City of Richmond
Planning and Development Department

Report to Committee

To Council - Jul 24, 2006
to Planning - Jul 18, 2006.

To: Planning Committee
Date: July 5, 2006

From: Jean Lamontagne
Director of Development
RZ 05-303677

File: 12-8060-20-8099/8098

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)"**

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

Terry Crowe
Manager, Policy Planning

TCB:rg
Att. 10

FOR ORIGINATING DEPARTMENT USE ONLY	
ROUTED TO: CONCURRENCE Lands & Property ..... Y ☑ N ☐ Parks Design, Construction & Programs .. Y ☑ N ☐	CONCURRENCE OF GENERAL MANAGER

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 11331and portions of 11251and 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 m^2) of Albert Airey Park land. Note: this park purchase requirement has been reduced from 433 m^2 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 m^2 (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 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 to purchase 287 m^2 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	*On The Pinegrove Site:* • 115 proposed care facility stalls consist of: - 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) *On The Church Site:* • 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 *General:* • N.D. Lea consulting study determines that 124 stalls maximum are required for peak parking demand for *both the care facility and church* • 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 Fraserview 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	*On The Pinegrove Site:* • 108 proposed care facility stalls consist of: - 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) *On The Church Site:* • 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 *General:* • N.D. Lea consulting study determines that 124 stalls maximum are required for peak parking demand for *both the care facility and church* • 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

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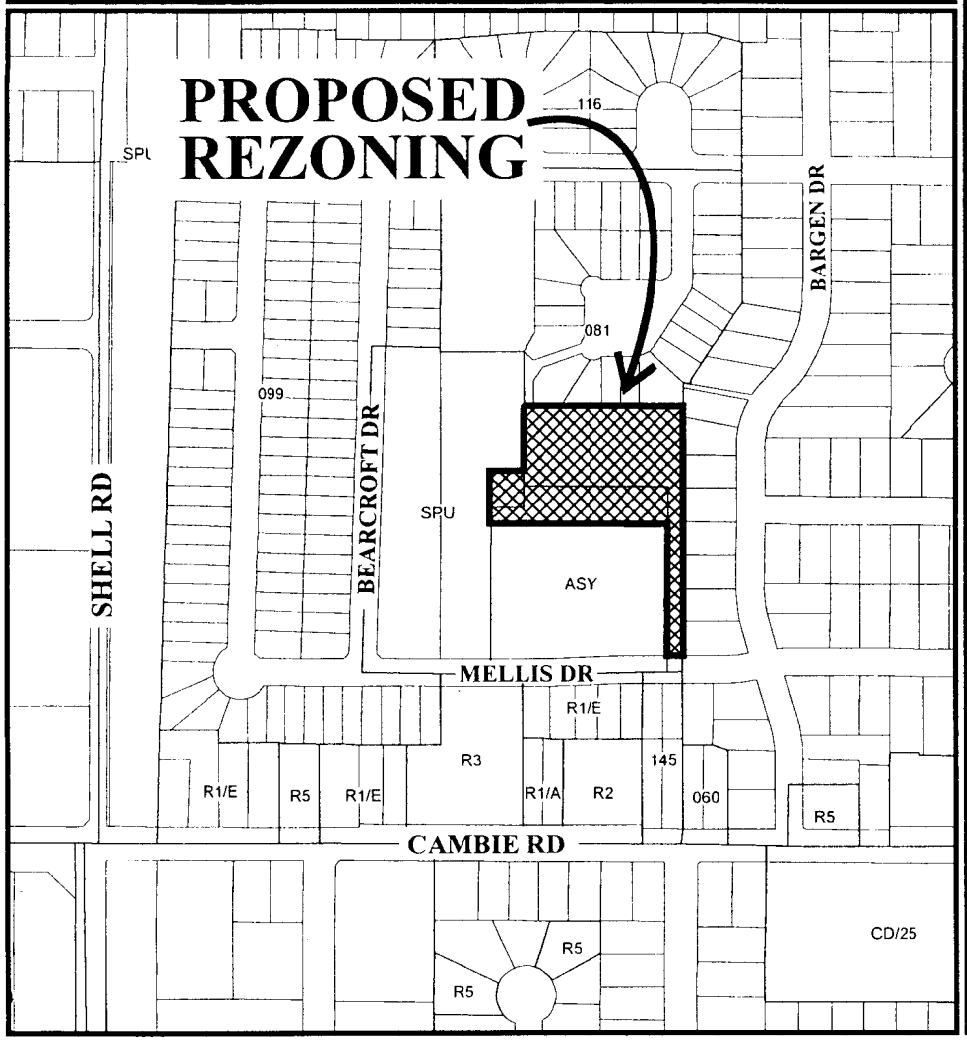
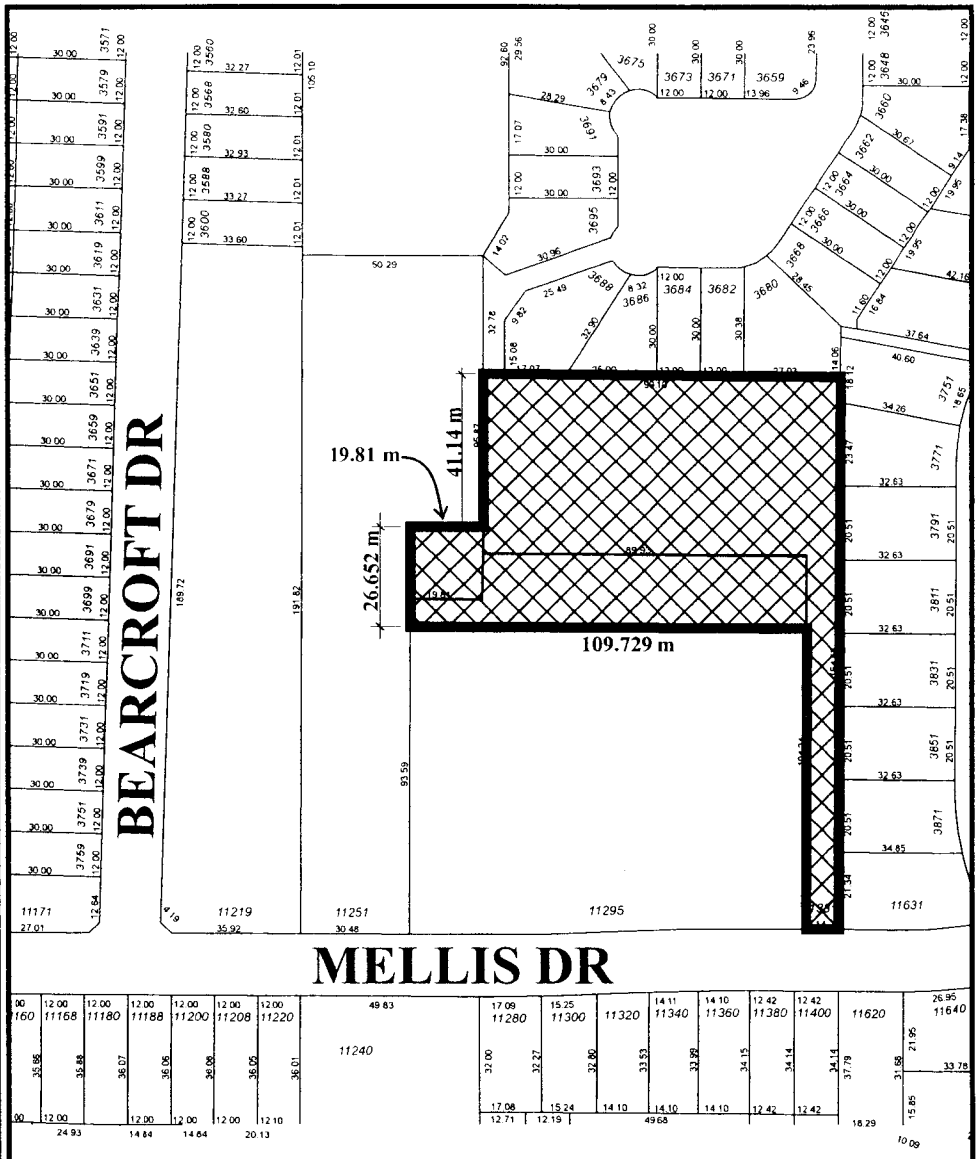
List of Attachments

