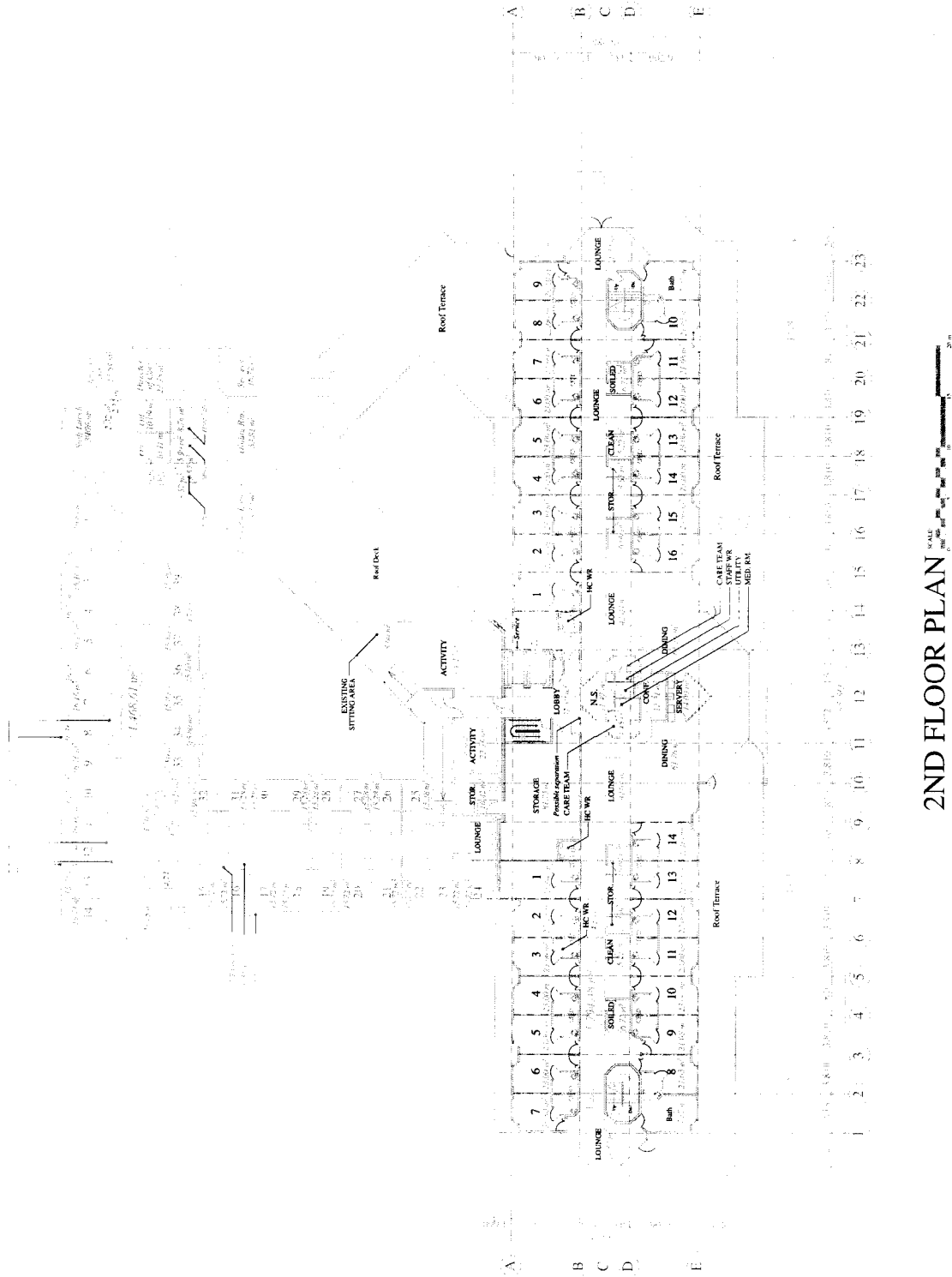


SITE PLAN - OPTION A



OPTION A

SCALE:



Preliminary
OPTION A
OPTION A

A-5

4TH FLOOR PLAN

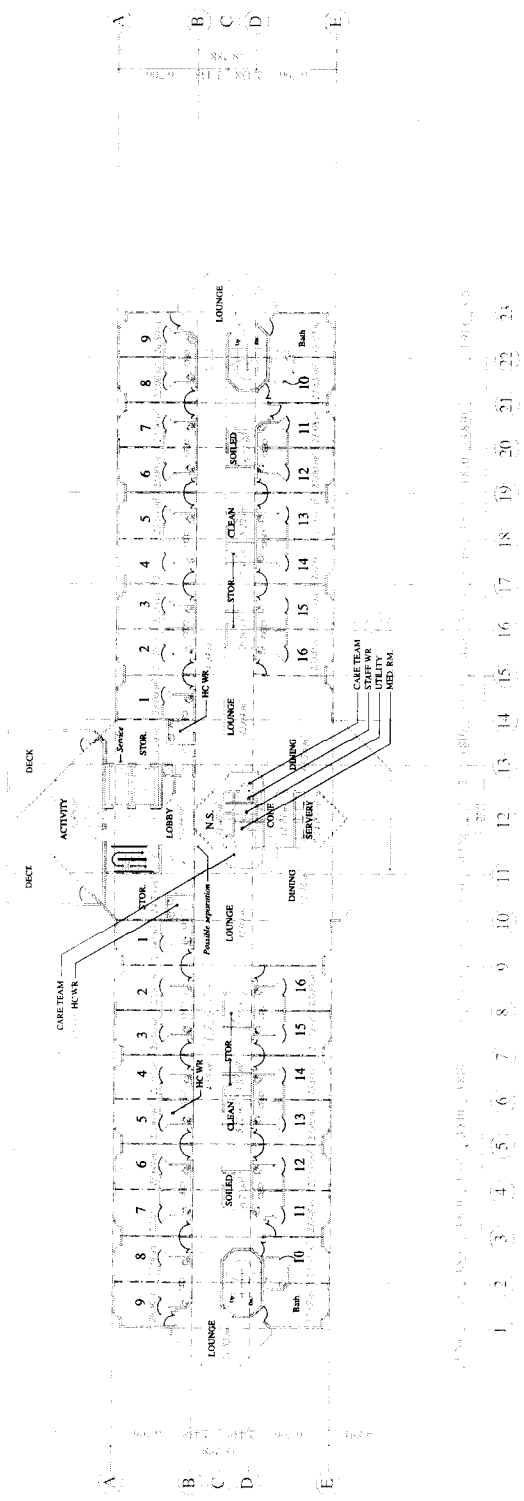


Date:	FEB. 24, 2006
Drawn by:	JS
Checked by:	RIR
Scale:	1:500 metric
Job No:	03-300

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206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • ir@ieius.net

Mennonite Intermediate Care Home Society of Richmond
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.
Project
Sheet Title
4TH FLOOR PLAN



Roof Deck

2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2

Preliminary

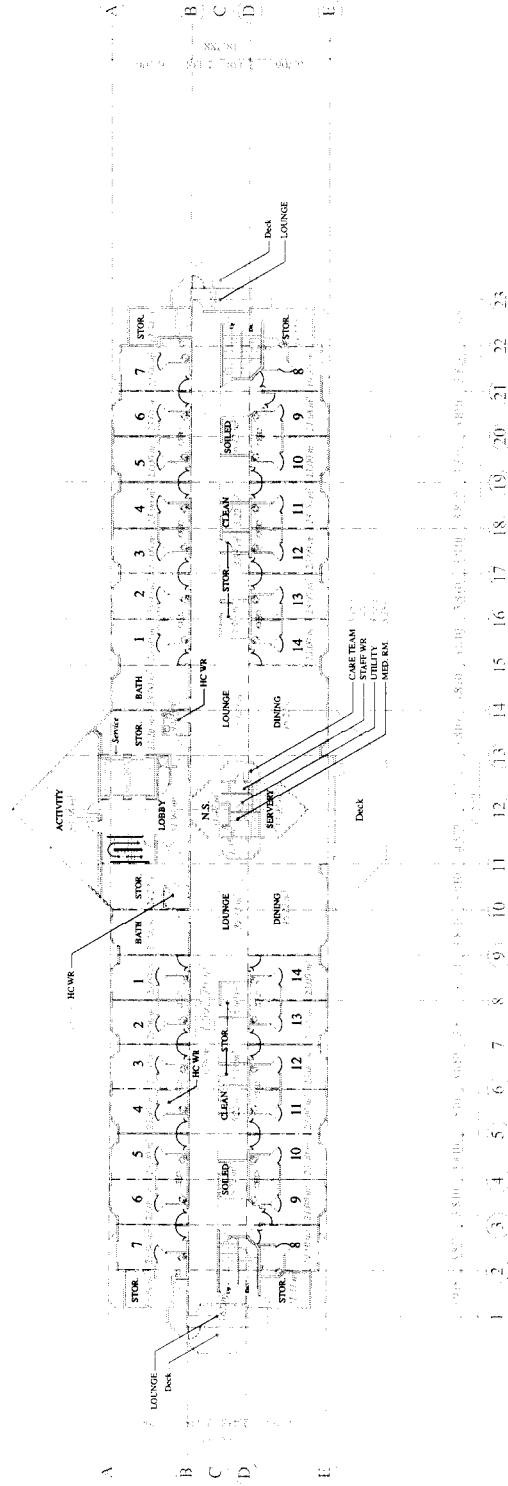
OPTION A

Date:	FEB. 24, 2006
Drawn by:	Checked by:
js	RIR
Scale:	1:500 metric
Job No.	

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

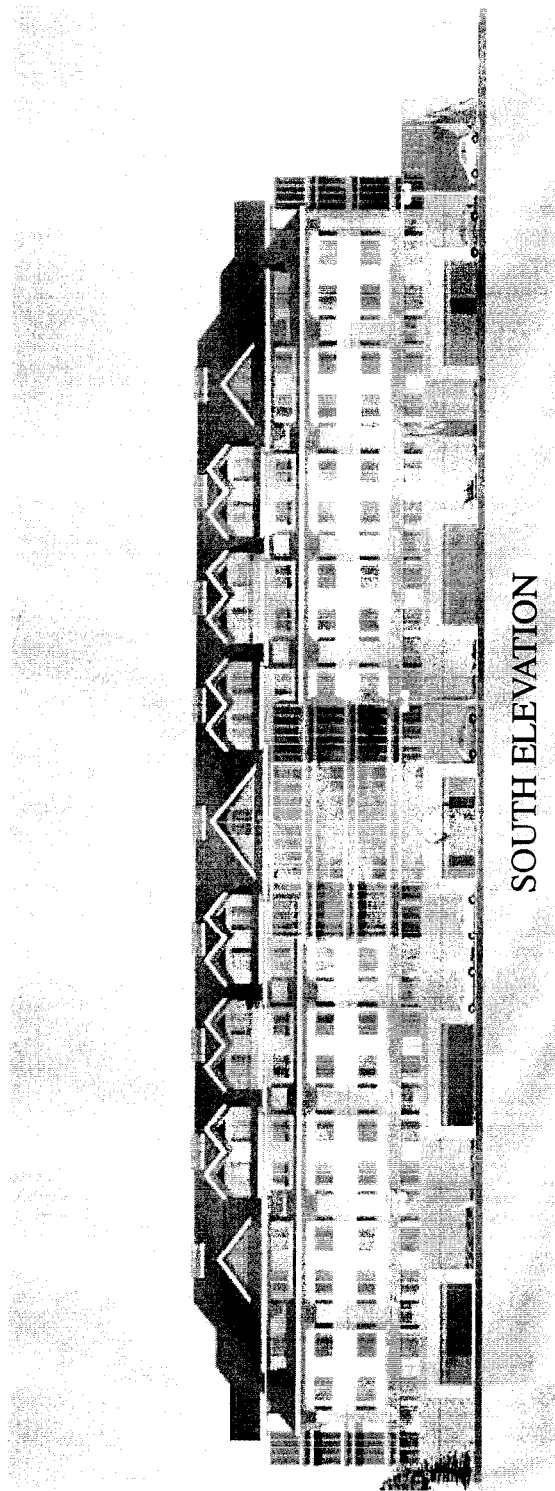
Mennonite Intermediate Care Home Society of Richmond
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.
Sheet Title





EAST ELEVATION



SOUTH ELEVATION

Preliminary

OPTION A

A-8

OPTION A

Architect	Isaac-Renton Architect Inc. 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3 Tel. (604) 682-1344 • Fax - 688-7136 • ir@iretus.net
Client	Meenonite Intermediate Care Home Society of Richmond 11331 Mellis Drive, Richmond, B.C. V6X 1L8
Project	Proposed Pinegrove Place Addition 11331 Mellis Drive, Richmond, B.C.
Sheet Title	ELEVATIONS

Date

APR. 11, 2006

Drawn by

JS

Checked by

RIR

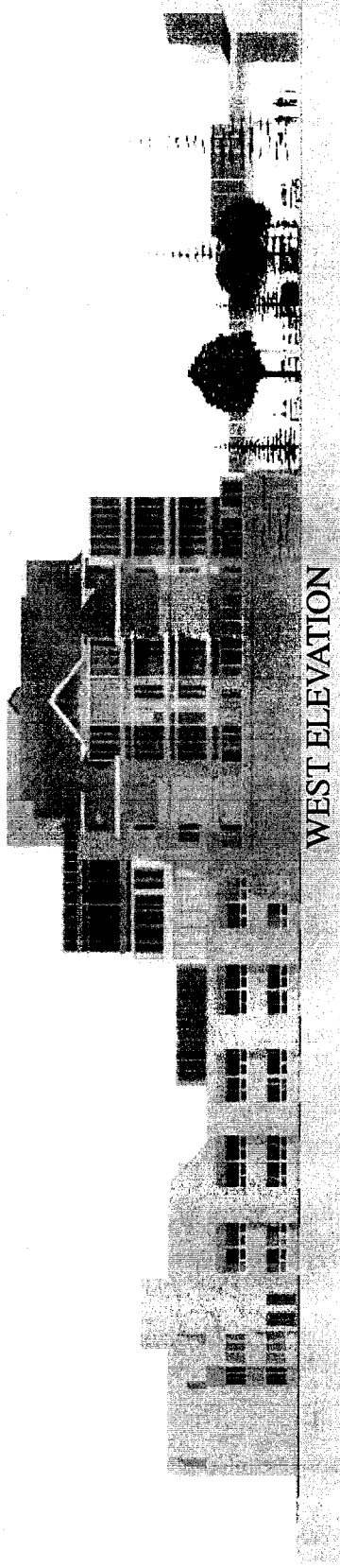
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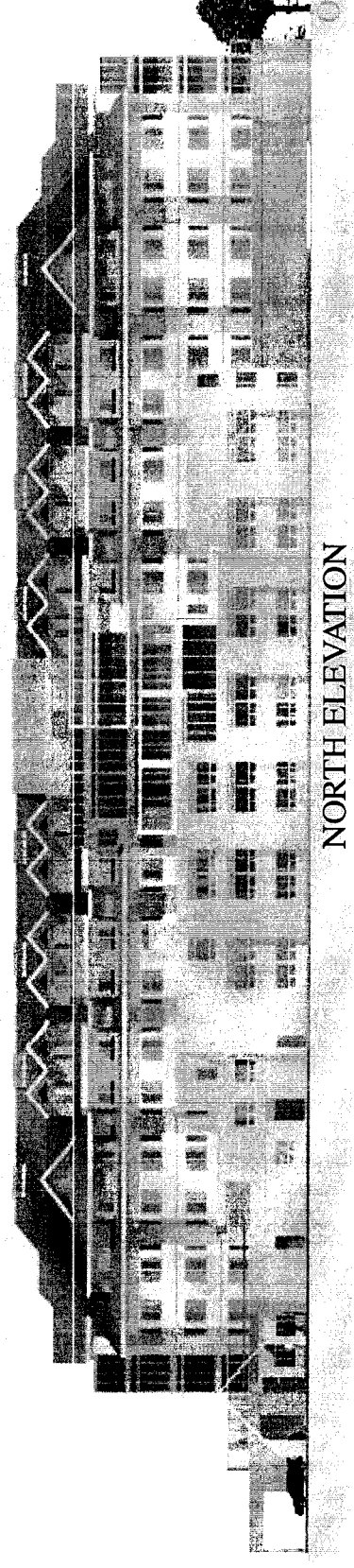
Job No.