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





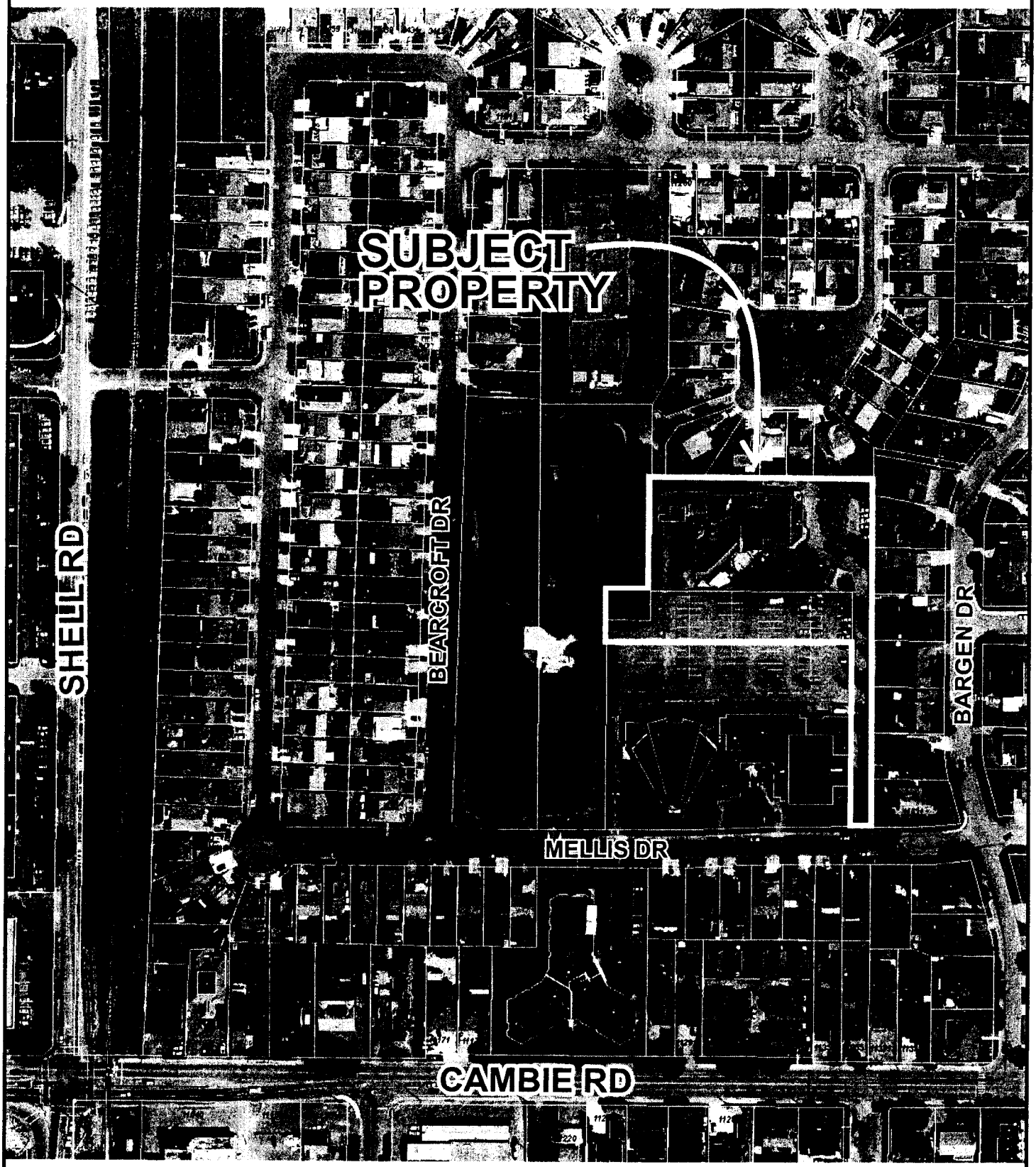
RZ 05-303677

Original Date: 08/03/05

Revision Date: 06/27/06

Note: Dimensions are in METRES

ATTACHMENT 1



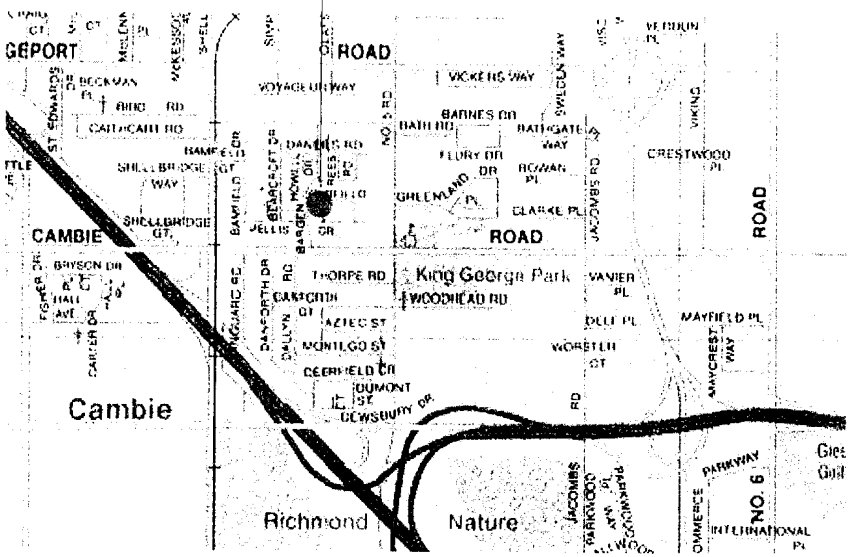
RZ 05-303677

Original Date: 06/23/06

Amended Date:

Note: Dimensions are in METRES

LOCATION PLAN



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:	1,909.5 +	1,154.6 =	3,064.1
Second:	1,468.6 +	1,794.5 =	3,263.1
Third:	472.2 +	1,784.6 =	2,256.8
Fourth:		1,720.1 =	1,720.1
Fifth:		1,592.8 =	1,592.8
Sixth:		1,051.9 =	1,051.9
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
Fourth:		32 =	32
Fifth:		28 =	28
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:		**215** cars

Peak Requirement: ND Lea Parking Study = **124** cars

Proposed:

Visitor:	28 + 2HC =	30 cars
Surface:	86 + 2HC + 1SC =	89 cars
Structured:	42 + 27SC =	69 cars
Total:	156 + 4HC + 28SC =	**188** cars

Preliminary

OPTION A

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

Sheet Title: DATA • LOCATION PLAN

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 • rir@telus.net

Date: APR. 11, 2006
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Job No: 03-300

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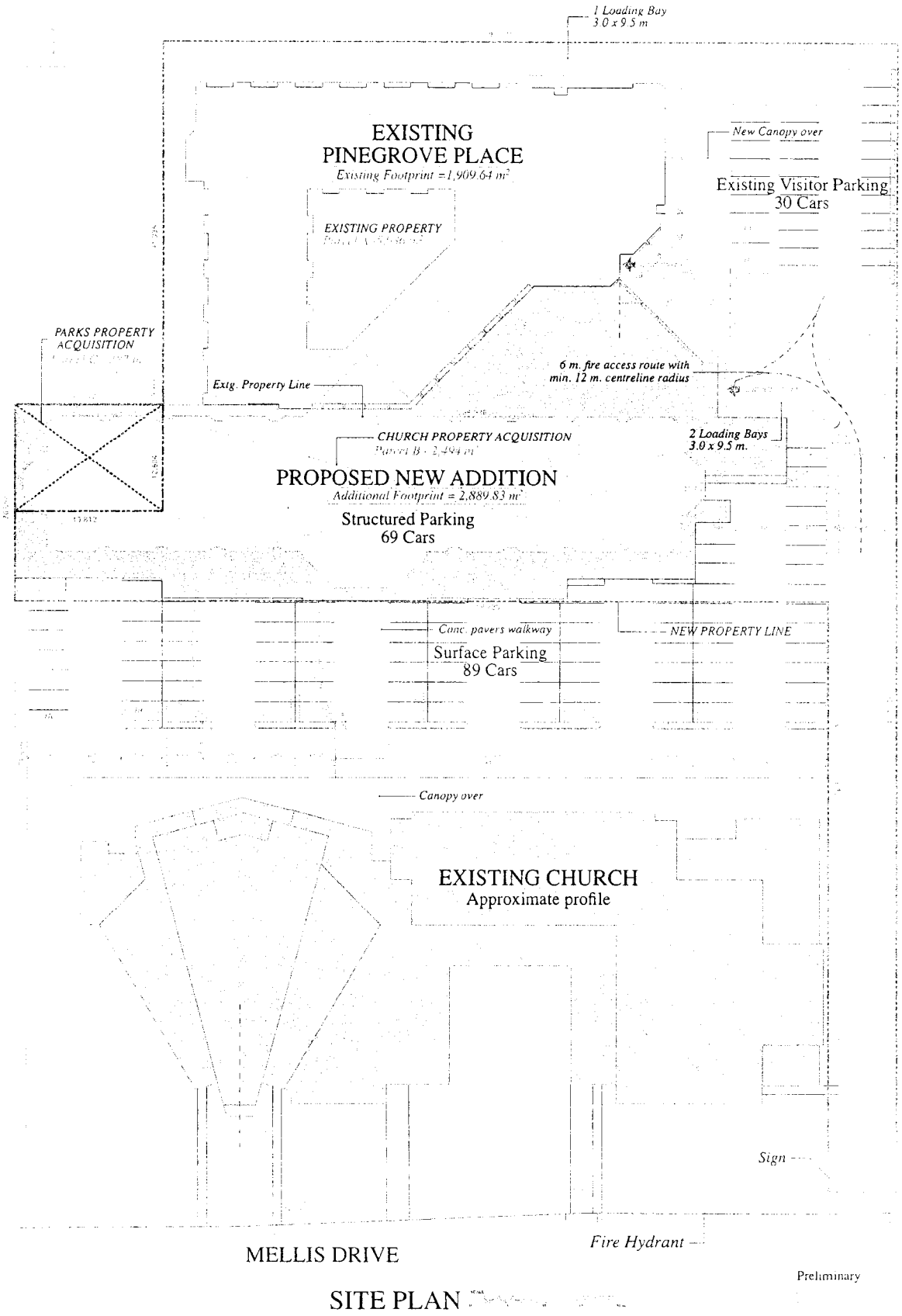
Attachment 2



Preliminary

SITE PLAN

OPTION A

A-1

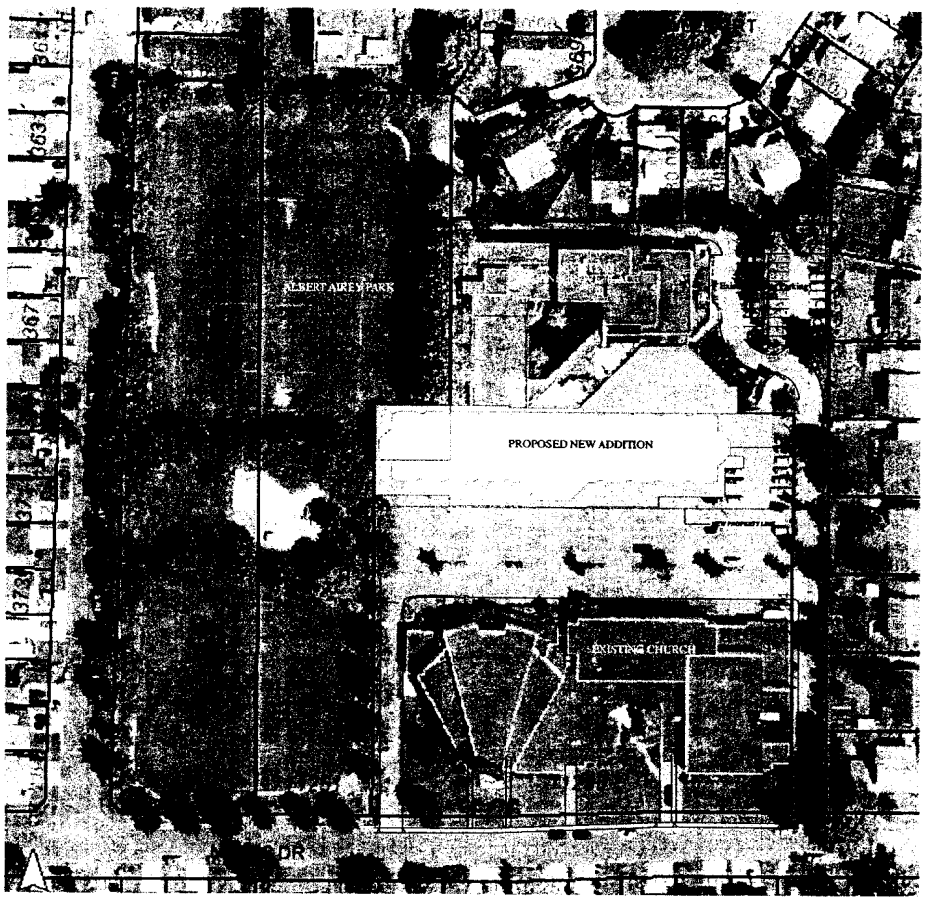
Architect
Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel (604) 682-1344 • Fax - 688-7136 • rir@telus.net

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

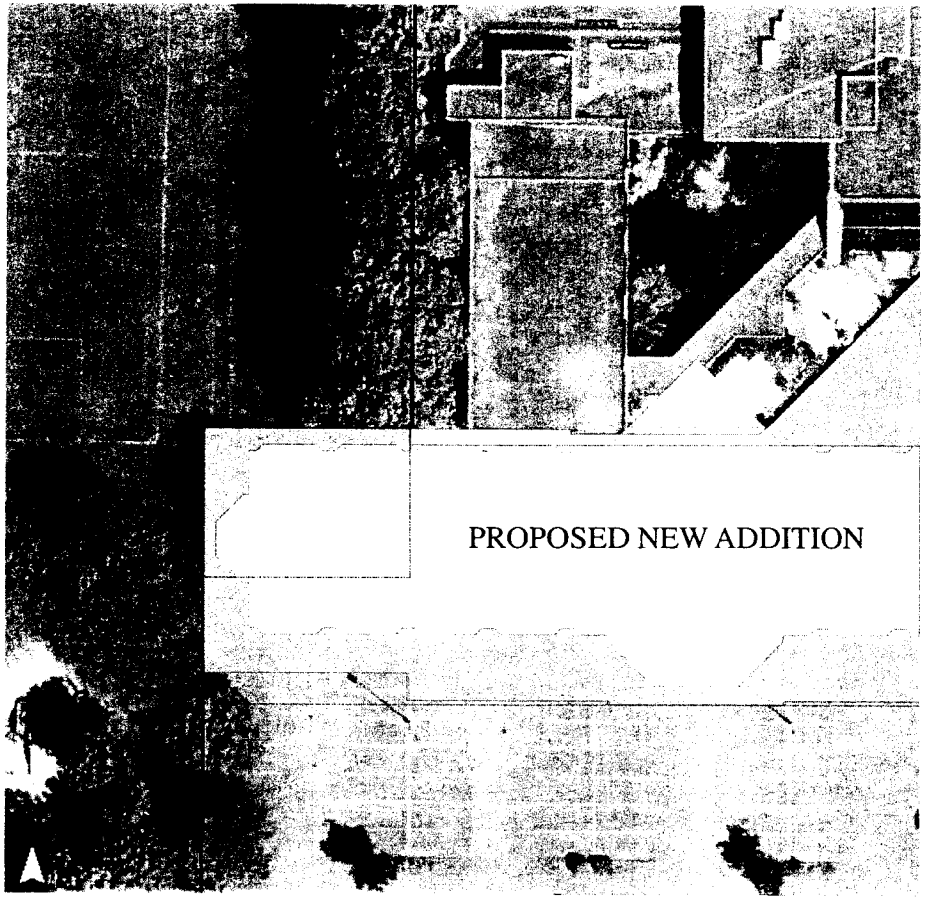
Project
Proposed Pinegrove Place Addition
11331 Mellis Drive, Richmond, B.C.

Sheet Title
SITE PLAN

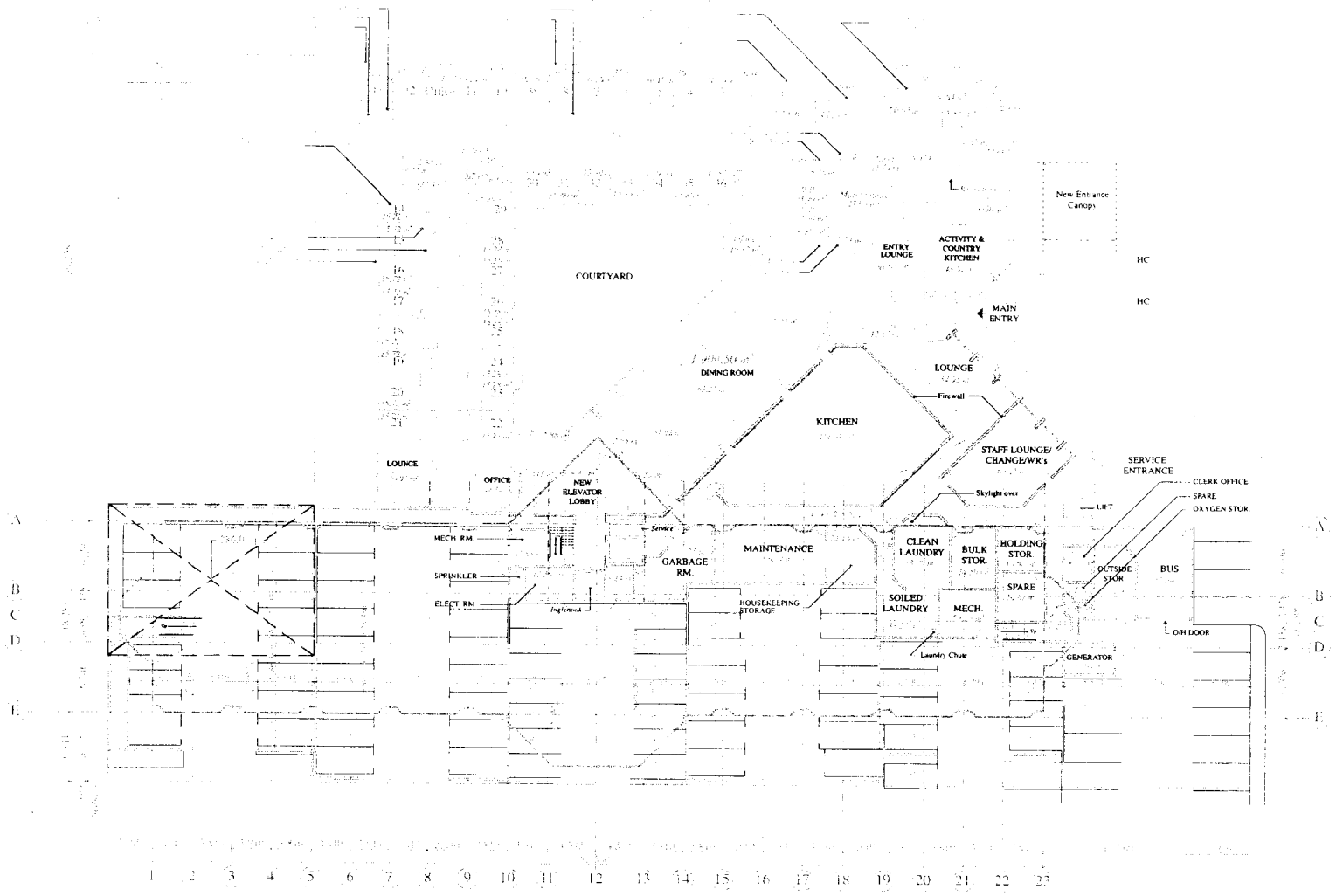
Job No. 03-300
Scale 1:600 metric
Drawn by JS
Checked by RIR
Date APR. 11, 2006