03-300

OPTION A



WEST ELEVATION



NORTH ELEVATION

Project
 Proposed Pinegrove Place Addition
 11331 Mellis Drive, Richmond, B.C.
 Sketch Title
 SECTION AA & BB

Client
 Mennonite Intermediate Care
 Home Society of Richmond
 11331 Mellis Drive, Richmond, B.C. V6X 1L8

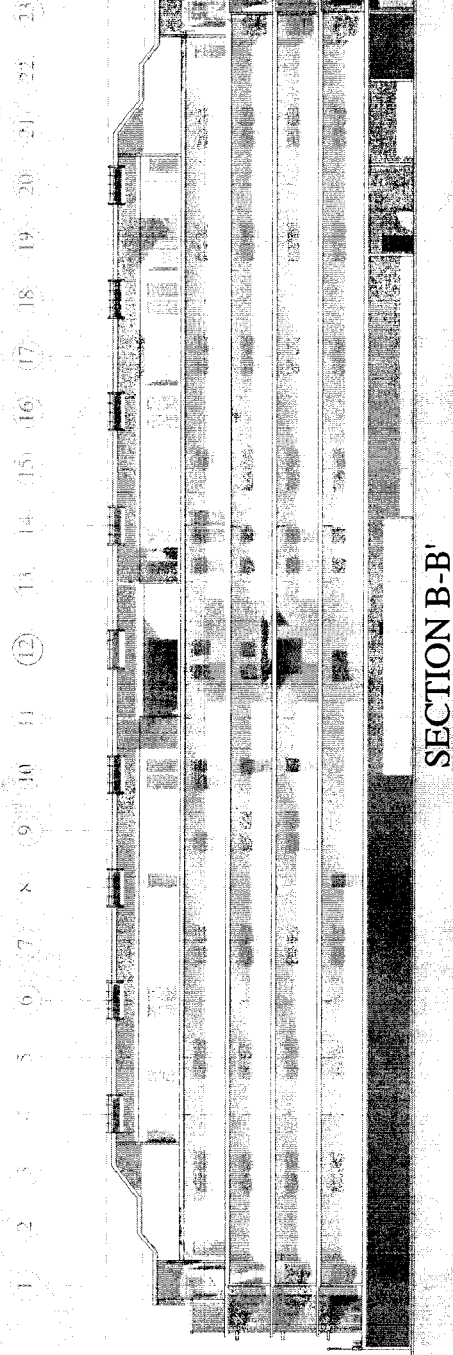
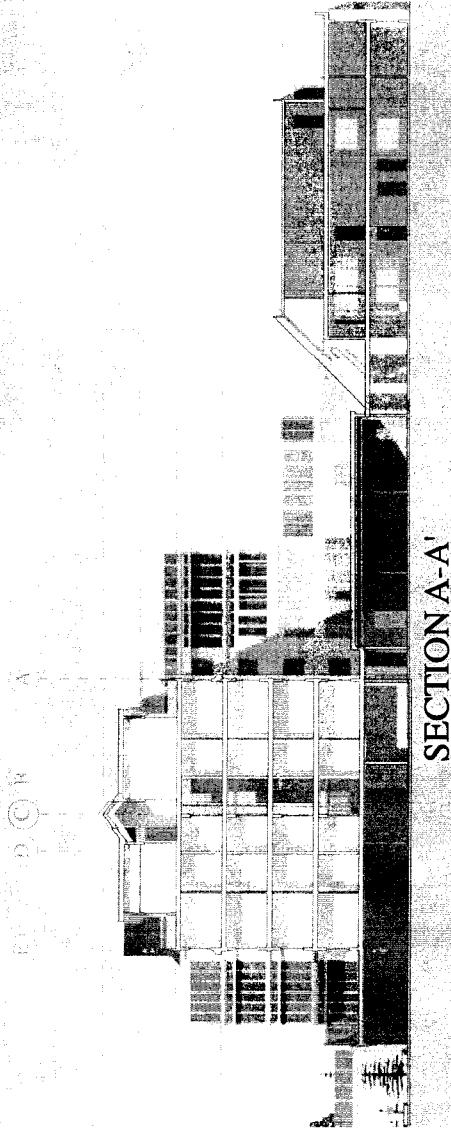
Architect
 Isaac-Renton Architect Inc.
 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
 Tel. (604) 682-1344 • Fax - 688-7136 • ir@telus.net

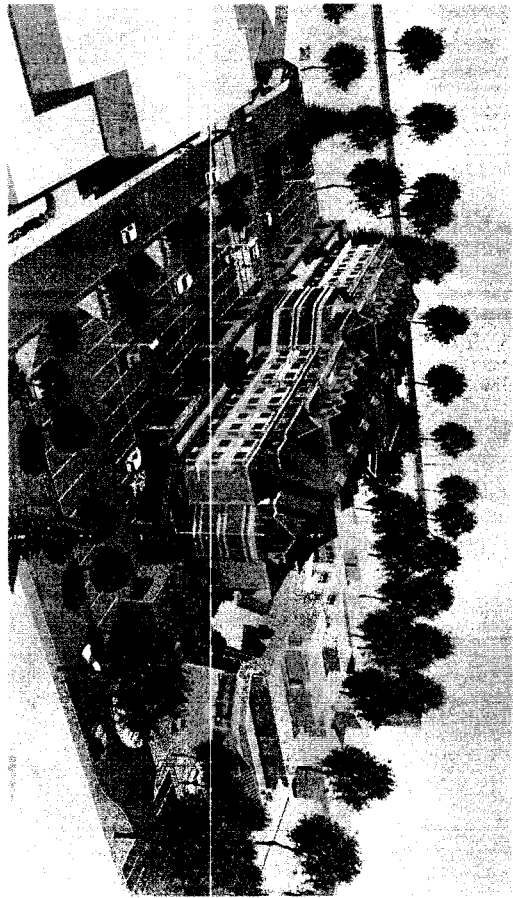
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 Checked by: RIR
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 Job No: 03-300

Preliminary

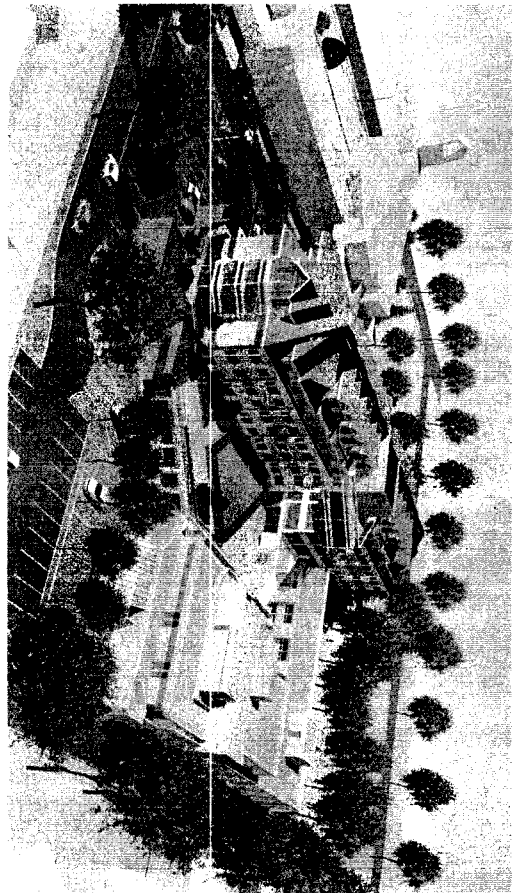
A-10

OPTION A

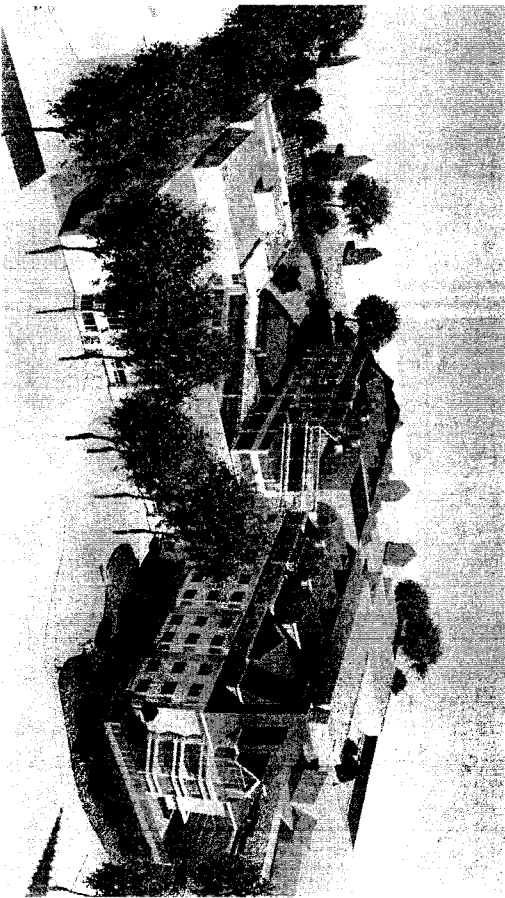




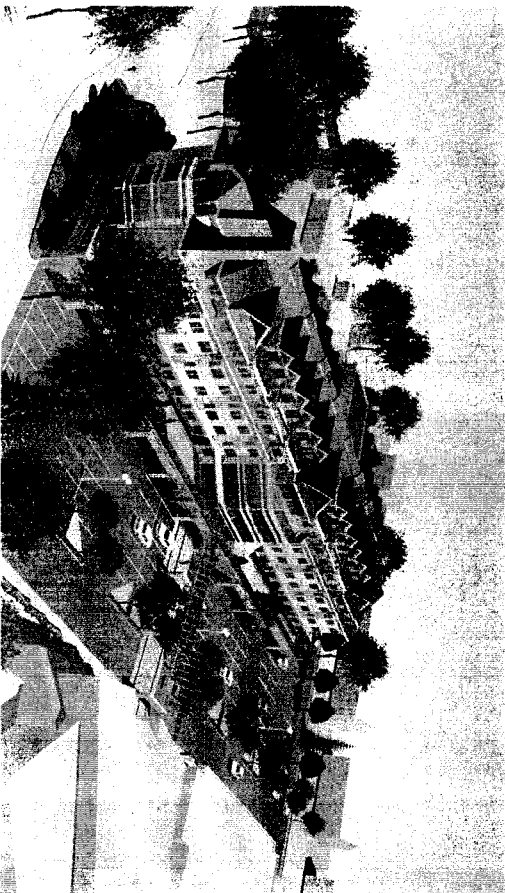
VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

Preliminary

OPTION A

A-11

03-300

Architect

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client

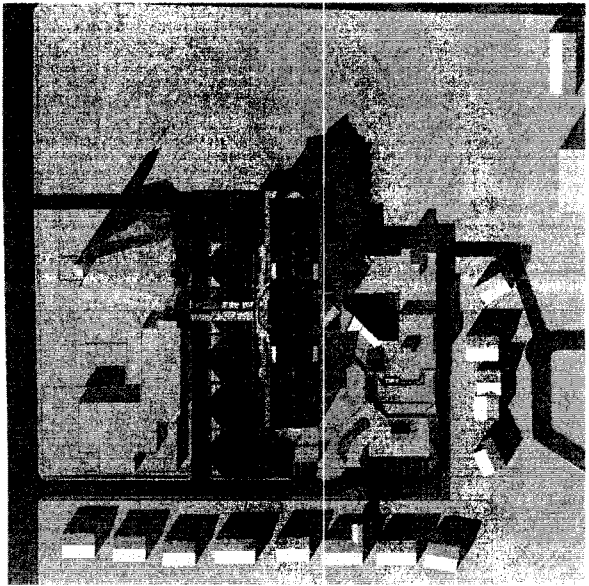
**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project

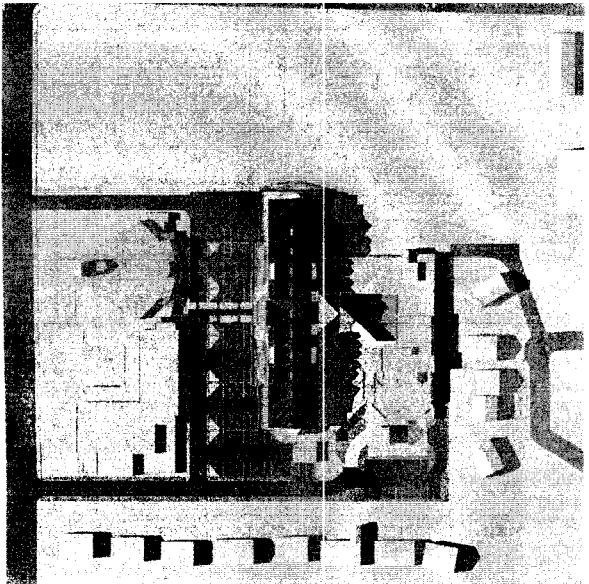
Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

Sheet Title

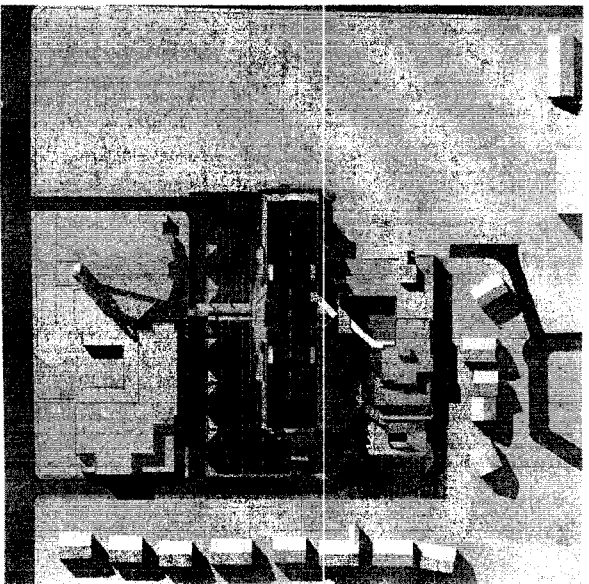
3D VIEW



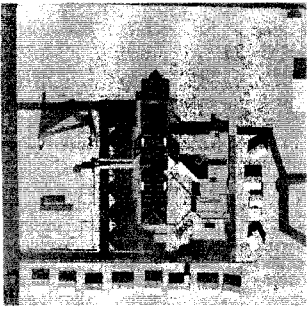
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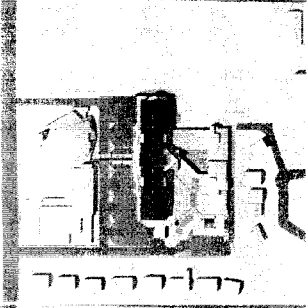
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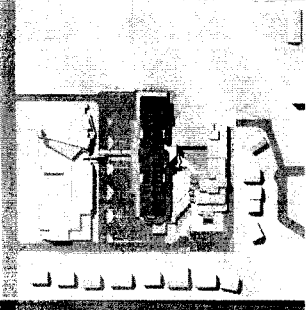
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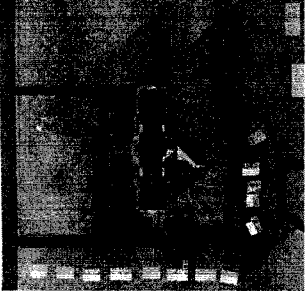
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9:00 a.m. - June 21



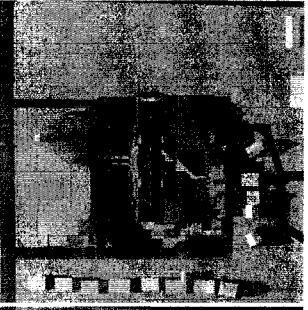
SUMMER
12:00 p.m. - June 21



SUMMER
3:00 p.m. - June 21



WINTER
9:00 a.m. - December 21



WINTER
12:00 p.m. - December 21



WINTER
3:00 p.m. - December 21

OPTION A

A-12

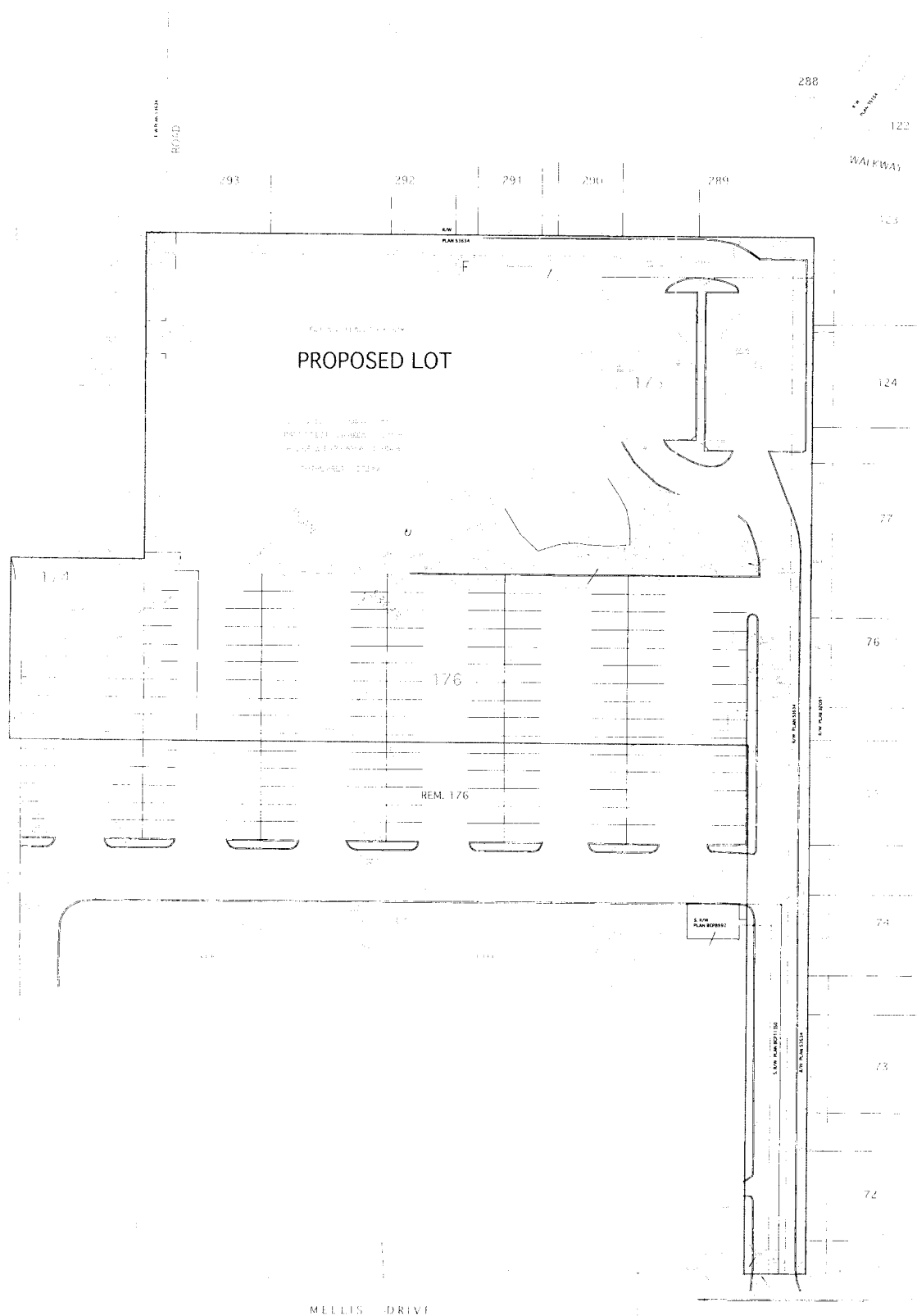
Architect	Isaac-Renton Architect Inc.
Date	JUNE 2006
Drawn by	JS
Checked by	RIR
Scale	NTS
Job No.	03-300

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

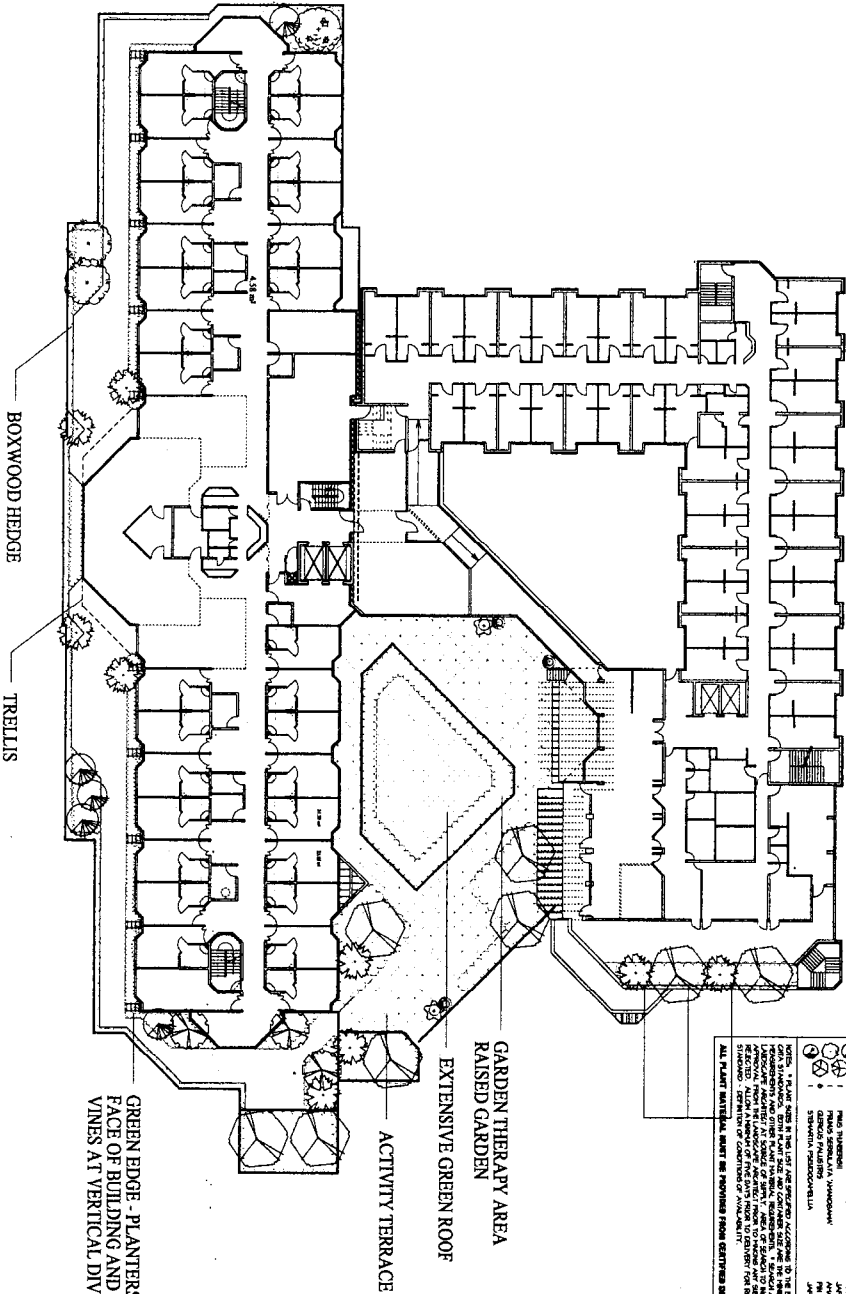
Client
**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project
Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.
Sheet Title
SHADOW ANALYSIS