SITE PLAN - OPTION A



OPTION A



MAIN FLOOR PLAN SCALE

Preliminary

OPTION A

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

Sheet Title
MAIN FLOOR PLAN

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 • rir@telus.net

Date
APR. 11, 2006

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JS | RIR

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Job No.
03-300

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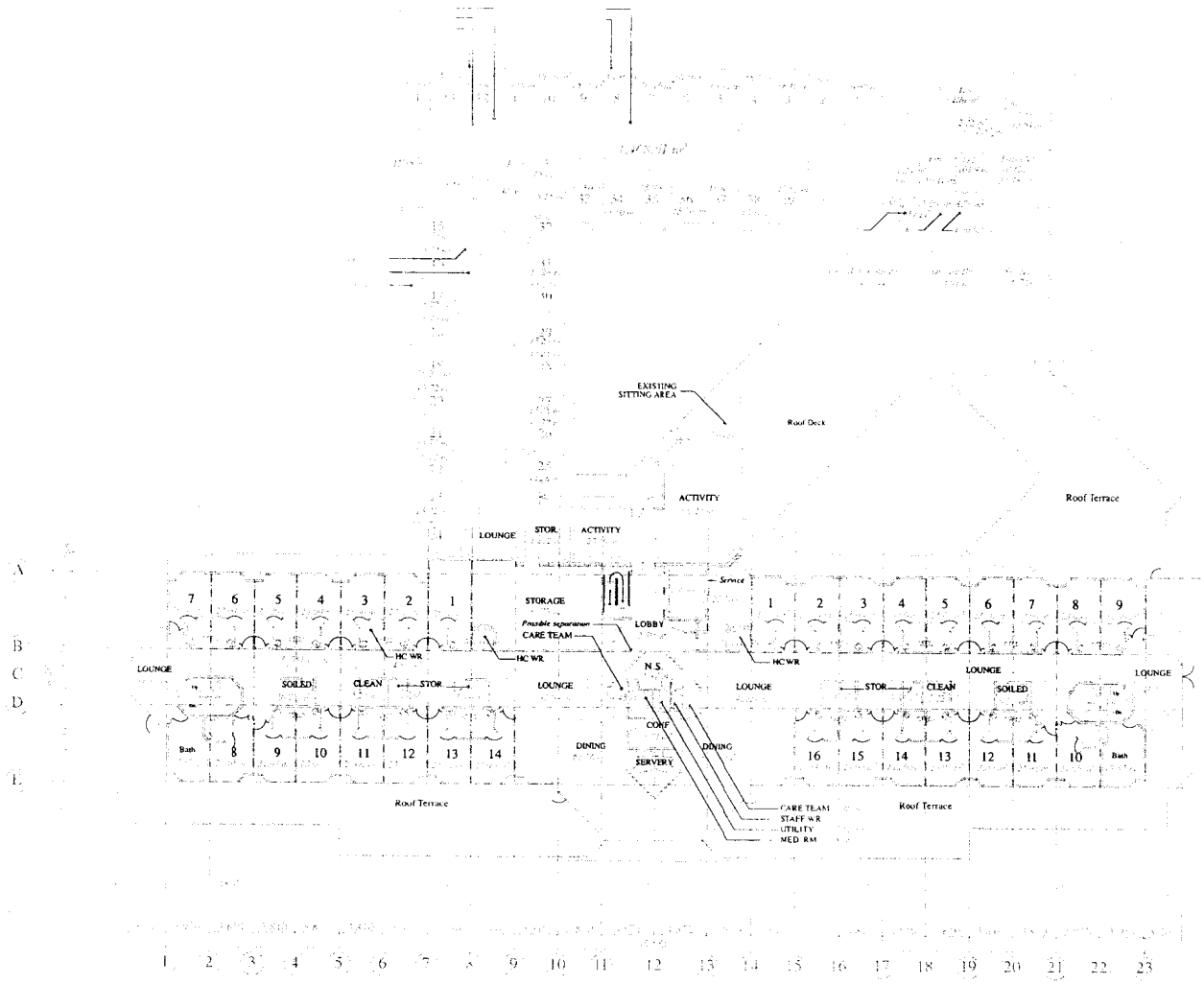

2ND FLOOR PLAN SCALE

Preliminary

OPTION A

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

Sheet Title
2ND FLOOR PLAN

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

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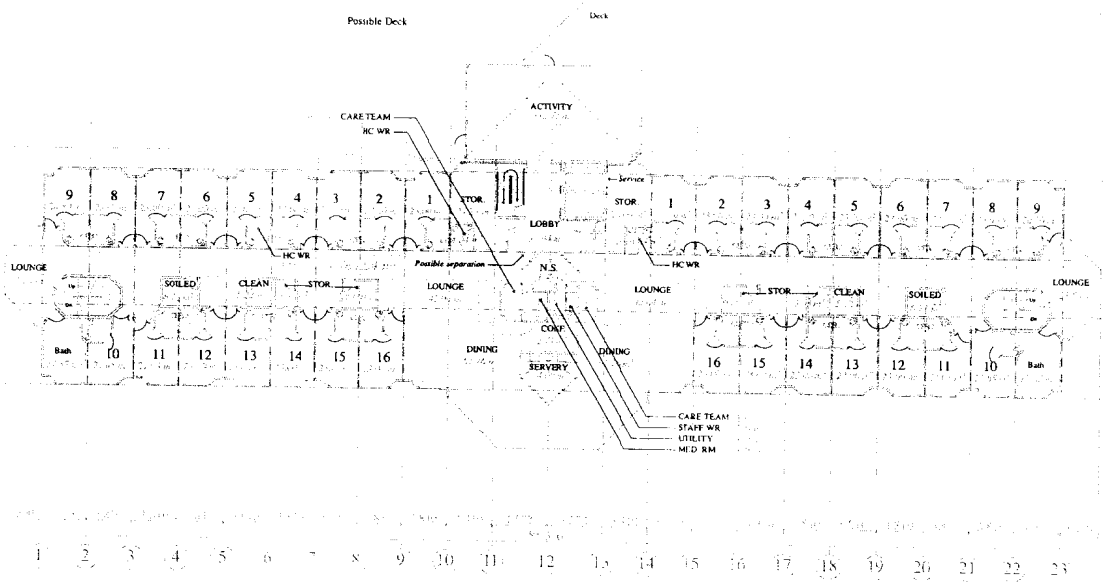
Date: FEB. 24, 2006
Drawn by: JS
Checked by: RIR
Scale: 1:500 metric
Job No: 03-300

A-3



3RD FLOOR PLAN

Preliminary

OPTION A

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

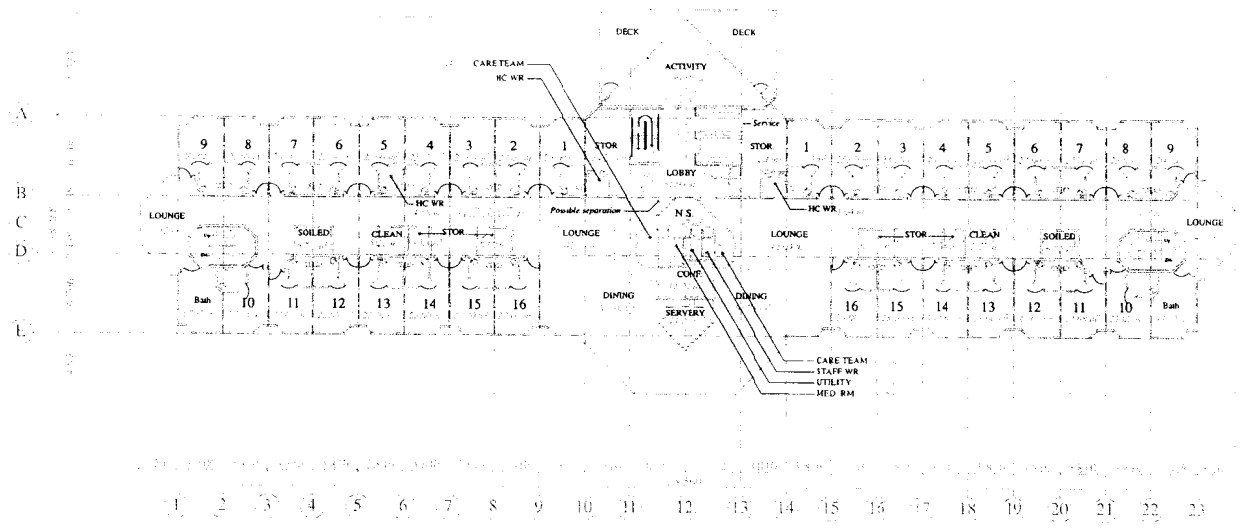
Sheet Title
3RD FLOOR PLAN

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 • rir@telus.net

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

A-4



4TH FLOOR PLAN

Preliminary

OPTION A

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

Sheet Title
4TH FLOOR PLAN

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 • rir@telus.net

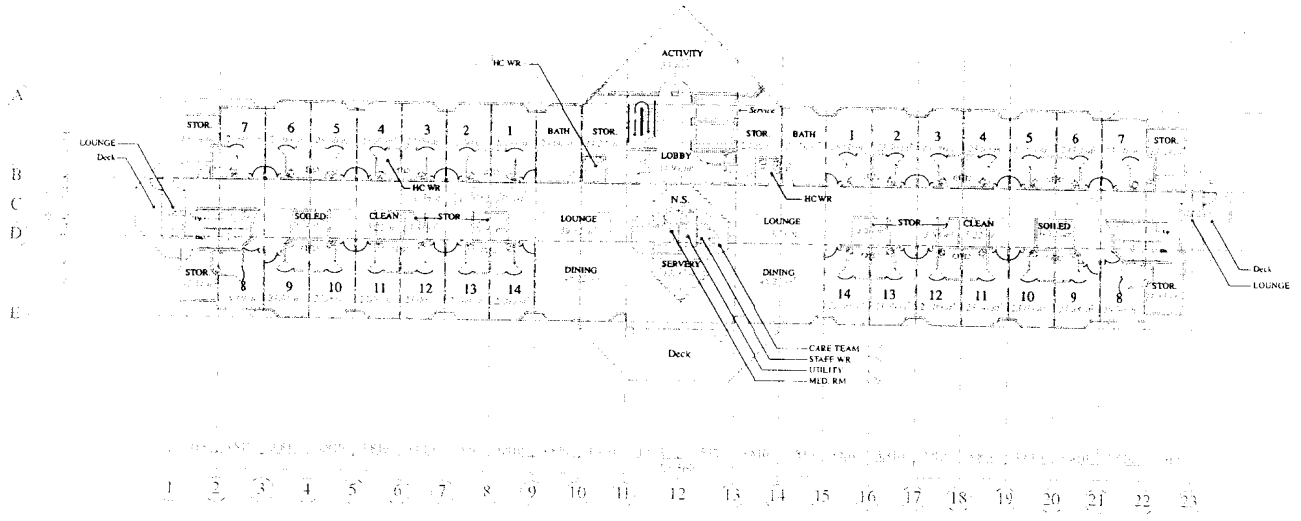
Date
FEB. 24, 2006

Drawn by: JS
Checked by: RIR

Scale
1:500 metric

Job No
03-300

A-5



5TH FLOOR PLAN

Preliminary

OPTION A

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

Sheet Title
5TH FLOOR PLAN

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 • rir@telus.net

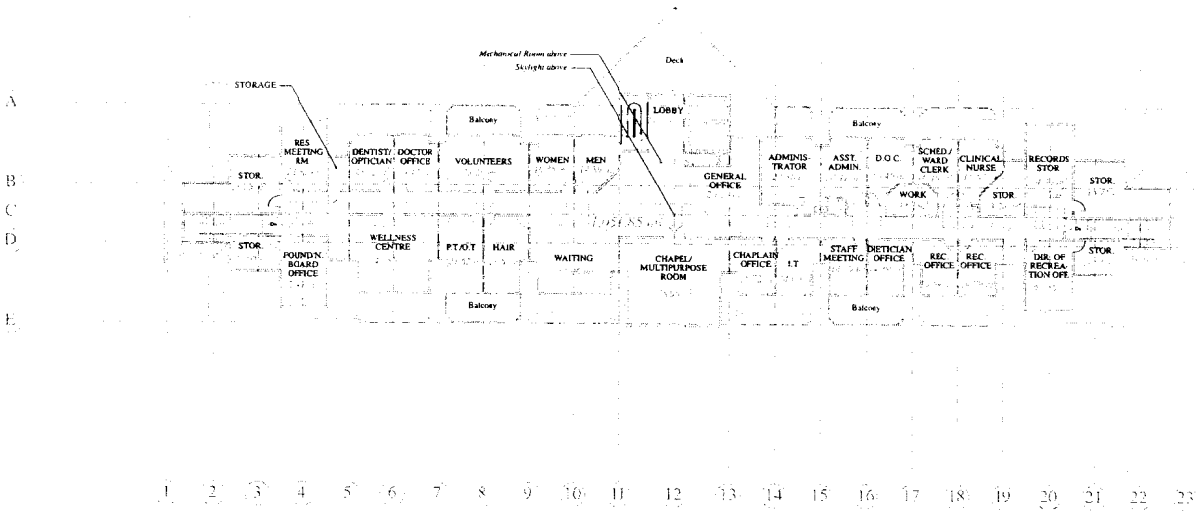
Date
FEB. 24, 2006

Drawn by: JS | Checked by: RIR

Scale
1:500 metric

Job No
03-300

A-6



6TH FLOOR PLAN SCALE

Preliminary

OPTION A

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

Sheet Title
6TH FLOOR PLAN

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 • rir@telus.net

Date
FEB. 24, 2006

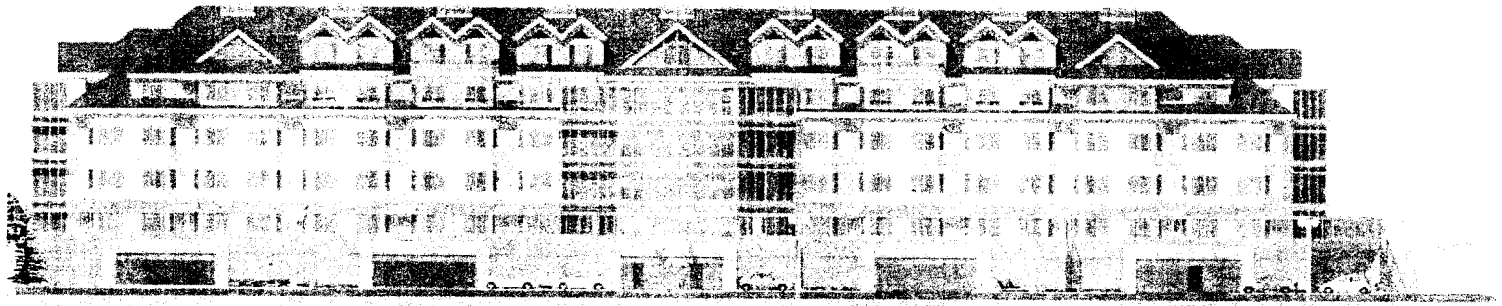
Drawn by	Checked by
JS	RIR

Scale
1:500 metric

Job No
03-300

A-7

EAST ELEVATION



SOUTH ELEVATION

Preliminary

OPTION A

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

Sheet Title
ELEVATIONS

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 • rir@telus.net

Date
APR. 11, 2006

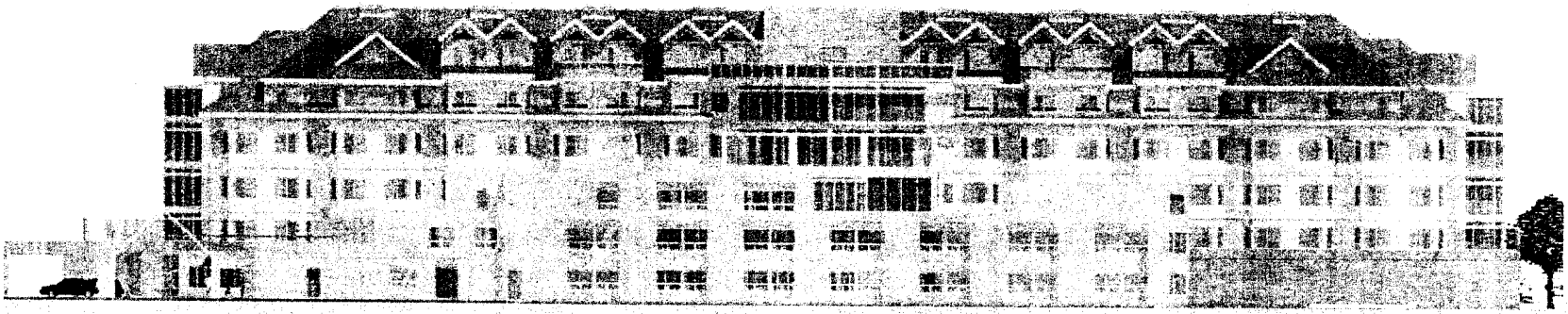
Drawn by: js
Checked by: RIR

Scale
1:400 metric

Job No
03-300

A-8

WEST ELEVATION



NORTH ELEVATION

Preliminary

OPTION A

OPTION A

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

Sheet Title
ELEVATIONS

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 • rir@telus.net

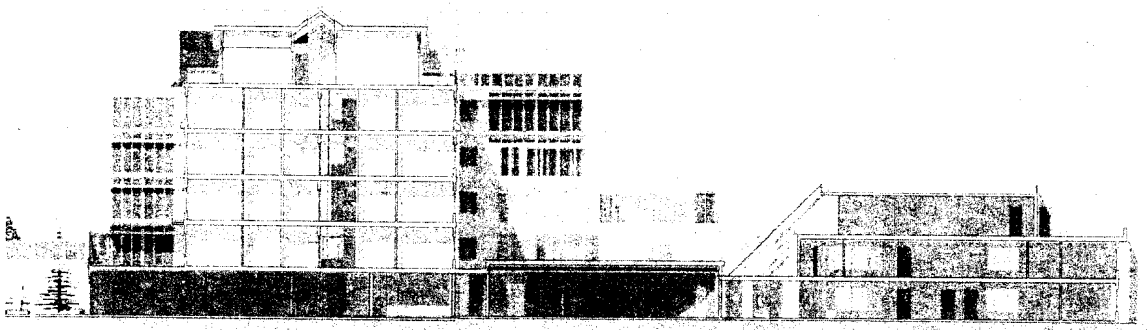
Date
APR. 11, 2006

Drawn by	Checked by
JS	RIR

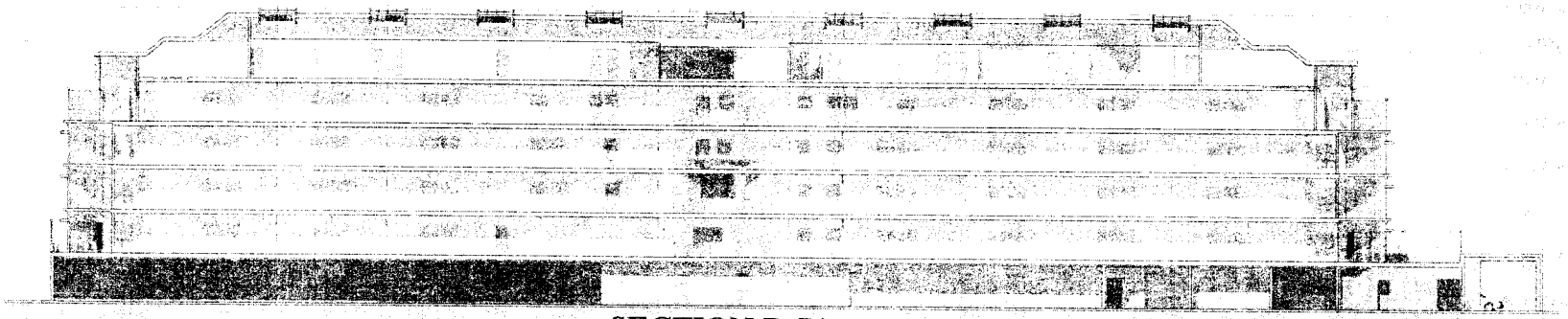
Scale
1:400 metric

Job No.
03-300

A-9



SECTION A-A'



SECTION B-B'