OPTION A



OPTION A - 2ND LEVEL



PLANT SCHEDULE			
NO.	SYMBOL	COMMON NAME	PLANTED HERE / REMARKS
1	(Symbol)	ACER PLATANUS	50' CAL, 2" IN DBH
2	(Symbol)	ACER RUBRA	50' CAL, 2" IN DBH
3	(Symbol)	ACER RUBRA	50' CAL, 2" IN DBH
4	(Symbol)	ACER RUBRA	50' CAL, 2" IN DBH
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50	(Symbol)	ACER RUBRA	50' CAL, 2" IN DBH

OPTION A

DATE	08-01-2010
SCALE	1/8" = 1'-0"
DRAWN BY	BA
CHECKED BY	BA
DATE	08-01-2010

SECOND LEVEL
PLAN - OPTION A

PINEGROVE PLACE
ADDITION
11331 MELLIS DRIVE
RICHMOND, BC

DMG
landscape architects
1177 West 1st Avenue
Vancouver, BC V6H 1A1
Tel: 604-681-1177
Fax: 604-681-1178
www.dmg.ca

NO.	DATE	REVISION DESCRIPTION	BY
1	08-01-2010	ISSUED FOR PERMIT	BA

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NO	DATE	REMARKS/DISCUSSION	ON
1	10/10/2019	1. The first part of the paper is very good. The introduction is well written and the objectives are clearly stated.	10/10/2019
2	10/10/2019	2. The methodology is well described and the results are presented in a clear and concise manner.	10/10/2019
3	10/10/2019	3. The conclusion is well written and the overall quality of the paper is high.	10/10/2019
4	10/10/2019	4. The paper is well written and the results are presented in a clear and concise manner.	10/10/2019
5	10/10/2019	5. The paper is well written and the results are presented in a clear and concise manner.	10/10/2019
6	10/10/2019	6. The paper is well written and the results are presented in a clear and concise manner.	10/10/2019
7	10/10/2019	7. The paper is well written and the results are presented in a clear and concise manner.	10/10/2019
8	10/10/2019	8. The paper is well written and the results are presented in a clear and concise manner.	10/10/2019
9	10/10/2019	9. The paper is well written and the results are presented in a clear and concise manner.	10/10/2019
10	10/10/2019	10. The paper is well written and the results are presented in a clear and concise manner.	10/10/2019

Architectural floor plan of the 10th floor of the University of California, San Diego. The plan features a large green roof area on the left, labeled "VE GREEN ROOF" and "ED OF 6" DEPTH OF SOIL" and "TIVE PLANTINGS". The main building area on the right contains several rooms: a "Board Room" with a staircase, a "Meeting Room", an "Office", a "Mechanical Room", a "Lobby", and a "Mechanical Room". A "Mechanical Room" is also located in the upper right corner. The plan includes various architectural details such as walls, doors, windows, and furniture like chairs and tables. A north arrow is located in the upper right corner.

OPTION A - 3RD LEVEL

**PINEGROVE PLACE
ADDITION
11331 MELLIS DRIVE
RICHMOND, BC**

**THIRD LEVEL
PLAN - OPTION A**

CORRESPONDENCE:

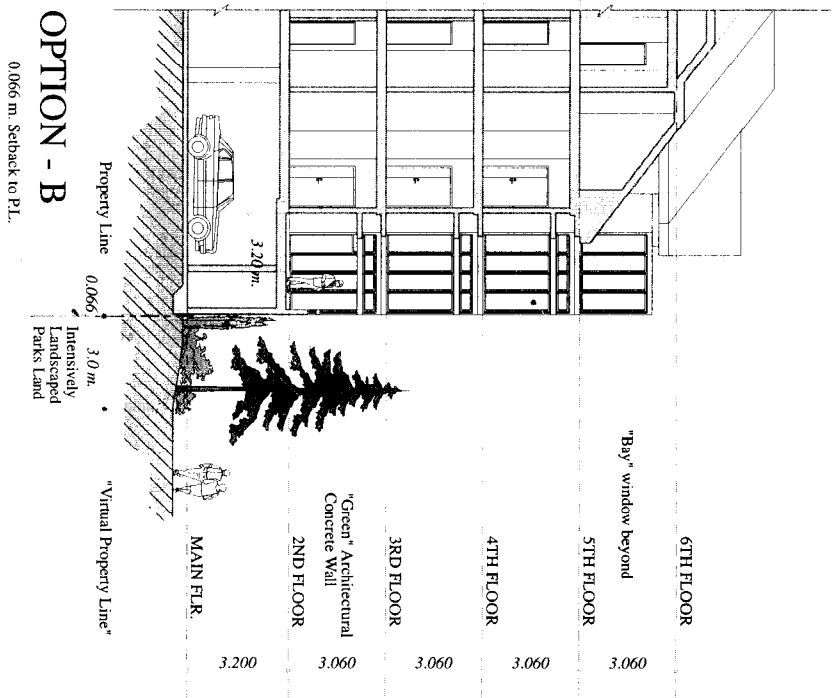
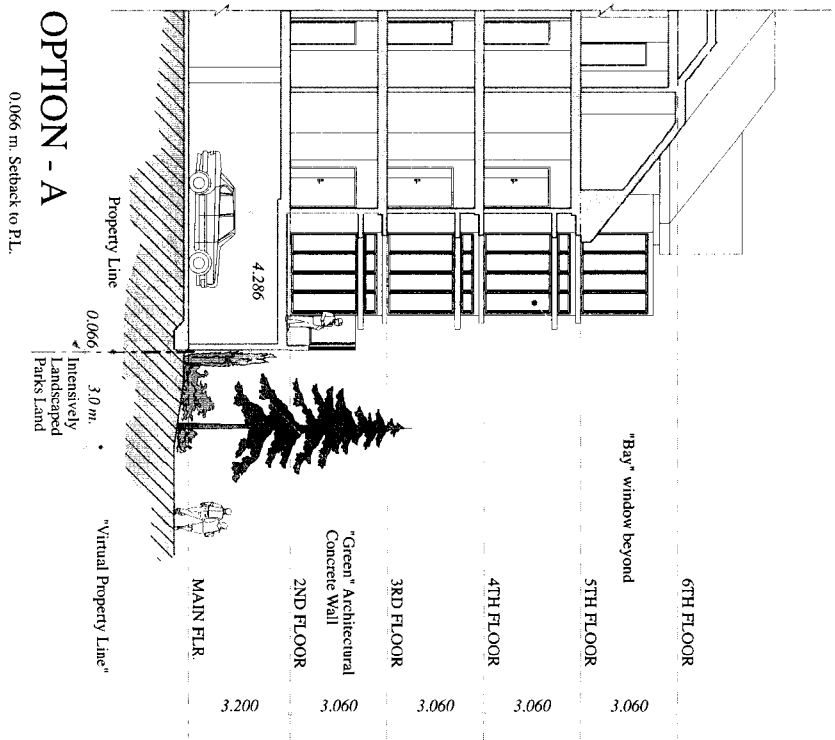
UNITED STATES OF AMERICA
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DRAWN BY

L3

73

DMG PROJECT NUMBER:	04-155
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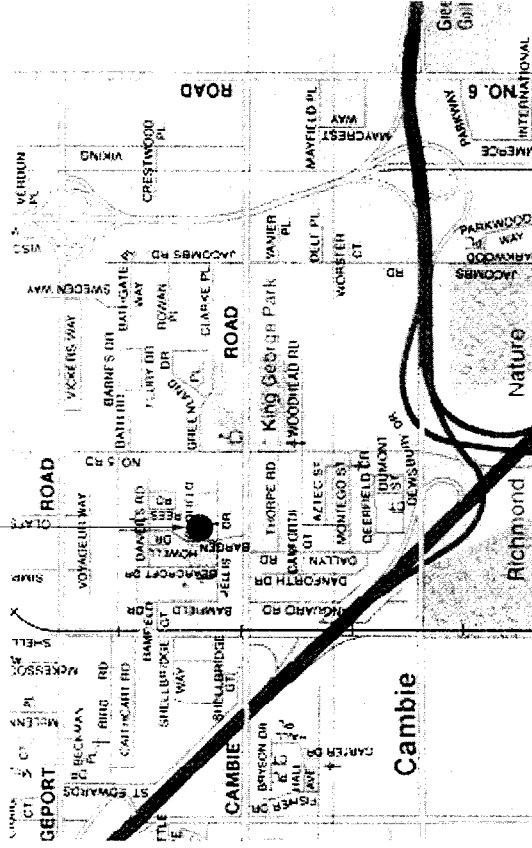
OPTION A



OPTION A

LOCATION PLAN

SUBMITTAL PROPERTY



PROJECT DATA

Option - B

Client Address:
11331 Mellis Drive, Richmond

Proposed Zoning: CD

Site Area (sm):
Parcel A: 5,936
Parcel B: 2,248
Total: 8,184 (= 2.02 ac.)

Building Areas (sm):	Existing +	Addition =	Total
Room:	1,909.5 +	990.7 =	2,900.2
Main:	1,468.6 +	1,620.0 =	3,088.6
Second:	472.2 +	1,509.4 =	1,981.6
Fourth:		1,486.6 =	1,486.6
Fifth:		1,356.3 =	1,356.3
Sixth:		853.0 =	853.0
Total:	3,850.3 +	7,816.0 =	11,666.3
	(=0.47 FAR)	(=0.96 FAR)	(=1.43 FAR)

Lot Coverage (sm):	Existing +	Addition =	Total
Room:	1,909.6 +	2,478.8 =	4,388.4
Main:	(=23.3%) +	(=30.3%) =	(=53.6%)

Project Unit Count:	Existing +	Addition =	Total
Room:	36 +	0 =	36
Main:	39 +	21 =	60
Second:		26 =	26
Fourth:		26 =	26
Fifth:		22 =	22
Total:	75 +	95 =	170

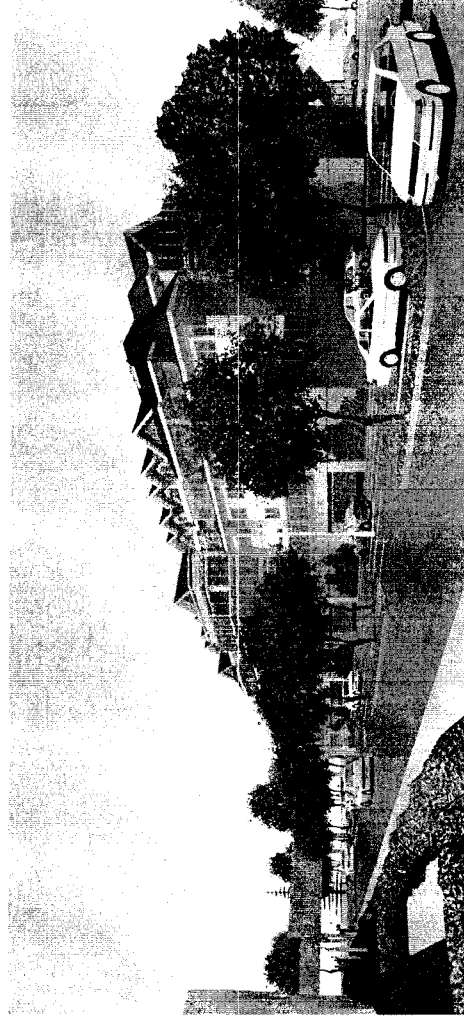
Parking:	Existing +	Addition =	Total
Room:	36 +	0 =	36
Main:	39 +	21 =	60
Second:		26 =	26
Fourth:		26 =	26
Fifth:		22 =	22
Total:	75 +	95 =	170

Bylaw Requirement:	Existing +	Addition =	Total
Room:	36 +	0 =	36
Main:	39 +	21 =	60
Second:		26 =	26
Fourth:		26 =	26
Fifth:		22 =	22
Total:	75 +	95 =	170

Peak Requirement:	Existing +	Addition =	Total
Room:	36 +	0 =	36
Main:	39 +	21 =	60
Second:		26 =	26
Fourth:		26 =	26
Fifth:		22 =	22
Total:	75 +	95 =	170

Proposed:	Existing +	Addition =	Total
Room:	36 +	0 =	36
Main:	39 +	21 =	60
Second:		26 =	26
Fourth:		26 =	26
Fifth:		22 =	22
Total:	75 +	95 =	170

PERSPECTIVE



Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.
Sheet Title
Project
Client

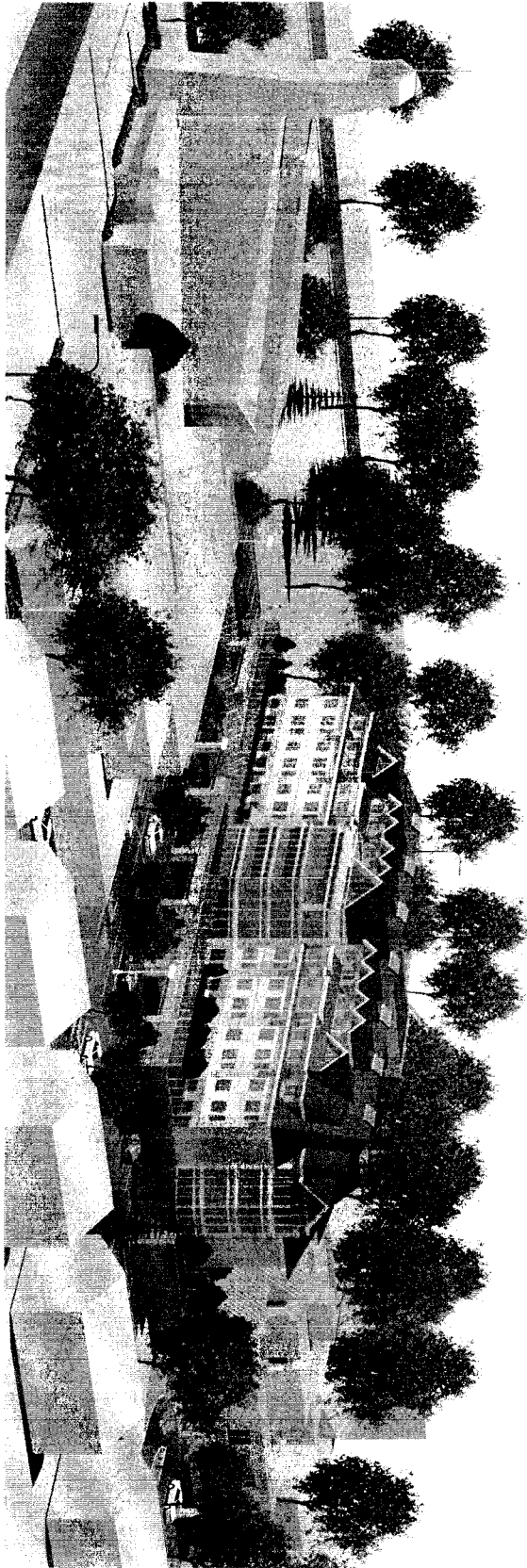
Memorandum of Understanding
Home Society of Richmond
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel: (604) 682-1344 • Fax: 688-7136 • ir@irelinc.net

Date:
APR. 11, 2006
Drawn by: Checked by:
JS RIR
Scale:
1:500 metric
Job No:
03-300

Preliminary
OPTION - B
B-0

OPTION B



PROPOSED PINEGROVE PLACE ADDITION

OPTION B

B

Job No.
03-300

Date:
APR 11, 2006
Drawn by: J.S.
Checked by: R.R.
Scale:

Architect
Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client
**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project
Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

Sheet Title

COVER SHEET

OPTION B

B-1

Date: APR. 11, 2006
 Drawn by: js
 Checked by: RIR
 Scale: 1:600 metric
 Job No: 03-300