Preliminary

OPTION A

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

Sheet 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 • rir@telus.net

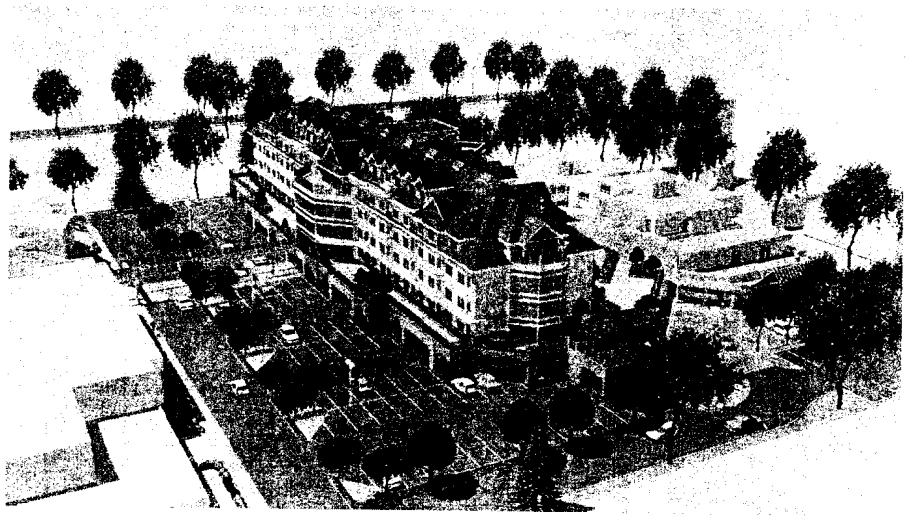
Date
APR. 11, 2006

Drawn by: JS | Checked by: RIR

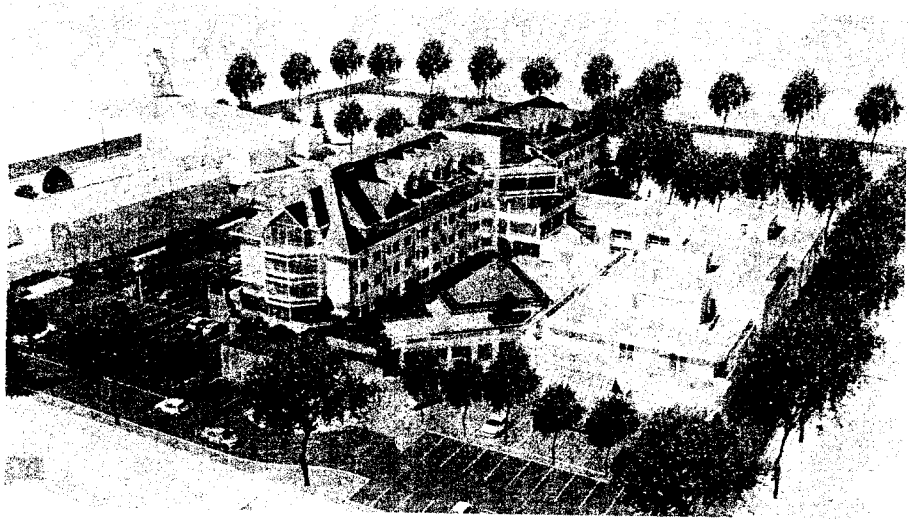
Scale
1:400 metric

Job No
03-300

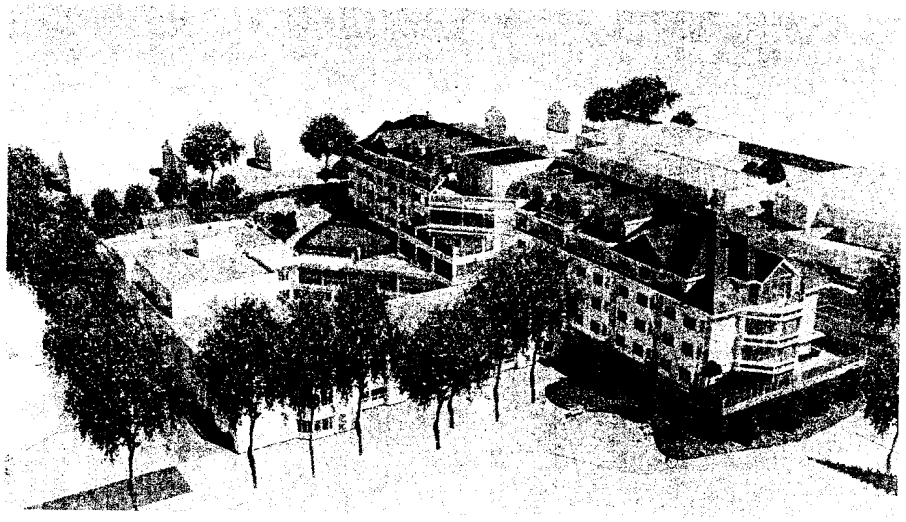
A-10



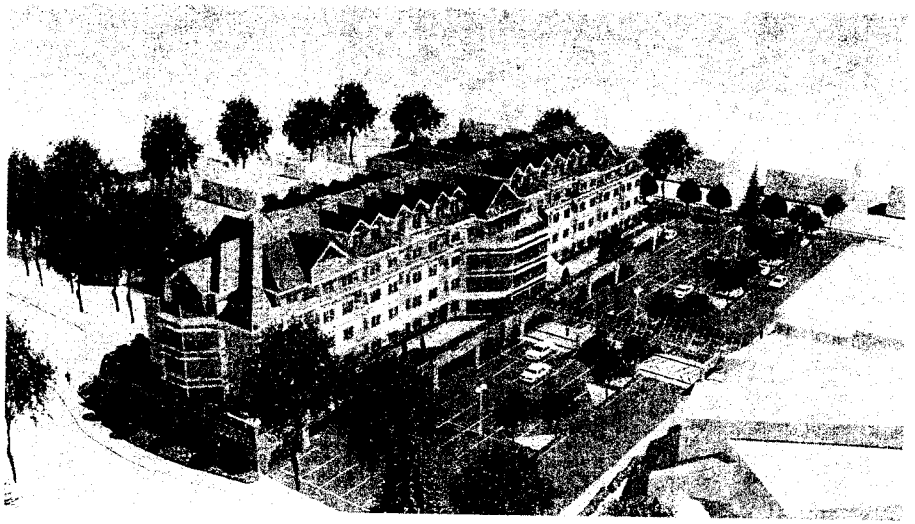
VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

Preliminary

OPTION A

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

Sheet Title
3D VIEW

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 • rir@telus.net

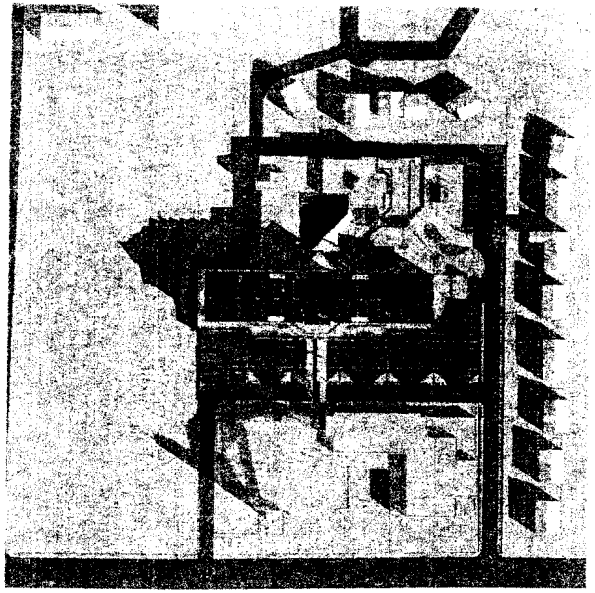
Date
APR. 11, 2006

Drawn by: JS
Checked by: RIR

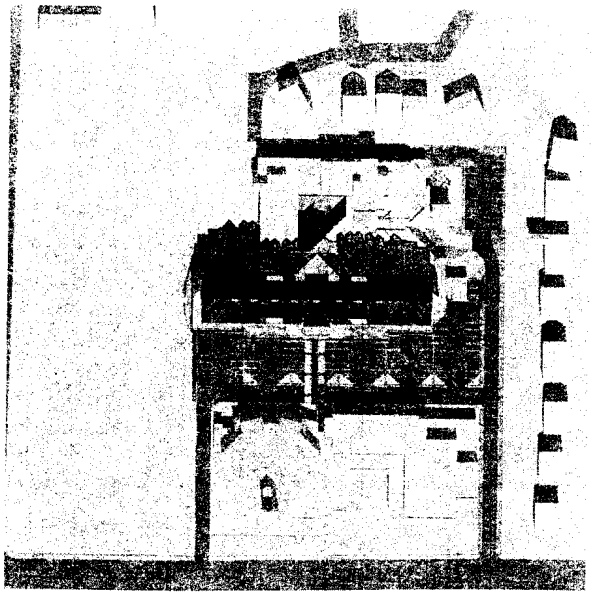
Scale

Job No
03-300

A-11



EQUINOX
9:00 a.m. - March 21/Sept. 21



EQUINOX
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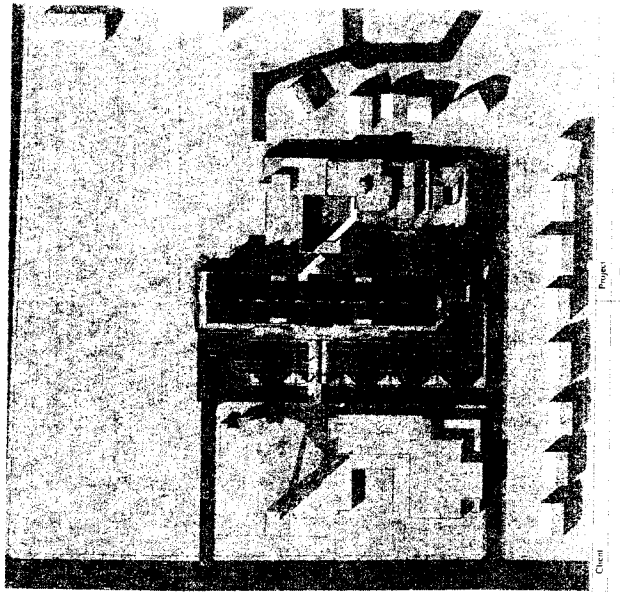
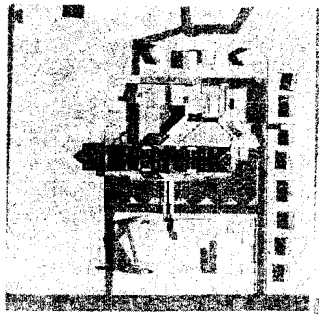
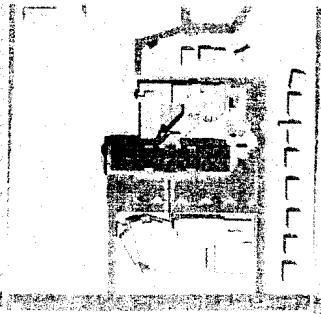


EQUINOX
3:00 p.m. - March 21/Sept. 21



SUMMER
9:00 a.m. - June 21



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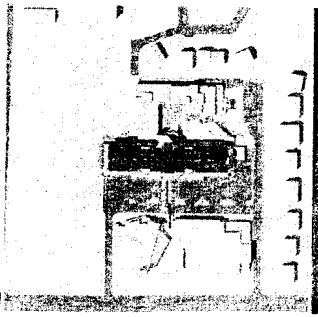
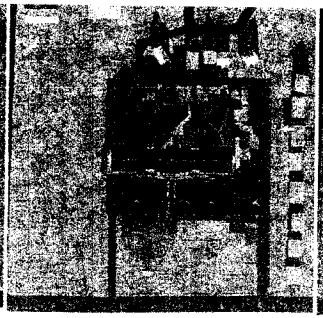
12:00 p.m. -June 21