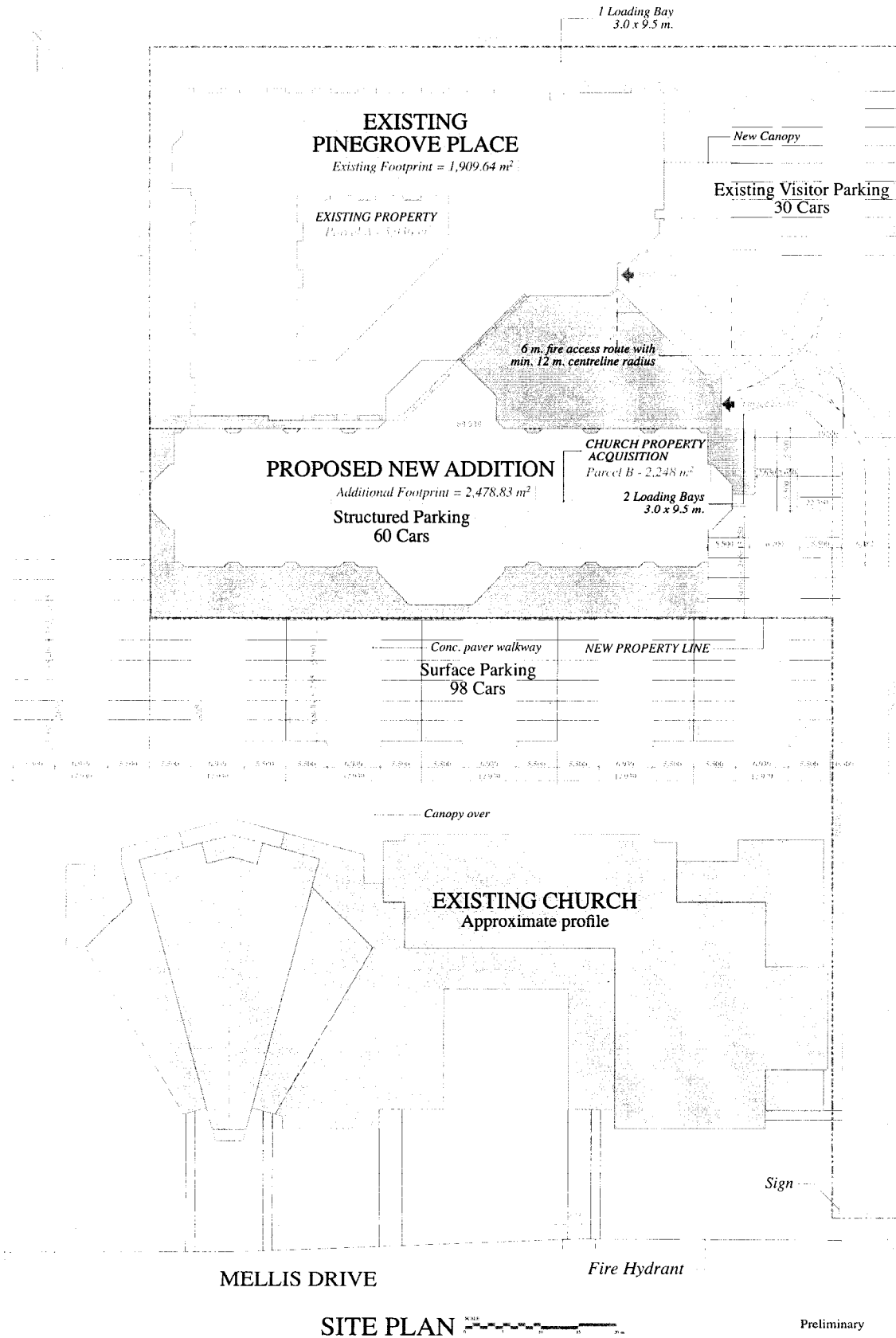
Architect
Isaac-Renton Architect Inc.
 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
 Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client
**Mennonite Intermediate Care
 Home Society of Richmond**
 11331 Mellis Drive, Richmond, B.C. V6X 1L8

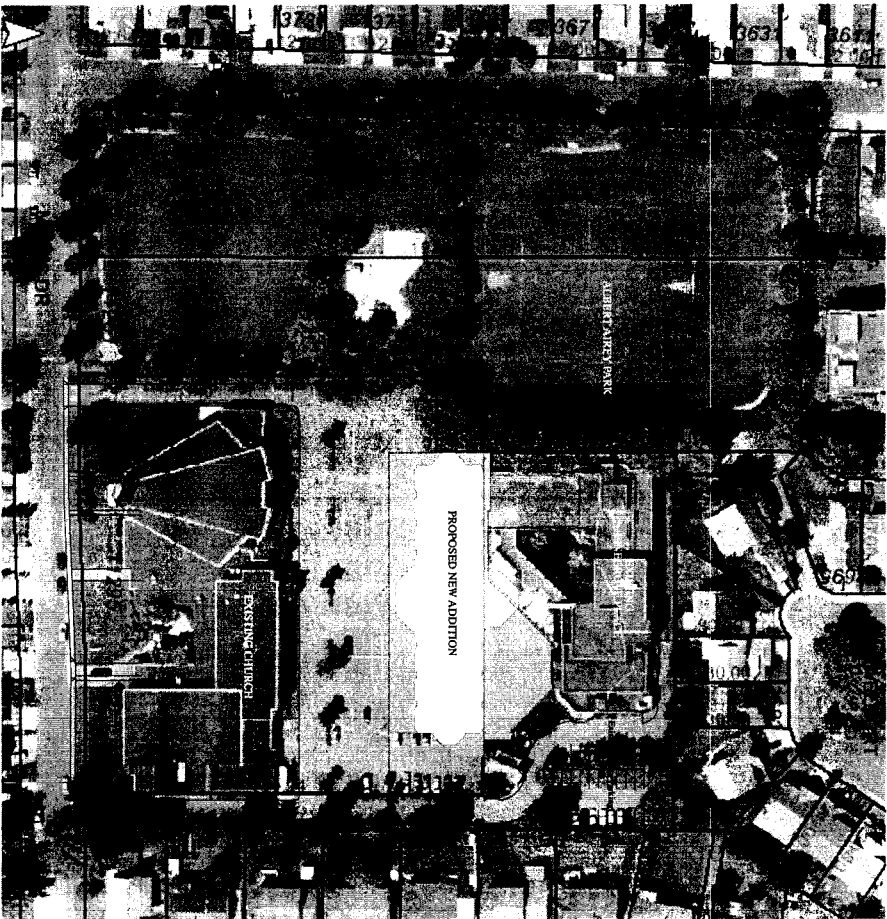
Project
Proposed Pinegrove Place Addition
 11331 Mellis Drive, Richmond, B.C.

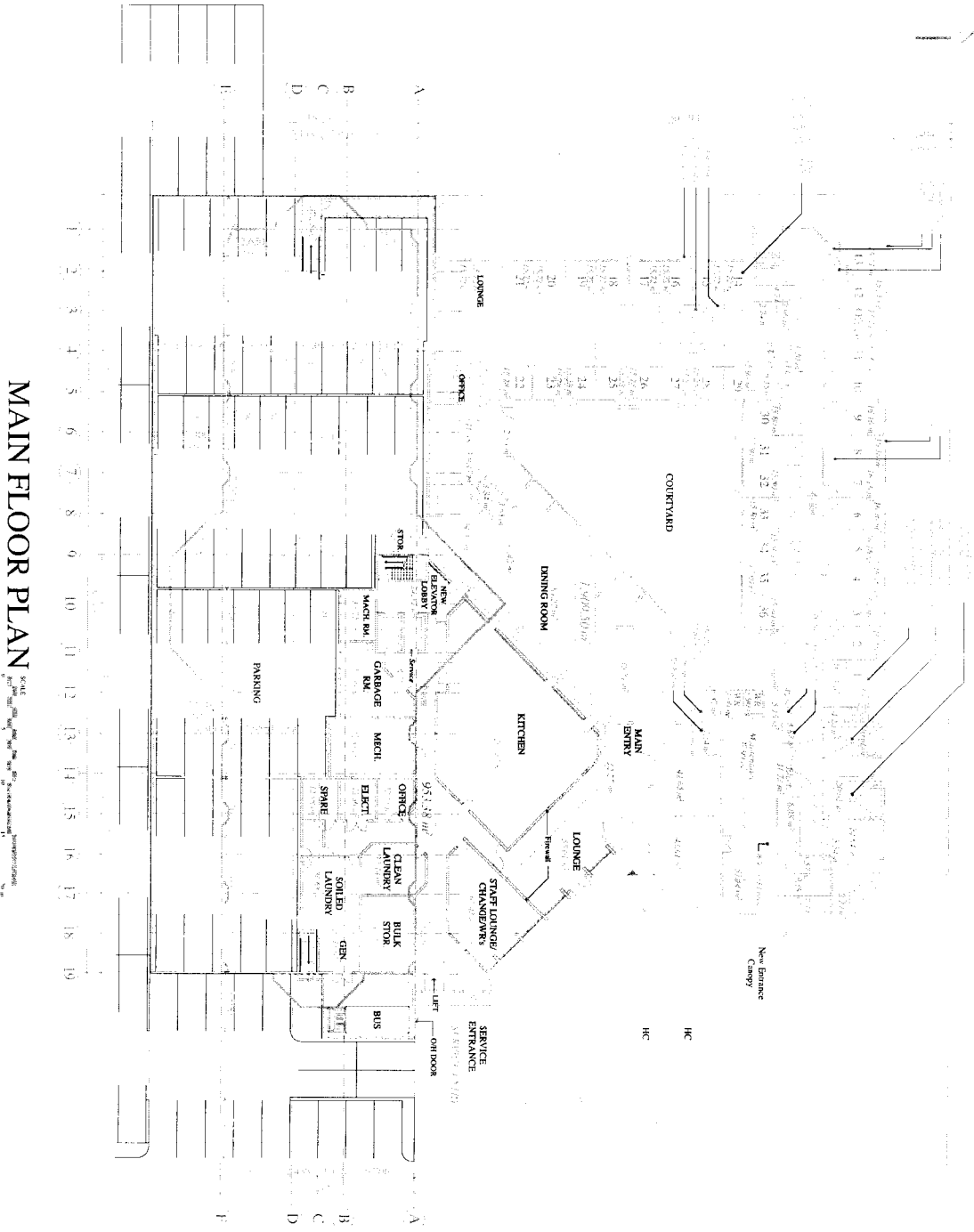
Sheet Title:

SITE PLAN



Preliminary
 OPTION - B

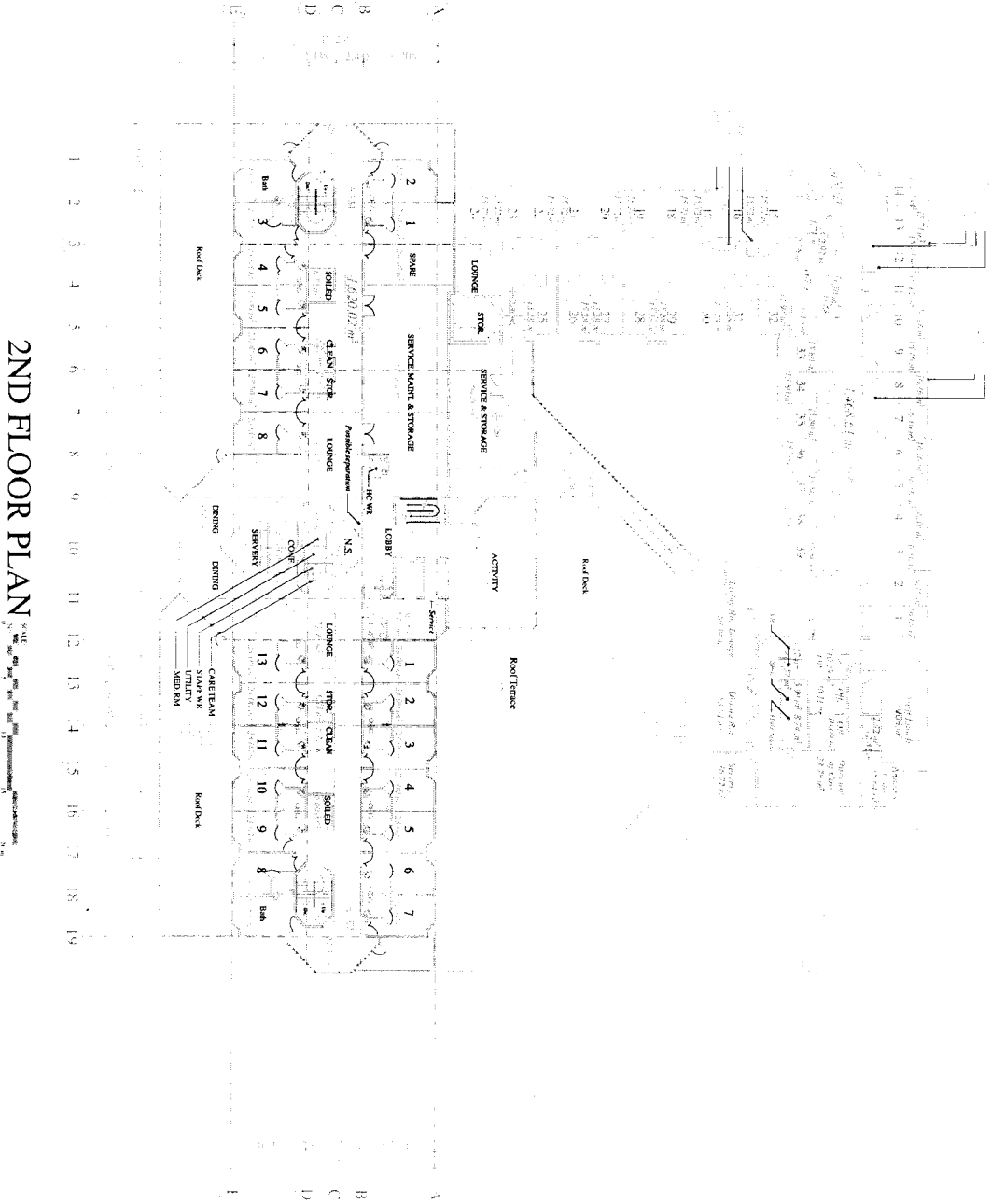




OPTION B

B-2

Isaac-Renton Architect Inc. 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3 Tel. (604) 682-1344 • Fax • 688-7136 • rir@telus.net	Mennonite Intermediate Care Home Society of Richmond 11331 Mellis Drive, Richmond, B.C. V6X 1L8	Proposed Pinegrove Place Addition 11331 Mellis Drive, Richmond, B.C.
Date: APR 11, 2006 Drawn by: JS Checked by: RIR Scale: 1:500 metric Job No.: 03-300	Architect: Isaac-Renton Architect Inc. Client: Mennonite Intermediate Care Home Society of Richmond	Project: Proposed Pinegrove Place Addition Sheet Title: MAIN FLOOR PLAN



2ND FLOOR PLAN

1:500 metric

Preliminary
OPTION B

OPTION B

B-3

03-300

Date APR. 11, 2006 Drawn by JS Checked by RJR Scale 1:500 metric Job No. 03-300	Architect Isaac-Renton Architect Inc. 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3 Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net	Client Mennonite Intermediate Care Home Society of Richmond 11331 Mellis Drive, Richmond, B.C. V6X 1L8	Project Proposed Pinegrove Place Addition 11331 Mellis Drive, Richmond, B.C.
		Sheet Title 2ND FLOOR PLAN	

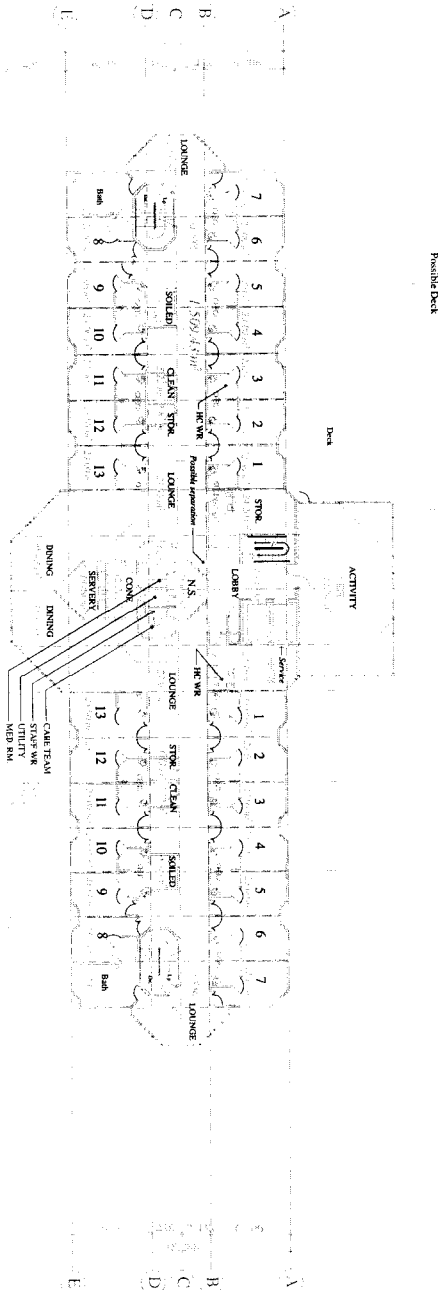
3RD FLOOR PLAN

Scale: 1/8" = 1'-0" (1:96)
 Date: APR 11, 2006
 Drawn By: JS
 Checked By: RIR
 Scale: 1:500 metric
 Job No: 03-300

Preliminary
 OPTION B

OPTION B

B-4



Architect

Client

Project

Isaac-Renton Architect Inc.
 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
 Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

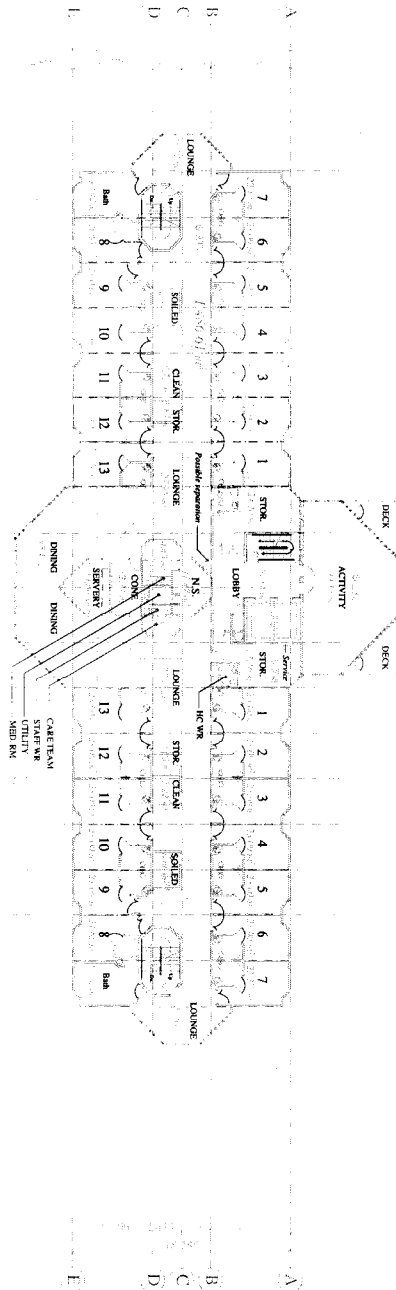
**Mennonite Intermediate Care
 Home Society of Richmond**

11331 Mellis Drive, Richmond, B.C. V6X 1L8

Proposed Pinegrove Place Addition
 11331 Mellis Drive, Richmond, B.C.

Sheet Title

3RD FLOOR PLAN



4TH FLOOR PLAN

Preliminary
OPTION - B

OPTION B

B-5

03-500

Date: APR. 11, 2006
Drawn by: JS
Checked by: RIR
Scale: 1:500 metric
Jan No:

Architect

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client

**Mennonite Intermediate Care
Home Society of Richmond**

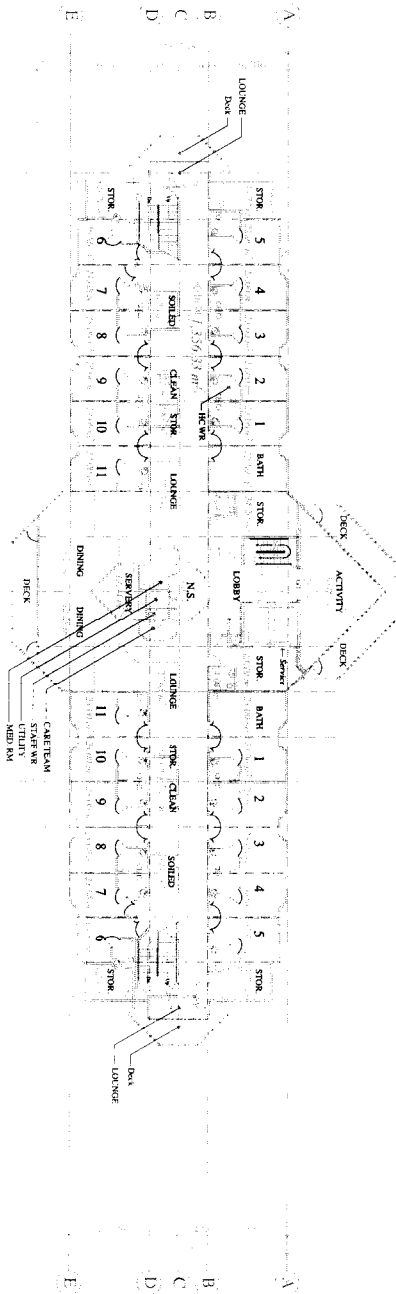
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project

Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

Sheet Title

4TH FLOOR PLAN



5TH FLOOR PLAN

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

Preliminary
OPTION - B

OPTION B

B-6

Date: APR. 11, 2006
Drawn by: JS
Checked by: RIR
Scale: 1/8" = 1'-0"
Job No.: 03-300

Architect

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client

**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project

Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

Sheet Title

5TH FLOOR PLAN



Preliminary

B-7

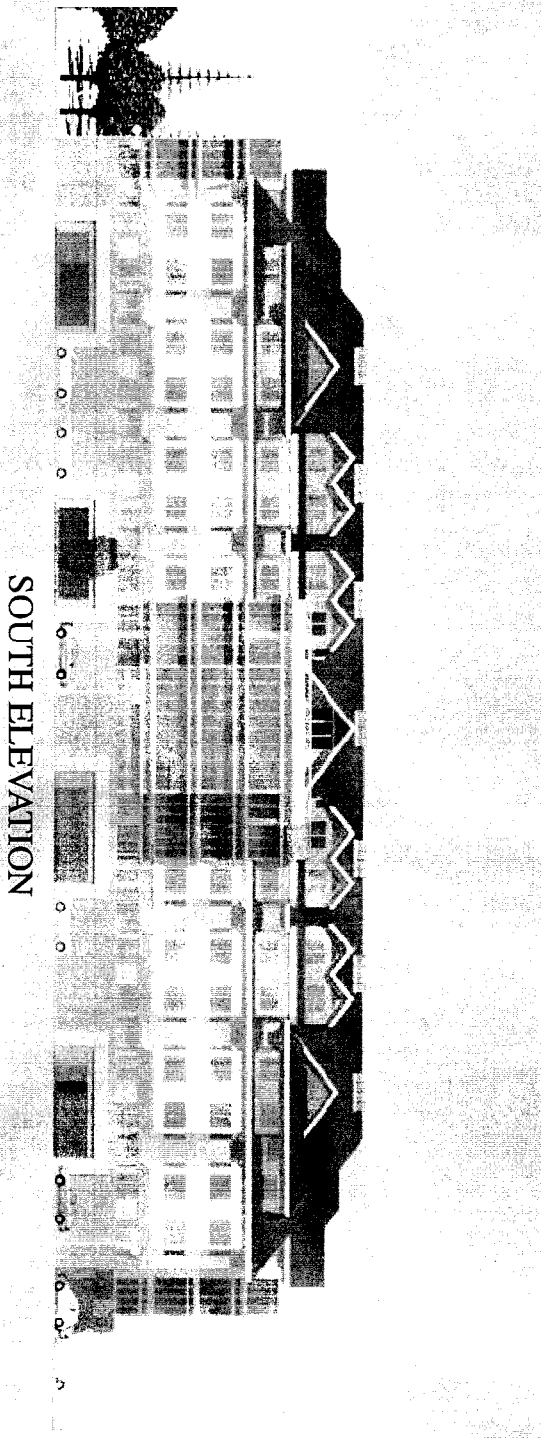
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Drawn by:	Checked by:
js	RIR
Scale:	1:500 metric
Job No.	03-300

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

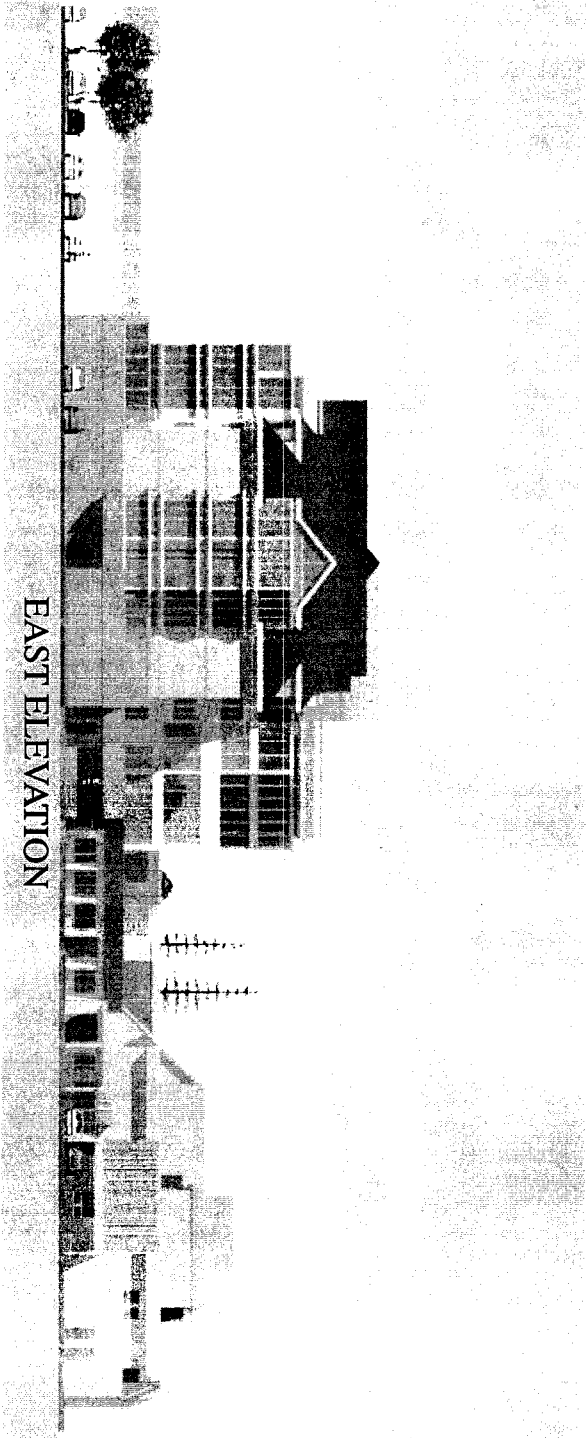
**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

6TH FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION

OPTION B

Preliminary

B-8

Date: APR. 11, 2006
 Drawn by: JS
 Checked by: RIR
 Scale: 1/400 metric
 Job No.: 03-300

Architect

Isaac-Renton Architect Inc.
 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
 Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client

**Mennonite Intermediate Care
 Home Society of Richmond**

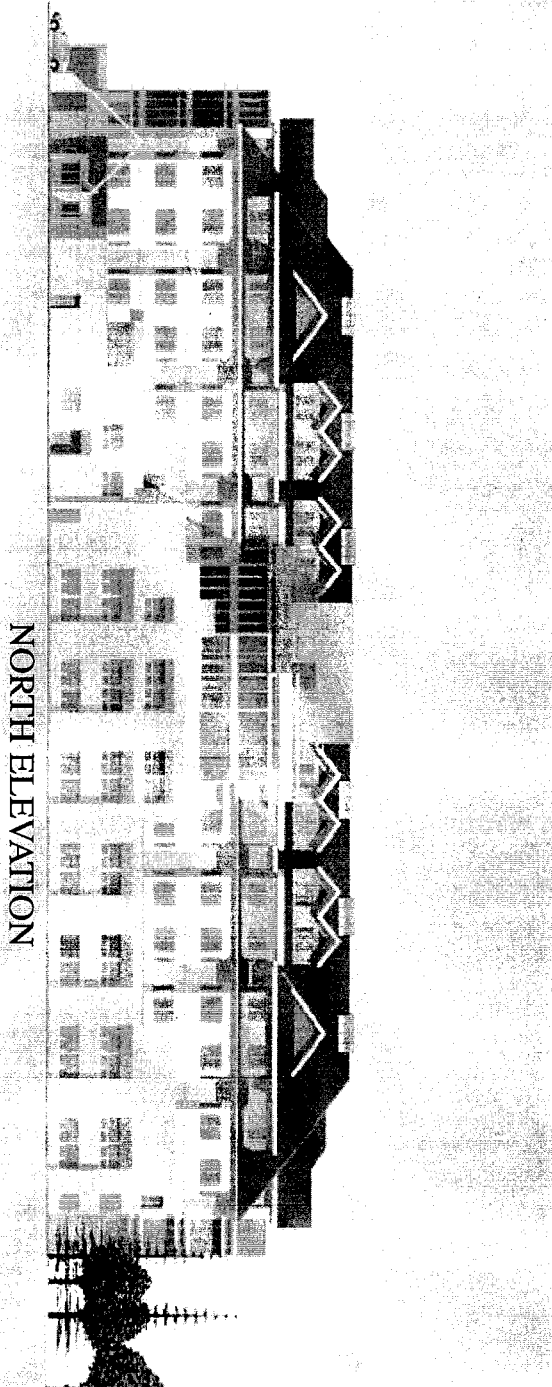
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Project

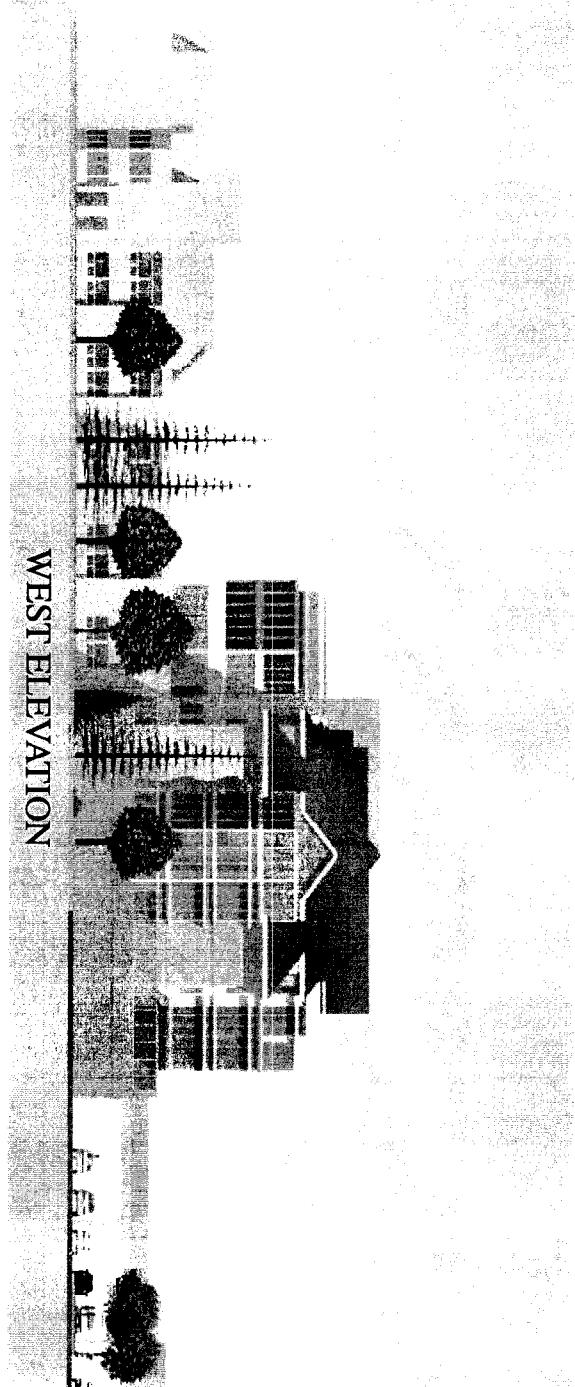
Proposed Pinegrove Place Addition
 11331 Mellis Drive, Richmond, B.C.

Sheet Title

ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

Preliminary

OPTION B

B-9

03-300

Architect

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client

**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project

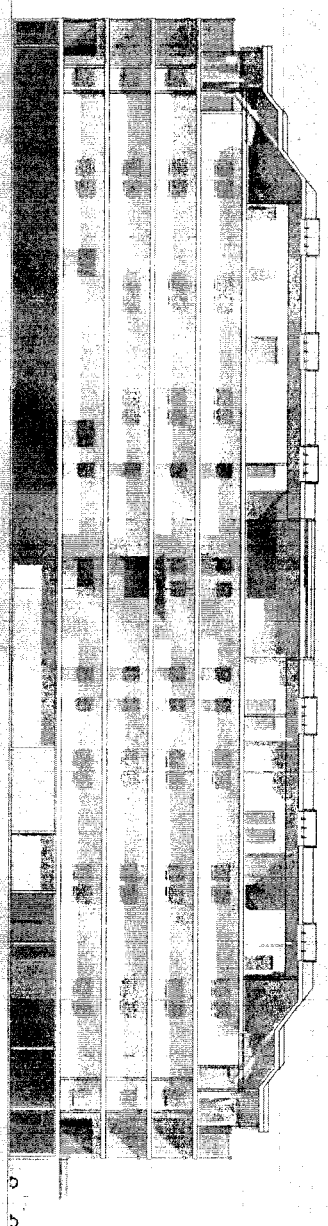
Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

Sheet Title

ELEVATIONS



SECTION A-A'



SECTION B-B'

OPTION B

B-10

Preliminary

03-300

Architect

Isaac-Renton Architect Inc.
 206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
 Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client

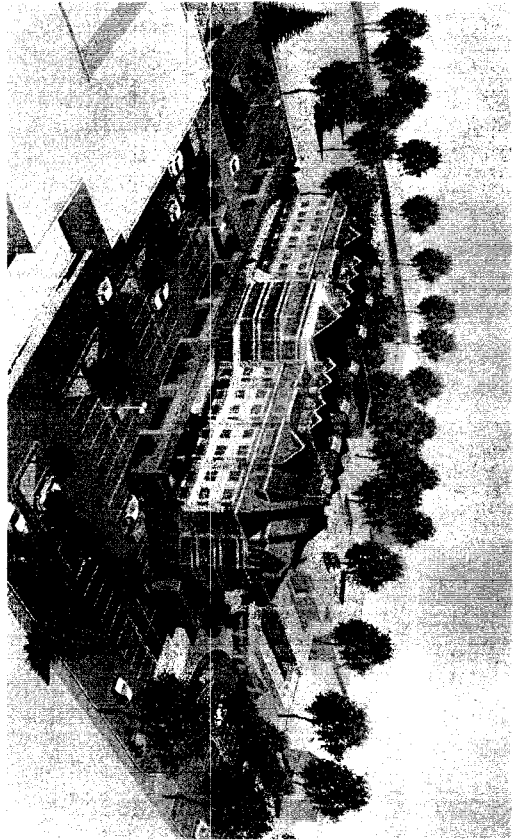
**Mennonite Intermediate Care
 Home Society of Richmond**
 11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project

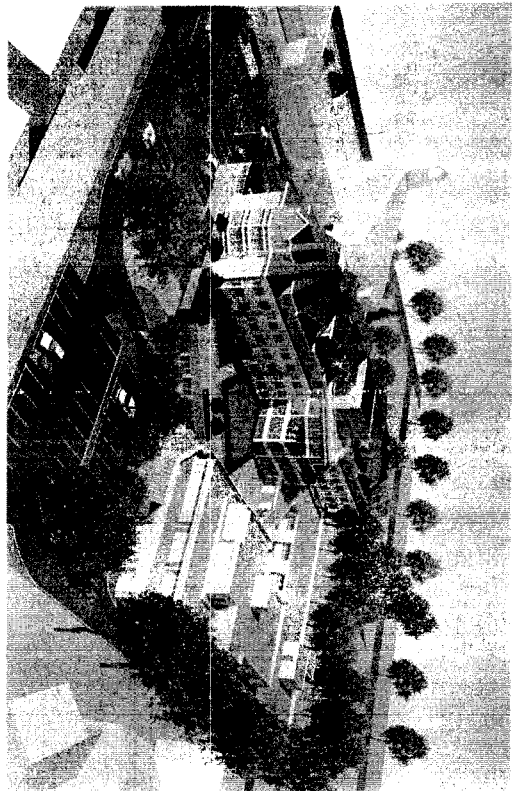
Proposed Pinegrove Place Addition
 11331 Mellis Drive, Richmond, B.C.