SUMMER
3:00 p.m. -June 21

WINTER
9:00 a.m. - December 21



WINTER
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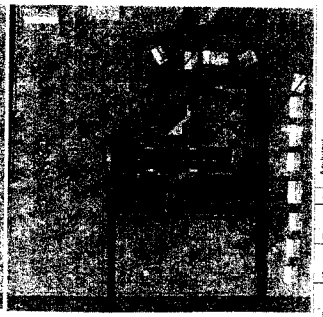


WINTER
3:00 p.m. - December 21

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

Project

SHADOW ANALYSIS

Sheet Title

Mennonite 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 • rir@telus.net

Architect

Date
JUNE, 2006

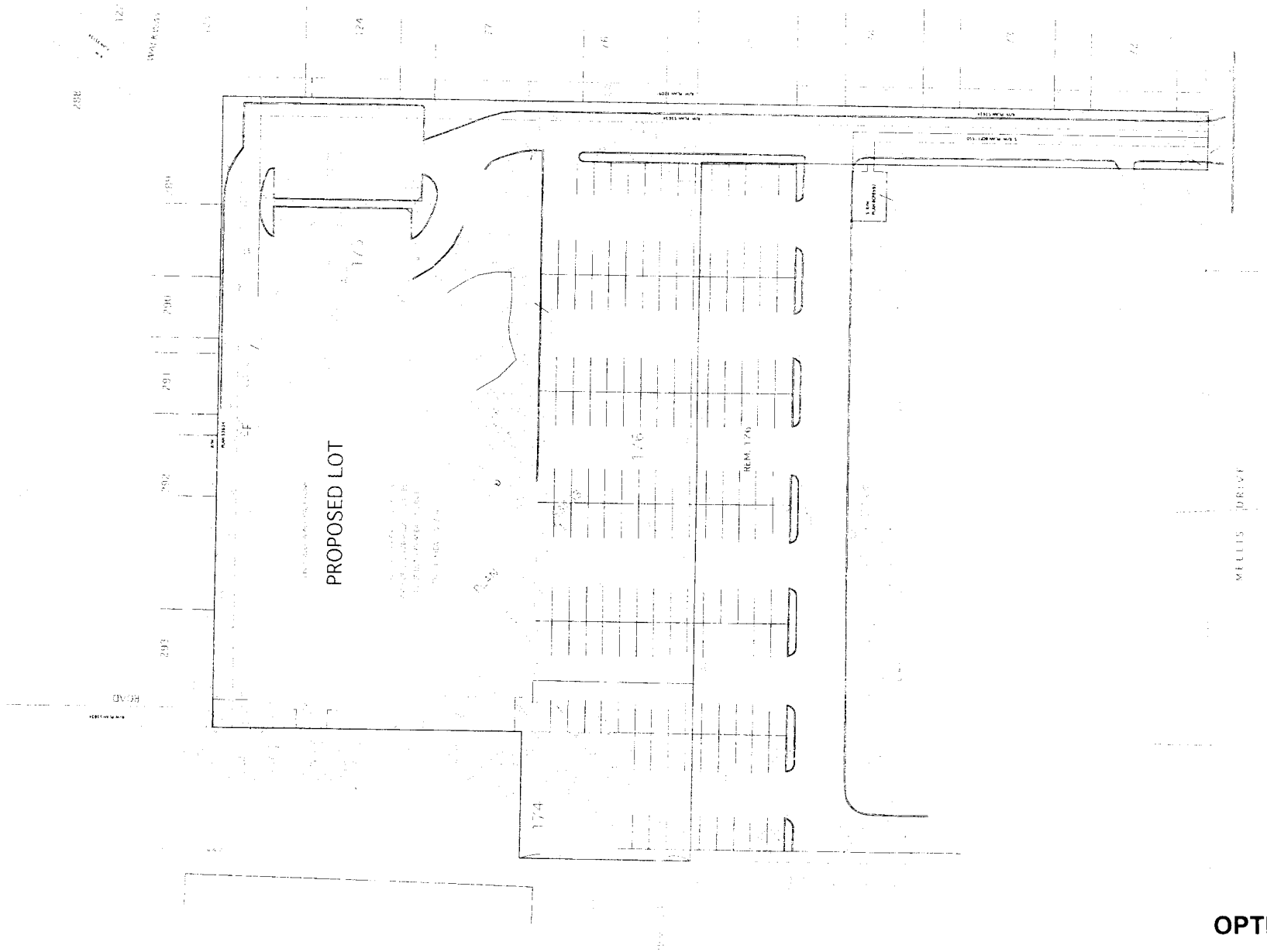
Drawn by: JS
Checked by: RIR

Scale
NTS

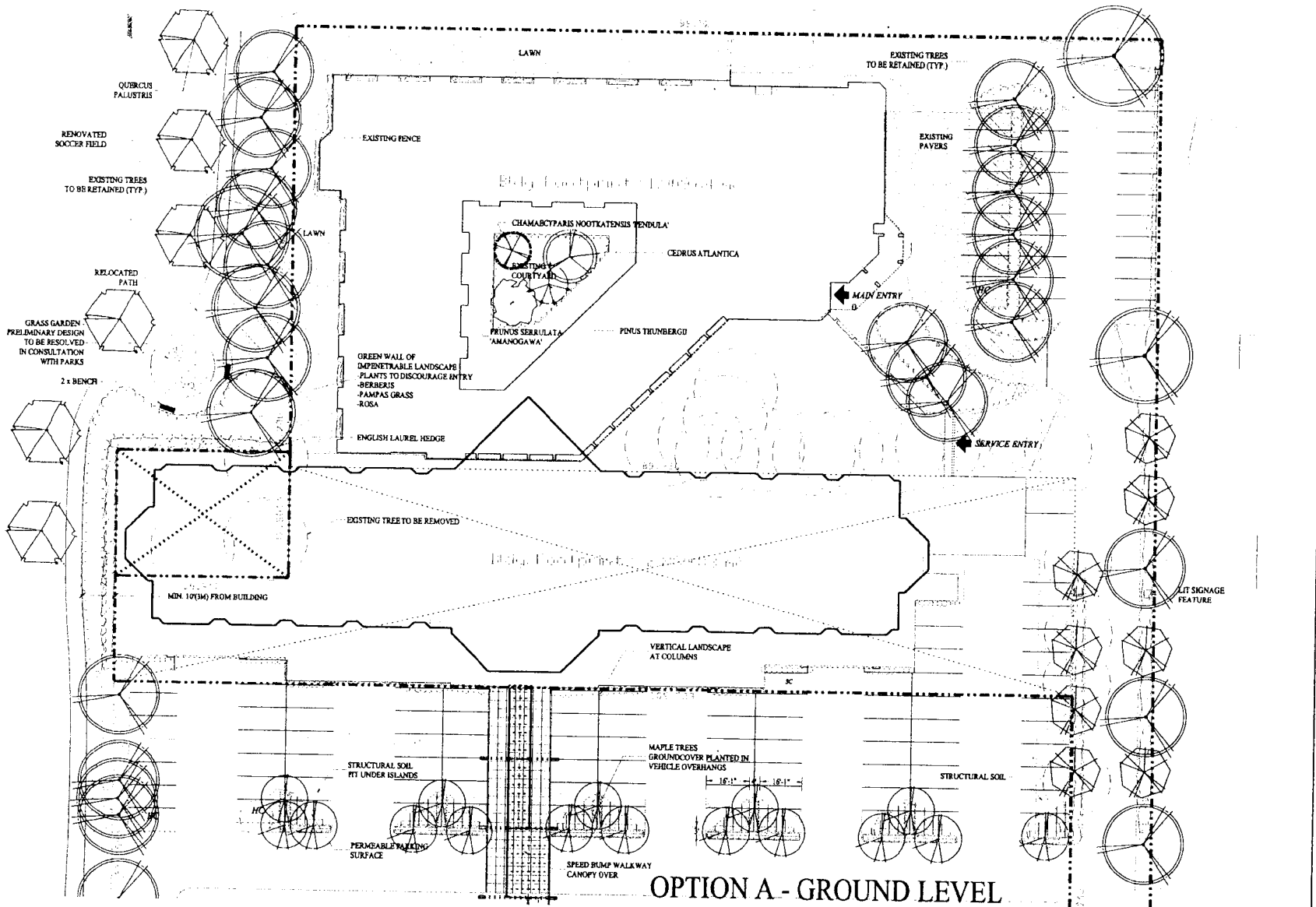
Job No.
03-300

A-12

OPTION A



OPTION A



OPTION A - GROUND LEVEL

NO	DATE	REVISION DESCRIPTION	DR.

SEAL

DMG
landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
Pearce Campbell Mills Consultants Ltd.
Mary Chan Yip Consultants Ltd.
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia
V5C 6G9
ph (604) 437-3942, fx 437-8723