Sheet Title

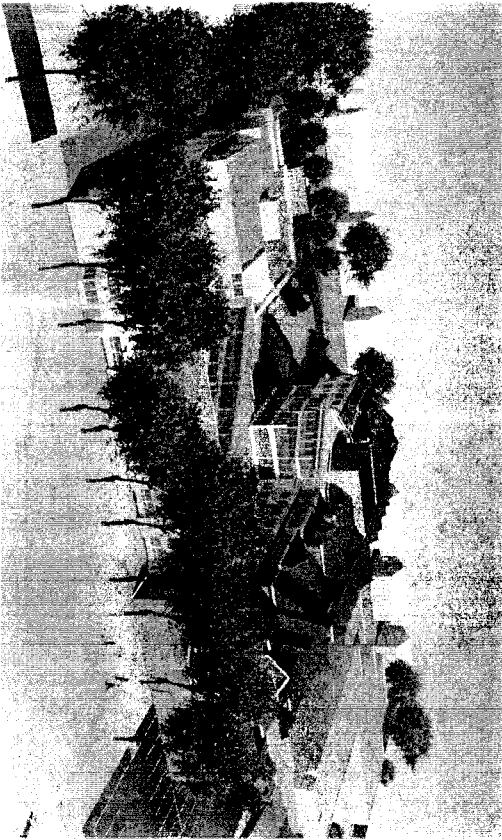
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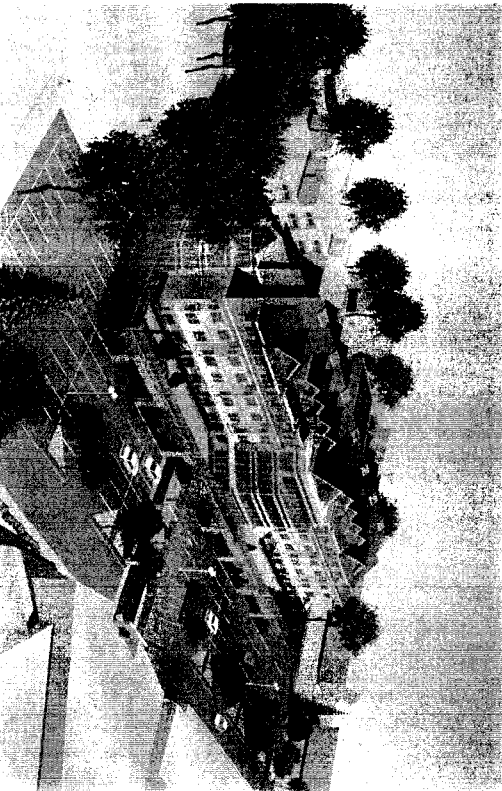
VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

Preliminary
OPTION A

OPTION B

B-11

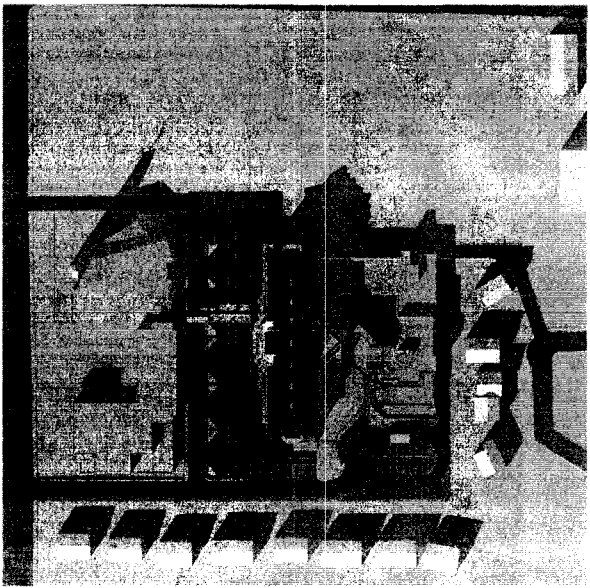
Date: APR 11, 2006
Drawn by: J.S. RIR
Scale: 03-300

Architect
Isaac-Renton Architect Inc.
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Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

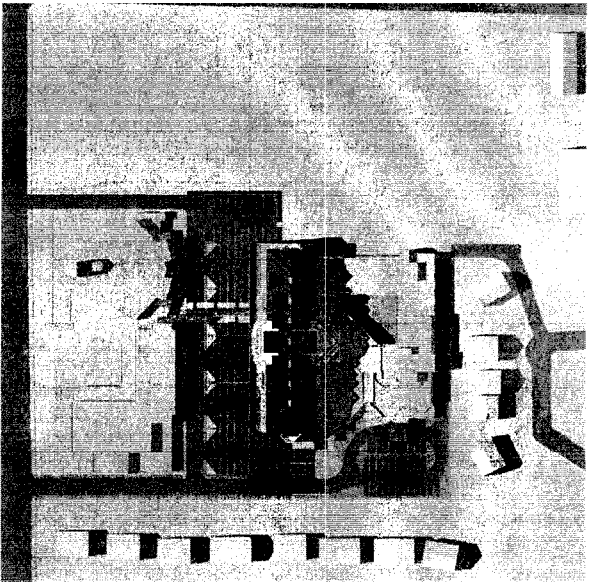
Client
**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project
Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.
Sheet: Title

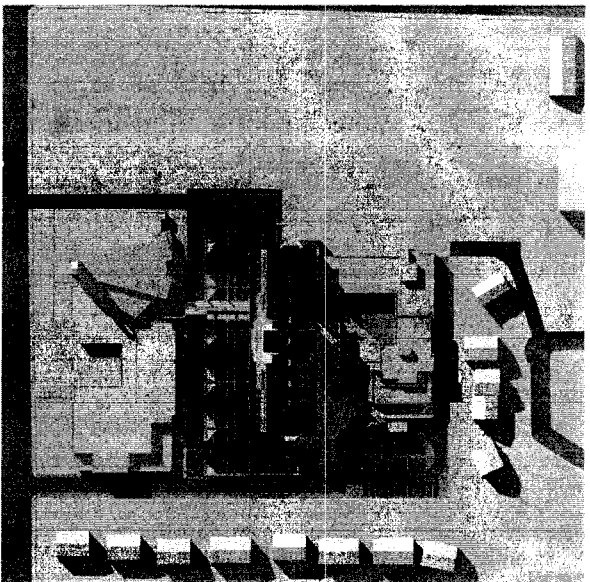
3D VIEW



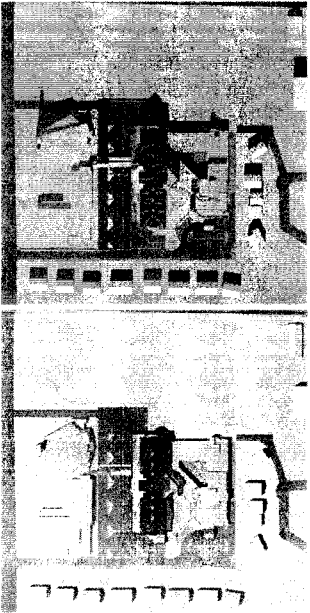
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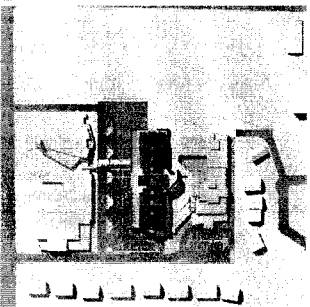
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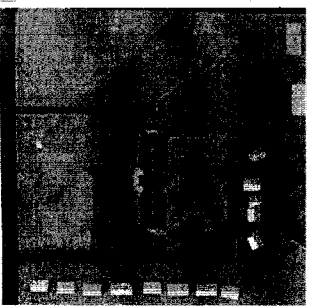
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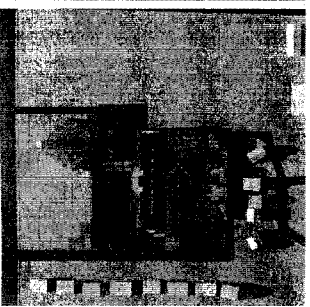
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9:00 a.m. - June 21



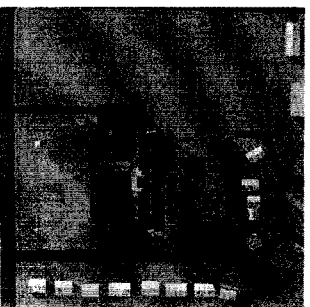
SUMMER
12:00 p.m. - June 21



SUMMER
3:00 p.m. - June 21



WINTER
9:00 a.m. - December 21



WINTER
12:00 p.m. - December 21



WINTER
3:00 p.m. - December 21

OPTION B

B-12

Job No. 03-300

NTS

Date: JUNE, 2006

Drawn by: JS

Checked by: RIR

Scale:

Architect

Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Client

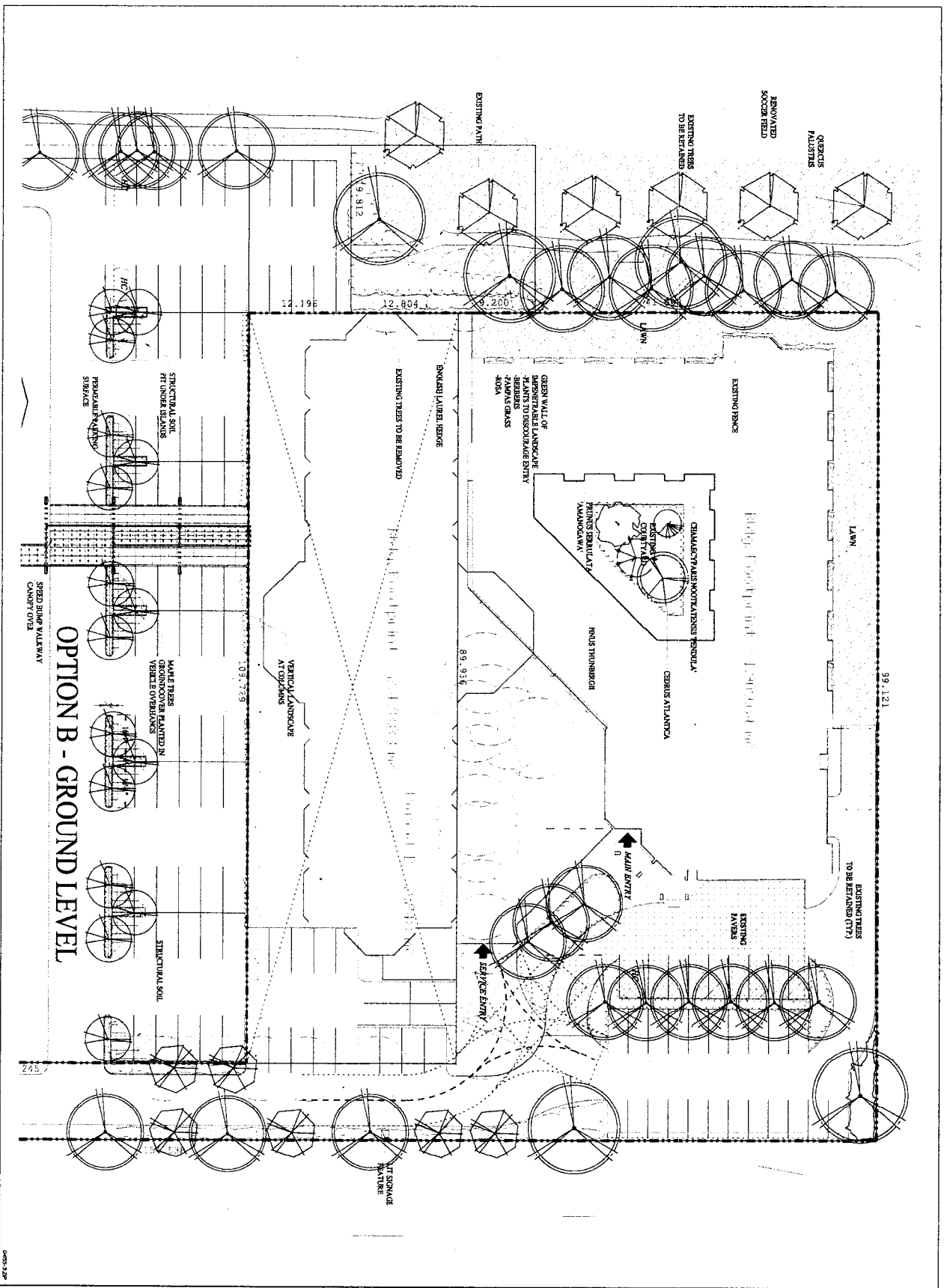
**Mennonite Intermediate Care
Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

Project

Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

Sheet Title

SHADOW ANALYSIS



DMG LANDSCAPE ARCHITECTS, LLC, 1000 N. 10TH STREET, SUITE 100, RICHMOND, VA 23219. PHONE: (804) 353-2962. FAX: (804) 353-2963. WWW.DMG-VA.COM

NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DMG
landscape architects
1000 N. 10TH STREET, SUITE 100
RICHMOND, VA 23219
PHONE: (804) 353-2962
FAX: (804) 353-2963
WWW.DMG-VA.COM

PROJECT: PINEGROVE PLACE ADDITION
11331 WELLS DRIVE
RICHMOND, VA

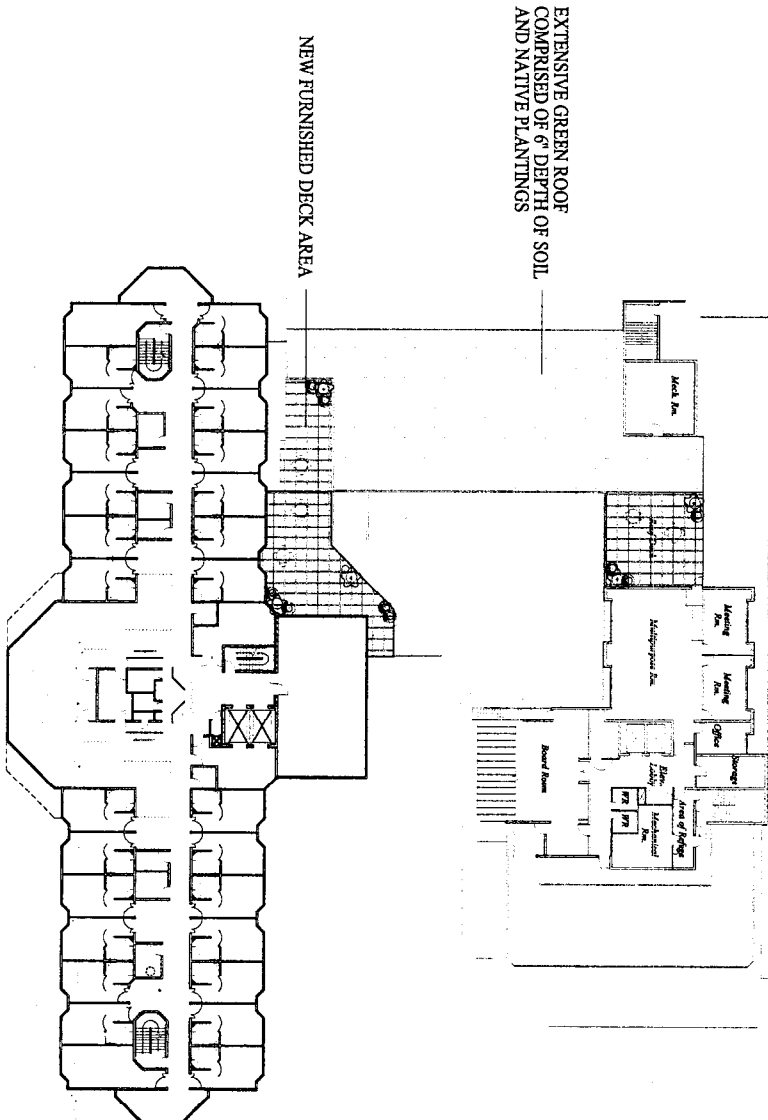
DATE: 04-15-15
SCALE: 1/8" = 1'-0"

DESIGNER: BA
REVISION: 01
CHECK: PCH

OF 3

DMG PROJECT NUMBER: 04-155

OPTION B




City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

**Development Application
Data Sheet: OPTION A**
RZ 05-303677
Attachment 4 A

Address: 11251, 11295, 11331 Mellis Drive

Applicant: Mennonite Intermediate Care Home Society of Richmond

Planning Area(s): 2.11B East Cambie Area Plan

	Existing	Proposed
Owner:	Mennonite Intermediate Care Home Society of Richmond	Mennonite Intermediate Care Home Society of Richmond
Site Size (m²):	5,936 m ²	8,717 m ²
Land Uses:	Existing Intermediate Care Facility	Existing Intermediate Care Facility
OCP Designation:	Community Institutional/ Public Open Space	Public Open Space
Area Plan Designation:	School/Park/Institutional	School/Park/Institutional
702 Policy Designation:	N/A	N/A
Zoning:	School & Public Use (SPU) Assembly (ASY) Land Use Contract 081 (LUC 081)	Comprehensive Development District (CD/175)
Number of Units:	75 Intermediate Care Beds	197 Intermediate Care Beds (122 New Intermediate Care Beds)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 1.5	1.49	none
Lot Coverage – Building:	Max. 60%	53.6%	none
Lot Size (min. dimensions):	Min. 8,000 m ²	8,717 m ²	none
Setback – South Side Yard (m):	0 m	0 m	none
Setback – West Side Yard (m):	0 m	0 m	none
Setback – East Side Yard (m)	Min. 14 m	Min. 14.8 m	none
Setback – North rear Yard (m):	Min. 5 m	Min. 5.4 m	none
Height (m):	21.5 m	21 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Combined Regular (R) / Visitor (V):	1 space per 4 patient beds	1 space per 4 patient beds	none
Off-street Parking Spaces – Total:	50 total	115 total	none
Tandem Parking Spaces:	N/A	N/A	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none

Other: Approximately 3:1 Tree Replacement Ratio



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet: OPTION B

RZ 05-303677

Attachment 4 B

Address: 11251, 11295, 11331 Mellis Drive

Applicant: Mennonite Intermediate Care Home Society of Richmond

Planning Area(s): 2.11B East Cambie Area Plan

	Existing	Proposed
Owner:	Mennonite Intermediate Care Home Society of Richmond	Mennonite Intermediate Care Home Society of Richmond
Site Size (m²):	5,936 m ²	8,184 m ²
Land Uses:	Existing Intermediate Care Facility	Existing Intermediate Care Facility
OCP Designation:	Community Institutional/ Public Open Space	Public Open Space
Area Plan Designation:	School/Park/Institutional	School/Park/Institutional
702 Policy Designation:	N/A	N/A
Zoning:	School & Public Use (SPU) Assembly (ASY) Land Use Contract 081 (LUC 081)	Comprehensive Development District (CD/175)
Number of Units:	75 Intermediate Care Beds	170 Intermediate Care Beds (95 New Intermediate Care Beds)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 1.5	1.43	none
Lot Coverage – Building:	Max. 60%	53.6%	none
Lot Size (min. dimensions):	Min. 8,000 m ²	8,184 m ²	none
Setback – South Side Yard (m):	0 m	0 m	none
Setback – West Side Yard (m):	0 m	0 m	none
Setback – East Side Yard (m)	Min. 14 m	Min. 19.3 m	none
Setback – North rear Yard (m):	Min. 5 m	Min. 5.4 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	21.5 m	21 m	none
Off-street Parking Spaces – Combined Regular (R) / Visitor (V):	1 space per 4 patient beds	1 space per 4 patient beds	none
Off-street Parking Spaces – Total:	43 total	107 total	none
Tandem Parking Spaces:	N/A	N/A	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none

Other: Approximately 3:1 Tree Replacement Ratio



EAST RICHMOND COMMUNITY ASSOCIATION

4111acombs Road, Richmond, British Columbia V6V 1N7 • Telephone (604) 233-8398
Fax (604) 278-2609

June 22, 2005

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Council:

**Re: Proposed Pinegrove Place Rezoning
Addition of 130 complex care beds**

The East Richmond Community Association is writing in support of the proposed 130 bed addition for Pinegrove Place Intermediate Care Home, 11331 Mellis Drive.

Our Board had an opportunity to meet on June 1, 2005 with representatives of Pinegrove Place, Vancouver Coastal Health and the architect to review and discuss their proposed expansion plans. We also discussed their proposed process for neighbourhood involvement including the flyer notification and content, the open houses and the collection of community response.

The results from the comment forms returned at the open houses were very supportive of the project design, site plan and need for new long term care beds for Richmond. These comments have confirmed our Association's reasons for support. We believe that the new beds will add to the viability, diversity and liveability of our community, which are outcomes consistent with the goals of the Community Association.

We therefore encourage you to favourably consider the forthcoming development applications for rezoning and development permit when they come before Council in September 2005.

Please do not hesitate to call me if you have any questions.

Yours truly,

Balwant Sanghera
President

cc: G. Milner, Pinegrove Place
G. Durnin, Vancouver Coastal Health
T. Crowe, City of Richmond, Planning
M. Redpath, City of Richmond, Parks Department

Richmond Advisory Design Panel Comments

Your application was presented to the Advisory Design Panel on Wednesday, March 8, 2006. To obtain a copy of the approved minutes, please contact City Clerks at 604-276-4272 after Wednesday, March 22, 2006. The panel offered the following comments:

Long Term Care Addition to Existing Facility

Robert Isaac-Renton, Architect

11331 Mellis Drive

(Preliminary)

DP 05-303677

Terence Brunette, Planner, reviewed the staff comments provided for the project, (Schedule 2).

Mr. Robert Isaac-Renton, Architect, with the aid of artist's renderings, described the project. Two options have been generated by the applicant in response to a Council request. The discussion focused on Option A, which proposes to include a portion of the existing Albert Airy Park expansion of the facility if the parkland cannot be acquired.

Ms. Patricia Campbell, Landscape Architect, briefly described the landscape plans.

The Comments of the Panel were as follows:

It is difficult to design a building on top of a podium. To address the impact of the podium, review the treatment of the podium base, develop the link to the church by maintaining a linear relationship between the entrance to the church and the subject facility. Develop the junction between the walkway and podium.

As residents of the south side and portions of the east side of the building will look out at the parking lot, introduce landscaping islands to the parking lot. Approach neighbours to investigate opportunities to work together to introduce landscaping within the parking lot. Additionally, improve pedestrian linkages within the parking lot.

Support for developing on an existing structure and for the residential design character considering the harsh adjacent uses. However, the end elevations and entrances require further development. Consider increasing the scale of the roof elements to better integrate with the mass of the structure, and a chateau style roof.

Impact on the park is a serious concern. Investigate options to minimize the impact of the wall proposed along the western property line including stepping down the building adjacent to the park, increasing the setback, and introducing more landscaping. This transition requires further development.

Shadow plans to demonstrate the impact on the park and the adjacent eastern residences.

This is a relevant and much needed project in the community. Appreciates the residential vernacular – very nice gesture. Ends need work. Edge close to park – step down and soften building closer to park. Base treatment needs further work. Church

structure prominent – center line goes through church and west wing – maintain continuity of line – symmetry helps a lot – try to access.

Consider inclusion of community art project, make a connection with the community through Art . Possible opportunity for an artist in residence program; someone who can go out into the neighbourhood and get ideas from both neighbours and residents. Home may be a possible theme. Celebrate coming together of community and home.

Although the proposed design requires further development, particularly the interface with the adjacent park, Option A does address the current shortage of care facility beds within the Province.

Worthy project – Option A provides return in bed spaces. Option B – community getting a lot back. Project will have impact to residences to the east of the site – shadow lines to the west. Next stage of development – soften impact to houses.

Two issues are a substantial challenge. Wasteland of asphalt in front of the building. Residents limited to view from windows – address this. Approach neighbours about providing green space on parking lot – tree islands to break up space. Building butts up against park – green wall needs to be addressed – interface to park a challenge. Needs further development to planting in park – increase grade to podium level – needs smoother transition. Difficult to introduce residential features at this scale. Putting slope roofs does not necessarily introduce residential vernacular. Look at chateau type roof – this is a challenge because of institutional type building. Regardless of other issues and problems, this project has to provide as many beds as possible because of shortage.

Mr. Isaac-Renton advised that he would take Panel's comments under advisement.

It was moved and seconded

That

- (1) the Panel supports Option A of this project; and***
- (2) the applicant returns to the Design Panel with the fully developed design prior to the Development Permit Panel stage.***

**CARRIED
OPPOSED: 1**

Pinegrove Place Intermediate Care Residence

Neighbourhood Open House Report

Pinegrove Place Consultation Report

Prepared by CitySpaces Consulting Ltd. – June 28, 2005

1.0 Objectives of the Open House

Two open houses were held and were targeted to area residents, area businesses and residents in Richmond interested in new long term care beds for Richmond. The five key objectives were to:

- Increase community awareness of the project - the design, the need for a rezoning and the need for a small portion of Albert Airey Park.
- Provide an opportunity for area residents, area businesses and interested Richmond residents to give their input into the design decisions for the project.
- Show illustrations, plans and text material to fully describe the project.
- Assist Pinegrove Place and VCHA staff better understand the community perspective.
- Provide City of Richmond Council and staff of the public comments on the project as part of the project's rezoning process.

This report contains a summary of the process, contacts, notes from the public open house and responses to an open house feedback comment form.

2.0 Contact with the Public

Area residents, businesses and Richmond residents were notified of the open house in the following means:

- A Canada Post mail drop of over 1,000 leaflets during the week of June 6, 2005 to households and businesses in the area generally bounded by Shell Rd., Bridgeport Rd., No. 5 Rd., and Montego St.
- Advertisements placed in the Richmond News, the Richmond Times, the Sing Tao and the Ming Pao during the weekend of June 10-12.
- A direct mail to the family contact of Richmond residents residing in two intermediate care homes in Vancouver - German Canadian Home and Holy Family ECU.
- A meeting held with the East Richmond Community Association Board on June 1, 2005 to brief them on the project/the public process and to ask them for their input.

3.0 Contact with the City of Richmond

Pinegrove Place and VCHA staff and their design/planning consultants have had several telephone conversations and meetings with City of Richmond planning and parks staff during the latter part of 2004 and early 2005. These discussions dealt with the site rezoning process, the

building design, the purchase of a small portion of Albert Airey Park and an appropriate public consultation process.

A rezoning application was submitted to the City on June 3, 2005.

4.0 The Open Houses

Two open houses were held at Pinegrove Place. One on Wednesday June 15, 2005 from 6:30 pm to 8:30 pm and the other on Saturday June 18, 2005 from 10:00 am to 1:00 pm.

Approximately 61 people attended the open houses and 41 of them filled in a comment form. Each person attending the open house was greeted, asked to sign in, given a comment form to fill out, given a quick orientation to the display material and asked to 'pin' where they lived or worked onto an area plan.

Representatives from Pinegrove Place, VCHA and the Architects were available to answer any questions from attendees.

Of those attending the open house approximately:

- 68% came from the immediate neighbourhood (Canada Post leaflet circulation area),
- 21% came from other parts of Richmond and
- 11% came from outside of Richmond.

Fifteen (15) display boards/plans were prepared including: a welcome board, where I live board, a project description board, two site plan boards, four 3-D image boards, two elevation boards, two floor plan boards, a shadow study board, a 'next steps' board.

5.0 Open House Comments

Each person attending the open house was given a feedback comment form to complete that asked them to share their comments on the site plans, the building design, the need for long-term care beds in Richmond and their support for the project.

The Site Plans

Thirty-seven (37) people provided comments on the site plans.

Thirty-three (33) gave very positive comments about the site plan, writing: "well designed", "excellent", "very good use of the land and little change to the utility of the church", "well done! The area in the park is not used anyhow, so it's good to expand that direction", "a beautiful building to have in our neighbourhood, it's nice to see the park utilized in the plans".

Four (4) gave negative comments including: "too high for my backyard", this large building is too close to the single family on Bergen and Howell", "concerned about the loss of part of our neighbourhood park", discouraging to see that only park is losing space for present and future use".

The Building Design

Thirty-eight (38) people provided comments on building design

Thirty-four gave very positive comments about the design, saying: “building design looks great”, “looks residential”, “blends in well with the neighbourhood”, “nice residential feel, will fit in nicely into the existing homes, again minimizes impact on neighbours by presentation and location”.

Four (4) gave negative comments which related to the height and parking: “too high for surrounding neighbourhood homes”, “this would be the only building with 6 floors in the immediate area”, “not enough parking now, during church and events at church lot and streets are full”.

New long-term care beds for Richmond

Thirty-three (33) people responded to this question.

Thirty-one (31) expressed the need for additional long-term (complex) care beds in Richmond: “much needed”, “desperately needed in Richmond”, “I am pleased to see the additional long-term care beds being added to Pinegrove”, “yes they are needed”.

Two (2) supported the need for new beds but questioned whether “at this location”.

Are you supportive of the project?

Thirty-eight people responded to this question.

Thirty-four (34) answered ‘yes’ they were supportive. The reasons given varied from the need for beds in Richmond, the good reputation that Pinegrove has, the proximity for parents to their children and the quiet location.

Three (3) people did not support the project and the main reason was its present form.

One (1) person was in-between and wished it was a smaller building.

Other Comments

Twenty (20) people provided additional comments. New items that were identified included concerns during the construction period – parking, noise.

6.0 Project Contact

A representative from Pinegrove Place, including contact information, was identified on all public information.

Pinegrove Place Consultation Report

Prepared by CitySpaces Consulting Ltd. – June 28, 2005

Staff Technical Comments With Applicant's Response

TECHNICAL REQUIREMENTS

- Comparative Matrix Table for Option A and for Option B setting forth benefits and impacts of each scheme
See attached matrix table
- Overlays or marked prints to demonstrate areas and calculations for Site Area, FAR and Site Coverage for Option A and Option B
We have highlighted the computer generated areas on each of the plans to clarify the Site Area, FAR, and Site Coverage; all floor areas are taken to the outside of outside walls
- Shadowing Diagrams for Option A and Option B
See new drawings; the new addition has no shading impact on the neighbours to the east and to the north, except a minimal amount for a few hours for several weeks at the winter solstice, when a small amount of shadow extends beyond the existing building
- Noise Management Covenant required under Bylaw.
To be addressed at the BP stage as agreed with T. Brunette

Transportation Review:

Rezoning Applications (RZ 05-303677)

- Based on results from ND Lea's Parking Study, the proposed 189 on-site parking stalls (which is below Bylaw requirement) is supportable. A Covenant is to be registered to ensure shared parking between the subject development and neighbouring church. Cross-access agreement will be required between the two parcels.
Total on-site parking is reduced from 189 to 188 stalls to provide for an additional handicapped stall
- Provide four (4) handicapped parking stalls as per bylaw requirement (3 provided)
An additional handicapped stall has been added as outlined above
- Any internal drive aisle width less than 7.5 m requires a variance. Ensure all internal drive aisles are no less than 6.7m wide.
Most internal drive aisles are 7.5 m; none are less than 6.7 m (external drive aisles have been modified to also be at least 6.7 m)
- A construction parking and traffic management plan is to be provided to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. See attached document setting forth basic requirements.
To be address at BP stage, as discussed with T. Brunette

Engineering Works Design/Review:

Rezoning Application (RZ 05-303677)

Engineering supports the Rezoning Application. Prior to final reading of this rezoning application, the developer shall provide:

- Capacity analysis: a storm analysis up to the main conveyance at Cambie Road and Shell Road is required. Sanitary model indicates sufficient capacity. Developer to confirm pre

and ultimate development conditions at Servicing Agreement/Building Permit. The Minimum Fire Flow requirement is 250 l/s for Institutional - Fire Flow available is 198.30 l/s @ east side frontage of Mellis & 160.60 l/s at the west side frontage of Mellis Drive at 20 psi residual, using the 2021 OCP Maximum Day Model.

- Engineering Department has concurred with MPT sanitary and water analysis that no upgrades required.
- Engineering Department has concurred with MPT findings that 68m of storm sewer must be upgraded. This is now the trigger that a Servicing Agreement is required for this project for these works only.
- Engineering supports the rezoning application. Onsite review confirmed sidewalk and street lighting along the church and park frontage on Mellis Drive. As this is the only potential development in the internal area, no beautification works required.

All required analysis has been completed to the satisfaction of the Engineering Department

Planning/Urban Design Review:

Rezoning Application (RZ 05-303677)

- Favourable initial review of schematic proposal (with design development to be addressed through the subsequent DP process); detailed review of the relationship, access and siting of the proposed development to the park, including design, legal agreements, etc. will occur during the rezoning process
- While 'Option B' presents diminished mass/bulk, lesser impacts to neighbourhood urban design, contextual impacts only to Albert Airey Park and no purchase of existing park land, *Planning Staff recommends support for 'Option A' given the significant community benefit resulting from the increased number of care beds.*

Adjacency:

- Proposal should not impact the City's future use of the park.
- Provide linkages with neighborhood, adjacent areas, and complementary facilities e.g., existing church.

Urban Design & Site Planning:

- Confirm loading provisions including garbage, loading zone and access.
Two (2) loading bays, with minimum area of 28 m², are provided at the service entrance of the addition; the loading bay at the existing building remains in place
- Remove, re-align and make good curbs/drive aisles at existing vehicular access from the existing church parking lot.
- Significant landscaping required in the parking lot, around the proposed facility and on any terraces and perimeter areas, particularly in setbacks adjoining the park.
The revised Landscape Plans show additional trees, planting, and "green" edge proposed for the podium deck and perimeter areas, in addition to the those already proposed for the parking lot
- In addition to perimeter landscaping, major trees of a minimum 7.6cm (3 in.) caliper, shall be interplanted within the parking lot. (see 9.4.5 Landscaping).
- Parking lot lighting shall be oriented directly into the parking lot and away from residential areas to avoid producing glare into adjacent properties and sensitive uses.
- Existing and proposed amenities should be carefully considered in relation to the proposed treatment of the outdoor amenity spaces and parking.

Architectural form & Character:

- Provide complete sample panel of materials, colours and components
All finishes and assemblies will be of a good quality; preliminary materials and colour selections are supplied on the attached sample panel; Final materials and colour selections will be supplied at the DP stage, to complement the existing building
- Building designs shall incorporate features which address the functional needs of persons with disabilities, including those who are mobility, visually, and hearing impaired and have reduced manual dexterity or strength.

Landscaping:

- Provide Tree Survey, Arborist's Report, Replacement Rationale and Table .
Arborist Report is attached
- Provide interplanting of major trees of a minimum 7.6cm (3 in.) caliper within the parking lot (see 9.4.5 Landscaping) to relieve the uninterrupted lengths of parking stalls.
- Landscaping should be used to create a predominant green aspect of the site and also to soften the presence of large numbers of vehicles, both in the parking lot and on the various building terraces of the proposed facility.
- Plant "groves" of trees and shrubs in the parking lot so that, approximately 10 years after planting, at least 50% of the parking lot will be covered by a canopy of leaves in the summer.

Revised Landscape Plans are attached

Crime Prevention Through Environmental Design:

Note: the following items are provided for consideration at Rezoning and will be addressed at Development Permit.

- Provide lighting plan for pedestrian entrances and access walkways, and parking aisles. All lighting fixtures should be hooded and downcast to prevent ambient light pollution
- Light open spaces, pedestrian and vehicular circulation routes, parking lots, and building entries to provide security, safety, and convenient access without producing glare into adjacent properties and sensitive uses.
- Demonstrate adequate overview from care facility to provide measure of 'unobtrusive' security to outdoor amenity space.
- Ensure adequate measures to secure garbage/recycling areas, both temporary and permanent.
- Distinguish public and semi-public spaces from private spaces. Design symbolic barriers through building siting and design; landscape, e.g. changes in paving, vegetation, or grade; and/or architectural features, e.g low walls, bollards, raised planters, rather than by
- All pedestrian routes will be fully accessible to the disabled community. Pedestrian pathways should also include, wherever possible, a linear textured band of roughened surface for the visually impaired to follow. The band should be appropriately located towards the middle of a pathway and should be designed to avoid potential conflicts with seating areas or plant materials at edges of walkways.

Garbage:

Rezoning Application (RZ05-303677)

- Relocate enclosure for the garbage and recycling containers - preferably to be located next to the entrance driveway and the parking area for easy access by the trucks with a temporary storage room inside the building for the caretaker to house the materials before bringing out to the enclosure.

- Please discuss recycling and garbage requirements with Emy Lai at (604) 233-3318.
As discussed with Emy Lai, the garbage/recycling will be privately contracted. The design of the garbage/recycling chutes, garbage room, and garbage pickup arrangements have been reviewed by, and discussed with, with a local private contractor, and has been optimized for serviceability and efficiency.

Permits:

Rezoning Application (RZ 05-303677)

- Prior to Development Permit Application or at applicant's earlier convenience, applicant will meet with Fire and Permits regarding Building Code issues and scheduling.
- Permits does not support a restrictive covenant on City parkland to permit proposed facility to be built closer to the property line. This issue can be resolved via an equivalency which the Building Code does permit. Note: Code Equivalency Covenant to be registered on title of Pinegrove Place.
- Equivalency also required for 'O' Lot Line along south Parkade wall.

Fire:

Rezoning Application (RZ 05-303677)

- Prior to Development Permit Application or at applicant's earlier convenience, applicant will meet with Fire and Permits regarding Building Code issues and scheduling.
- Confirm viability of main vehicular access route with regard to 12 m required turning radius and pattern of ingress/egress.
- Access drive aisle to and through parking lot must be minimum 6 m clear width with 5 m clear height. Note ensure clear access to north-west corner (north wall) of the building unencumbered by landscape plantings e.g., dense, tall coniferous or deciduous plantings.
- Proposed covered walkway through south parking lot must be minimum 5 m clear in height.
- Indicate main fire response point - if at main entrance or in conjunction with service entrance please note the following requirements:
 - clarify location of annunciator panels
 - clarify location of fire department connection for sprinkler system (should be separate from but in proximity to the main fire department response point - possibly at porte cochere)
 - ensure porte cochere has minimum clearance of 5 m.
- Provide full details regarding interim provision of response point and connection for both proposed and existing facilities
- Provide full details regarding permanent provision of response point and connection on renovation and/or reconstruction of the existing facility
- Confirm upgrades to existing facility including sprinkling.
- Indicate location of existing hydrants and ensure provision of hydrant(s) onsite is as per BC Building Code.

Law/Land Review

Rezoning Application (RZ 05-303677):

- Council has directed that the proposed sale of parkland should be presented in the context of the rezoning application to provide an open process.
- If the alternative approval process (counter petition) for the Sale of Park Bylaw were done in advance of the Public Hearing, the public will not have an opportunity to air their views or know what other public views there were on the project (unless they specifically ask to see the rezoning application file). *This could result in a lack of understanding that there are public benefits to the overall project.*

- The Sale of Park Bylaw can be adopted the same time as the rezoning, but one or the other must precede. Usually, Urban staff note that all requirements set out after Public Hearing (which will likely include the need to complete the sale of parkland), must be completed before the final reading and adoption of the Bylaw.
- If the report states that the applicants must enter into a contract satisfactory to the City to purchase the parkland, rather than the purchase of parkland must be completed before rezoning is approved, then the rezoning may proceed at any time.

Parks & Recreation:

Rezoning Application (RZ 05-303677)

The Parks Department prefers 'Option B' which does not impact Albert Airey Park and require purchase of existing park land. Parks recommends support for 'Option A' (with estimated compensation in the amount of \$79,000 to offset park impacts, and acquisition cost for park purchase to be determined) given the community benefit resulting from the increased number of care beds. Note: Costs are current for 2006 only and are included for purposes of budget estimating.

Please note the following issues with regard to Park impacts:

Existing Park Amenities and Costs

- Existing park amenities will be impacted by the building of the Pinegrove Place Care Facility on park land. There are four key features/amenities that will be impacted that include mature trees, the pathway, the perimeter drainage system, and the soccer field. The replacement or relocation costs for these features are estimated to be \$44,000.

Neighbourhood Amenity Compensation- Making Connections

- In addition to the park impact costs, the City also seeks compensation to redress neighbourhood impacts that would serve:
 - to build a sense of neighbourhood identity; and
 - to build and strengthen the connection between Pinegrove Place Care Home Facility and the neighbourhood.
- The neighbourhood amenity should be in the form of a community public art project that encourages a connection between the neighbourhood residents and the Pinegrove Place seniors and staff. This neighbourhood compensation package will be valued at \$35,000. The City will be responsible for developing the process and implementing the project.

Building Design/Setbacks

- Parks has concerns about the zero setback of the building and the blank concrete wall of the parkade on the park. The zero setback will be supported with the inclusion of a green buffer in the park along the parkade wall to make the concrete wall less obtrusive in the park. The developer should provide a 'green living wall' to disguise the concrete. The preferred solution is a combination of evergreen trees and evergreen vines which are supported to ensure the face of the concrete podium wall is screened.

Note: A Servicing Agreement will be required to ensure that the Mennonite Care Home Society will maintain the green buffer for an initial period of one (1) year after which the City of Richmond shall assume the maintenance of any trees and shrubs. The vines that will be attached to the building will remain the responsibility of Pinegrove Place.

Impact Analysis of Pinegrove Options

Pinegrove Option Analysis

CitySpaces Consulting Ltd. – June 27, 2006

Criteria		Option A	Option B	Best Option
<i>Number of Beds</i>		122 new beds; 27 more beds than Option B.	95 new beds; 27 fewer beds than Option A.	A
<i>Internal Functionality</i>		Works well; integrates well with existing building.	Works, but several internal services are not convenient to each other; reduces floor plate.	A
<i>Operational Efficiency</i>		Works well to optimize staffing model and care.	Beds per floor are reduced; less efficient staffing model; significantly higher annual operational costs per resident; connection does not integrate well with existing building.	A
<i>Support Space</i>		Good ratio between service/amenity space and care requirements; well located.	Ratio between service/amenity space and care severely minimized.	A
<i>Exterior Impact</i>				
• <i>Proximity to neighbours</i>		Residential floors are approximately 26 metres from the east property line adjacent to single detached homes. One concern during June 2005 open houses that building was too close.	Residential floors are approximately 22 metres from the east property line.	A
• <i>Shadow on neighbours</i>		Shadow diagrams show minimal impact only around winter solstice on neighbouring properties. No concerns expressed at June 2005 open houses.	Similar to A.	Either
• <i>Height and overlook</i>		Limited overlook as rooms face north and south. One concern expressed about height at June 2005 open houses.	Similar to A.	Either
• <i>Entrance area of building</i>		Works well, entrance visible to entering public; lets light into area.	Similar to A.	Either
• <i>Massing</i>		North/South elevations approximately 92 metres wide. South faces the church; north blocked by the existing building.	Similar to A, except that the width is approximately 77m wide.	B

Criteria		Option A	Option B	Best Option
• <i>Massing, continued</i>		East/West elevations are the narrowest at approximately 18 metres wide as viewed from the park and the residences on the east	Same as A.	Either
Parking		Supported by N.D. Lea parking and traffic study that calculates there is a peak parking requirement of 124 stalls; there are 40% more proposed stalls for the uses than required.	Similar to A.	Either
Park Accessibility		Physical access available directly from Pinegrove property; views to park from the west side lounges and many rooms on the west half of the building; no change in park accessibility for neighbours.	Similar to A.	Either
Park Improvements		Park purchase includes compensation for land plus improvements to the soccer field and path areas and public art; only one complaint about sale of park land from a neighbour at the June 2005 Open House.	No park purchase; therefore no compensation or improvements to the park.	A
Neighbourhood Support		Over 60 people attended the June 2005 Open House and 90% of those responding to the questionnaire supported the project; also 94% supported the need for new long-term care beds for Richmond; East Richmond Community Association reviewed the plans and extend their support.	Expect it would be similar to A.	Either
Summary Community Benefits		122 new complex care beds; maximizes the number of beds for Richmond and serves more Richmond residents; lower operational costs; improved re-located soccer field, improved park space, new park landscaping and community art.	Fewer community benefits than Option A. 95 new complex care beds (27 less than Option A); no improvements for park usage or landscaping.	A

Conditional Rezoning Requirements

11331 Mellis Drive
RZ 05-303677

Prior to final adoption of Zoning Amendment Bylaw 8099, the developer is required to complete the following Legal and Development requirements as described below:

1. Complete Park Purchase Contract satisfactory to the City prior to final approval of the rezoning. Subject to Section 27(2) of Community Charter S.B.C 2003, c26
2. Register a restrictive covenant agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise as per the aircraft noise contours and policy.
3. Mennonite Intermediate Care Home Society of Richmond to enter into a Servicing Agreement to upgrade 68 m of storm sewer as per the MPT capacity analysis. Exact amount and engineering design will be addressed as part of the Servicing Agreement prior to the final approval of the rezoning.
4. Processing of a Development Permit to the satisfaction of the Director of Development.
5. Require a Letter of Credit at the Development Permit stage for an amount equivalent to the cost of the landscaping (including the value of any existing trees to be retained that may be damaged by construction or other causes) and the upgrades to Albert Airey Park listed below.
Note: Costs are exclusive of the park purchase cost, are current for 2006 only and may be subject to change.
 - Existing Park Upgrades including soccer field, pathway, perimeter drainage system and mature trees with an estimated cost of \$44,000;
 - Neighbourhood Amenity Compensation including a community public art project with an estimated cost of \$35,000;
 - Landscape Buffer and Green Wall to soften Zero Lot Line to Park including plantings of evergreen trees, shrubs and vines to be effected by the Pinegrove Team with review from Parks;
 - Servicing Agreement will be required to ensure that the Mennonite Care Home Society of Richmond will maintain the green buffer for an initial period of one (1) year after which the City of Richmond shall assume the maintenance of any trees and shrubs. The vines that will be attached to the building will remain the responsibility of Pinegrove Place.

Prior to issuance of a Development Permit

1. Consolidation of the subject site into one development parcel.

2. Register an easement in favour of the Fraserview Mennonite Brethren Church to permit use of parking stalls on the proposed care facility site.

Prior to the issuance of a Building Permit:

1. A construction parking and traffic management plan is to be provided to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. See attached document setting forth basic requirements.

[Signed original on file]

Signed

Date



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8098 (RZ 05-303677)
PORTION OF 11295 MELLIS DRIVE**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 (General Land Use Map) thereof of the following area and by designating it "Public and Open Space Use".

That area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 8098

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8098**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED OCP AMENDMENT

Development
Site

BARGEN DR

089

081

SPU

ASY

BEARCROFT DR

SHELL RD

MELLIS DR

R1/E

R2

R1/A

R3

R1/E

R5

R1/E

R5

R1/E

R5

R1/E

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CAMBIE RD

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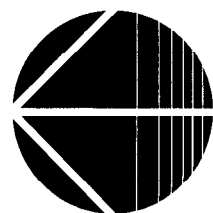
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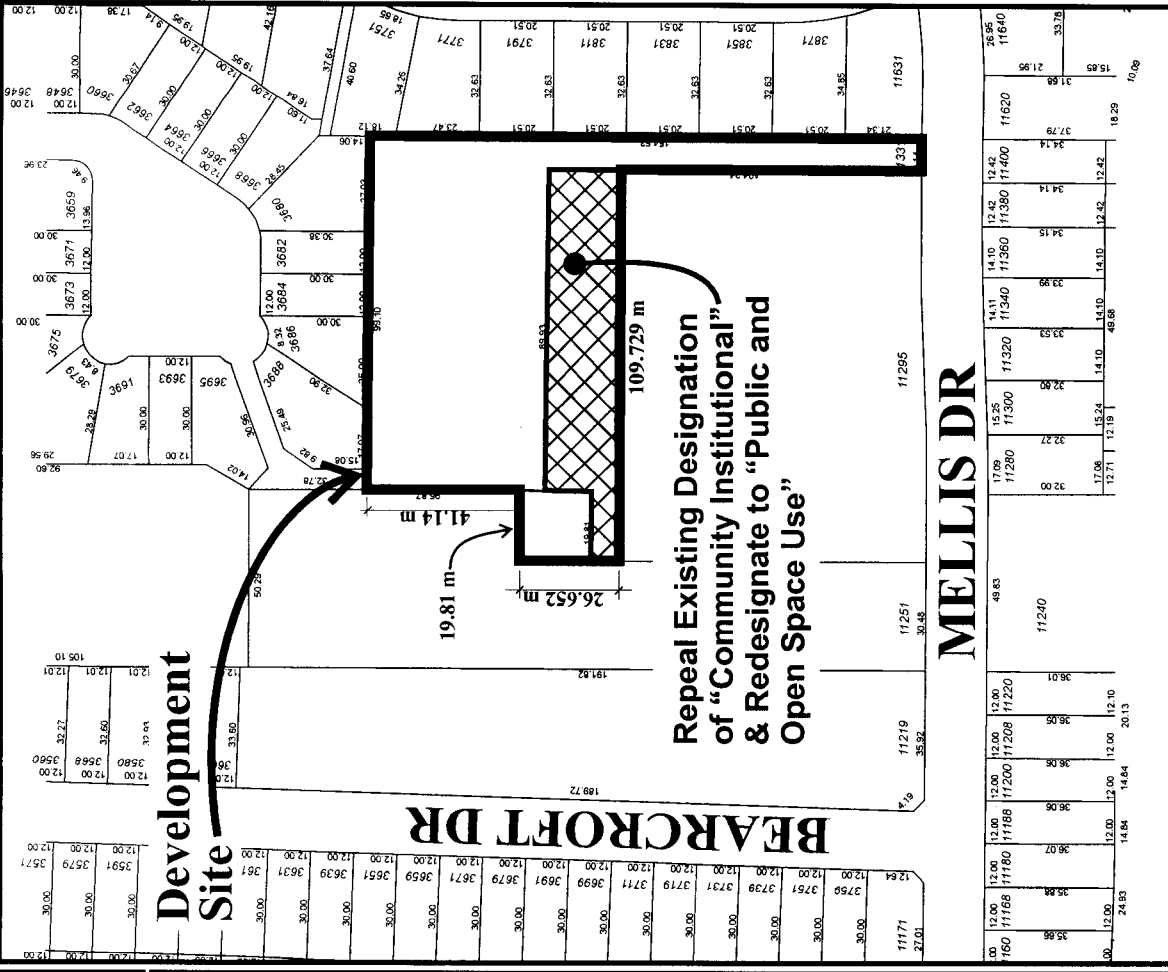


Schedule A to Bylaw No. 8098 OCP Amendment

Original Date: 08/03/05

Revision Date: 07/04/06

Note: Dimensions are in METRES





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8099 (RZ 05-303677)
11331 MELLIS DRIVE & PORTIONS OF 11251 & 11295 MELLIS DRIVE**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.175 thereof the following:

“291.175 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/175)

The intent of this zoning district is to provide for a care facility.

291.175.1 PERMITTED USES

**CARE FACILITY;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding
secondary suites.**

291.175.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio** shall be as follows:

- a) 1.5;
- b) An additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**; and
- c) For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
 - (i) portions of a **building used** for required off-street vehicle and bicycle parking purposes;
 - (ii) unenclosed balconies; and
 - (iii) elevator shafts and common stairwells.

291.175.4 **MAXIMUM LOT COVERAGE:** 60%

291.175.5 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road** setback: 25 m (82 ft.).
- .02 North **Rear Yard** setback: 5 m (16 ft.).
- .03 East **Side Yard** setback: 14 m (46 ft.).
- .04 West **Side Yard** setback: 0 m (0 ft.).
- .05 South **Side Yard** setback: 0 m (0 ft.).

291.175.7 **MAXIMUM HEIGHTS OF BUILDINGS & STRUCTURES**

- .01 The maximum **building** and **structure height** shall be as follows:
 - a) For off-street parking **structures**: 5 m (16 ft.); and
 - b) For all other **buildings** and **structures**: 21.5 m (70 ft.).

291.175.3 **MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** that is less than 8,000 m² (2 acres) in area.

291.175.8 **OFF-STREET PARKING & LOADING**

Off-street parking and loading shall be provided and maintained in accordance with Division 400 of this bylaw, EXCEPT THAT:

- .01 The number of parking spaces required shall be 1 space for each 4 patient beds for a **Care Facility**.
- .02 The minimum manoeuvring aisle width shall be 6.7 m (22.0 ft.).”

2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge the property described below from the provisions of “Land Use Contract 081” from the following area:

PID 004-107-292

Lot 175 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633

3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/175)**.

That area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 8099

4. This Bylaw is cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8099"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>il</i>
APPROVED for legality by Solicitor <i>arp</i>

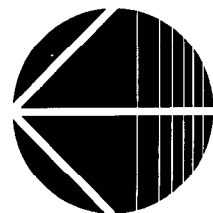
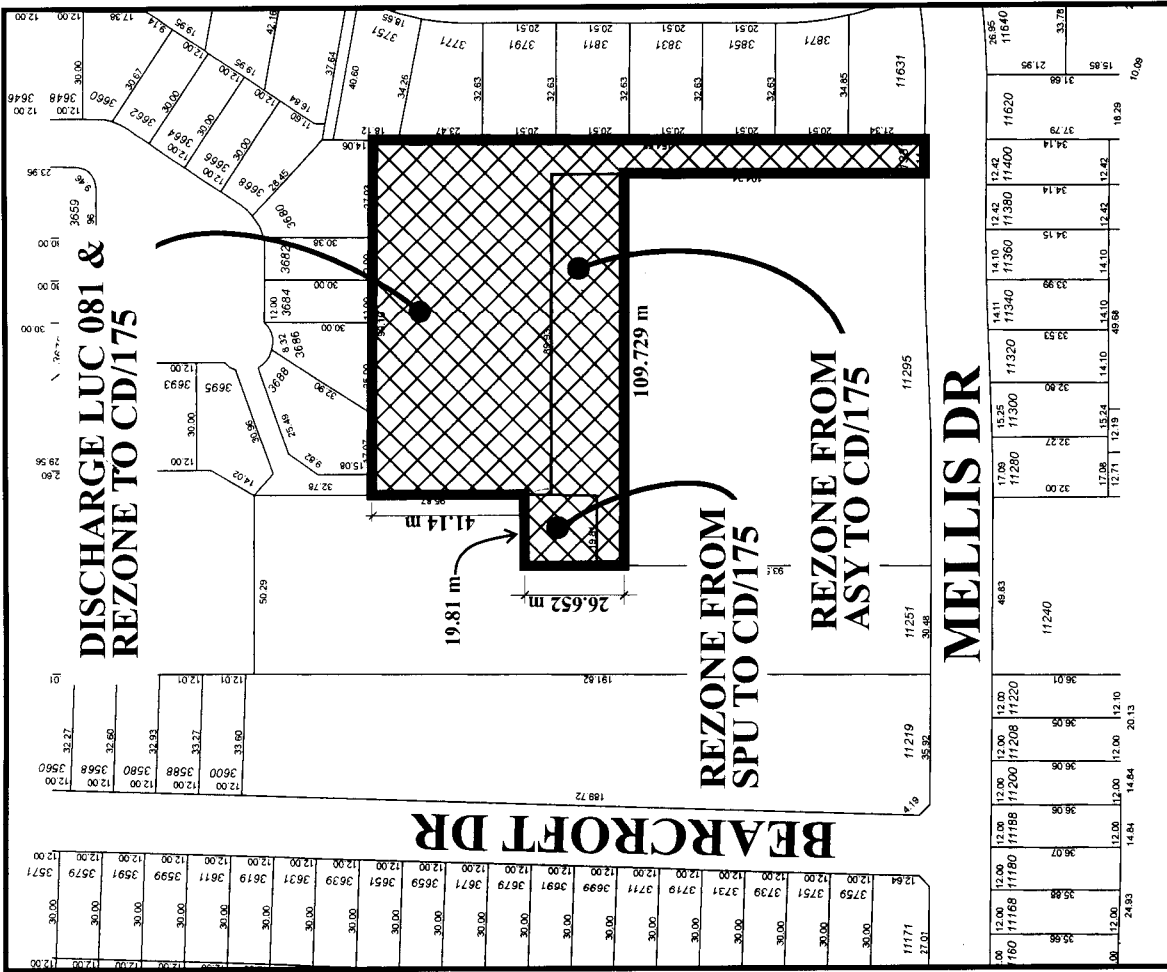
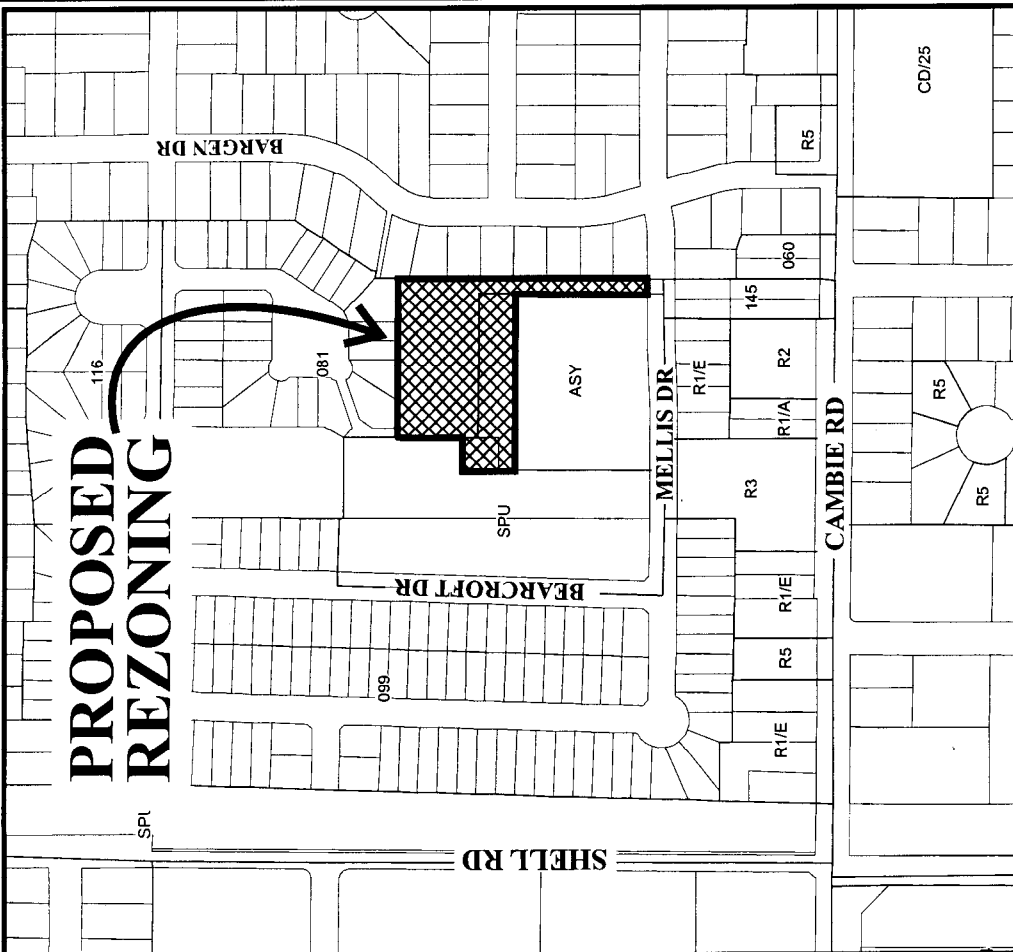
MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING



Schedule A to Bylaw No. 8099 RZ 05-303677

Original Date: 08/03/05

Revision Date: 06/27/06

Note: Dimensions are in METRES