PROJECT

PINEGROVE PLACE ADDITION

11331 MELLIS DRIVE
RICHMOND, BC

DRAWING TITLE

GROUND LEVEL PLAN - OPTION A

DATE	08 APR 10	DRAWING NUMBER
SCALE	1/8" = 1'-0"	L1
DRAWN	BA	
DESIGN	PCH	
CHKD	PCH	OF 3
DMG PROJECT NUMBER		04-155

OPTION A

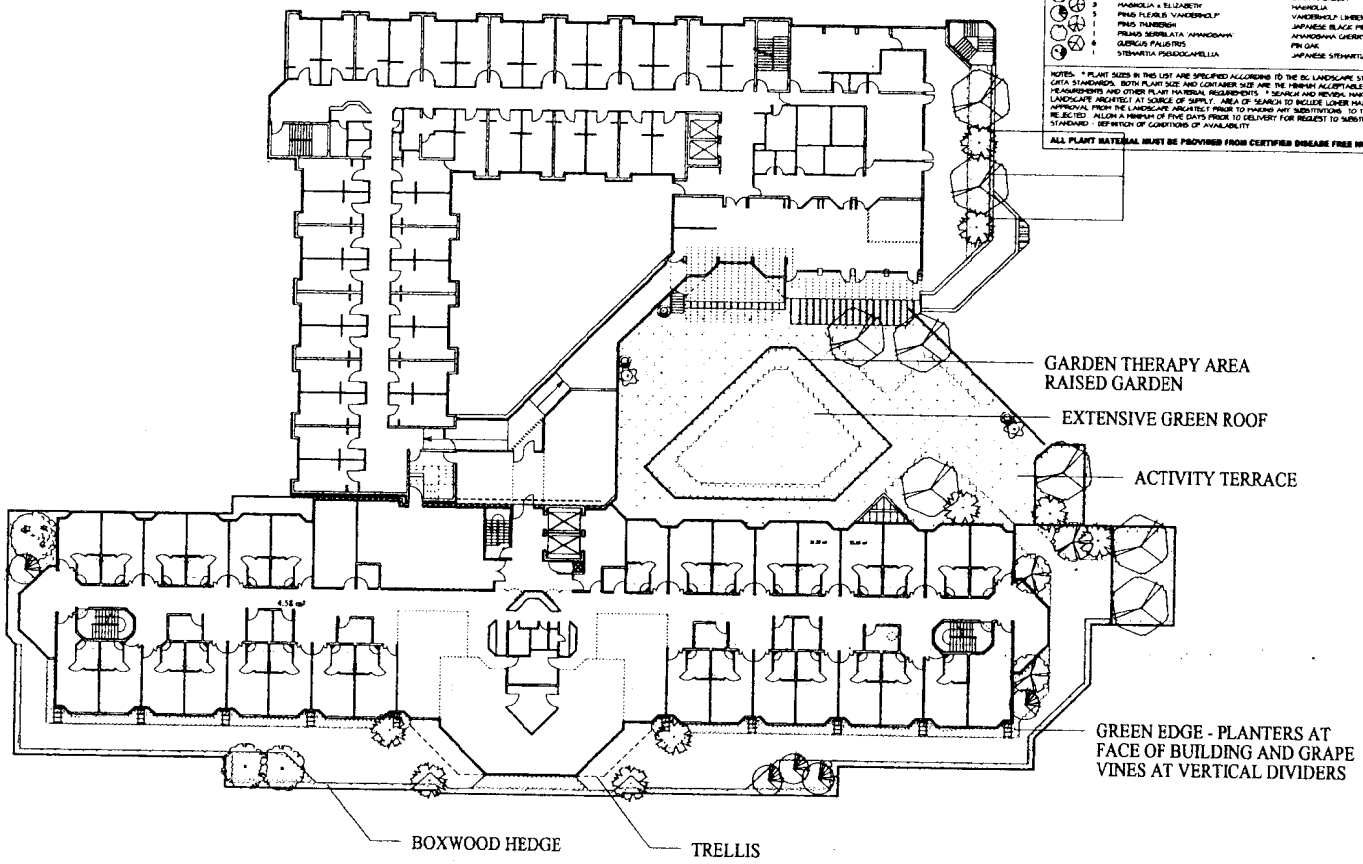
PLANT SCHEDULE

DMG JOB NUMBER: 04-155

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	9	ACER PALMATUM	JAPANESE MAPLE	3CM CAL; 2M HT, B&B
	16	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	6CM CAL; 2M STD, B&B
	5	ACER RUBRUM 'BOWHALL'	RED MAPLE	6CM CAL; 2M STD, B&B
	1	CEDRUS ATLANTICA	ATLAS CEDAR	2.5M HT, B&B
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2M HT, B&B
	4	CHAMAECYPARIS PISIFERA 'FILIFERA'	THREADLEAF CYPRESS	BOLIN, B&B
	29	EXISTING TREE	TO REMAIN	
	2	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	
	3	MAGNOLIA x ELIZABETH	MAGNOLIA	2M HT, B&B
	5	PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF LIMBER PINE	2M HT, B&B
	1	PINUS THUNBERGII	JAPANESE BLACK PINE	2M HT, B&B
	1	PRUNO SERRULATA 'AMANOGAWA'	AYANOGAWA CHERRY	2.5M HT, B&B
	6	QUERCUS PALUSTRIS	PIN OAK	6CM CAL; (3M STD), B&B
	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	3CM CAL; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MORE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



OPTION A - 2ND LEVEL

NO	DATE	REVISION DESCRIPTION	DR

SEAL

DMG landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
Patrick Campbell Hills Consultants Ltd.
Mary Chan Yip Consultants Ltd.
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia
V5C 6G9
ph (604) 437-3942, fx 437-8723

PROJECT

PINEGROVE PLACE ADDITION

11331 MELLIS DRIVE RICHMOND, BC

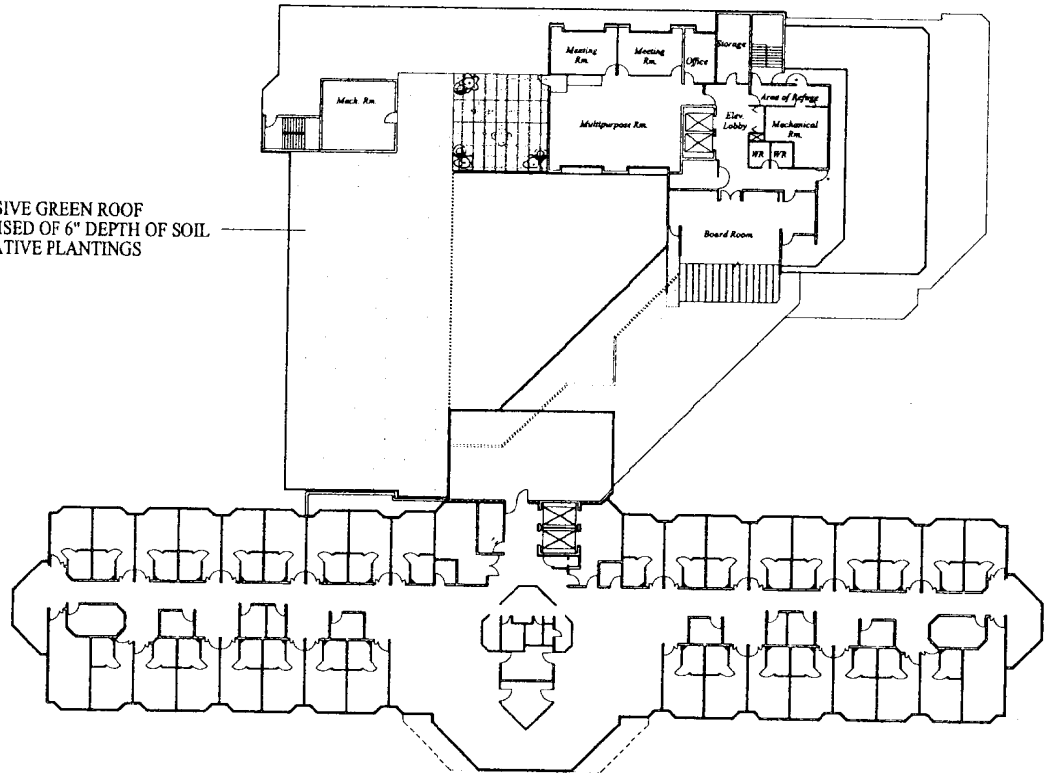
DRAWING TITLE

SECOND LEVEL PLAN - OPTION A

DATE	08 APR 20	DRAWING NUMBER
SCALE	1/8" = 1'-0"	L2
DRAWN	DA	
DESIGN	PCH	
CHKD	PCH	OF 3
DMG PROJECT NUMBER		04-155

OPTION A

EXTENSIVE GREEN ROOF
COMPRISED OF 6" DEPTH OF SOIL
AND NATIVE PLANTINGS



OPTION A - 3RD LEVEL

NO	DATE	REVISION DESCRIPTION	DR

SEAL

DMG
landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
Patrick Campbell Valley Consultants Ltd.
Mary Chan Yip Consultants Ltd.

Suite C100 - 4185 368 Creek Drive
Burnaby, British Columbia
V5C 6G9
ph (604) 437-3942, fx 437-6723

PROJECT

PINEGROVE PLACE ADDITION
11331 MELLIS DRIVE
RICHMOND, BC

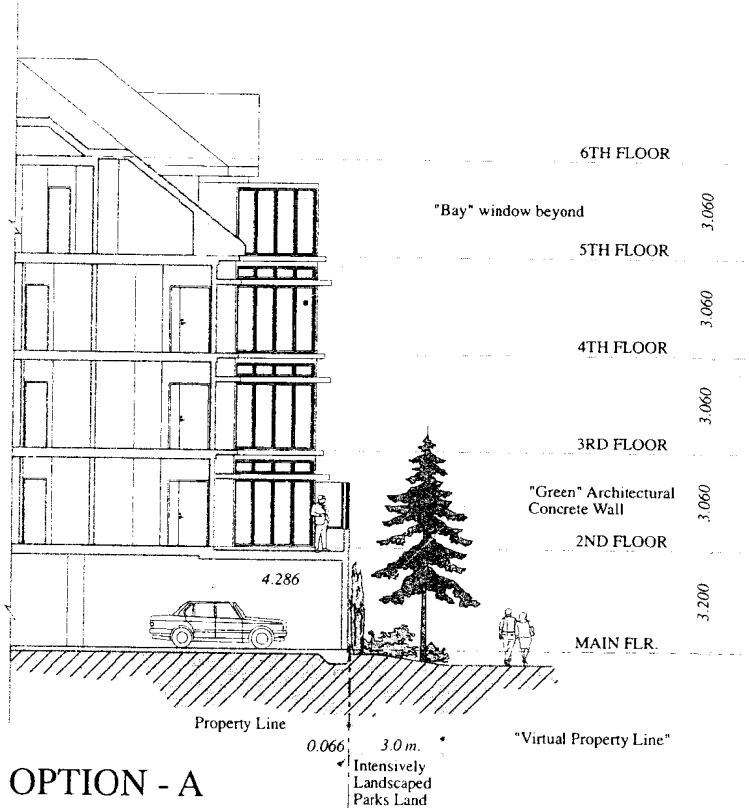
DRAWING TITLE

THIRD LEVEL PLAN - OPTION A

DATE	08 APR 10	DRAWING NUMBER
SCALE	1/8" = 1'-0"	L3
DRAWN	BA	
DESIGN	PCH	
CHK'D	PCH	OF 3
DMG PROJECT NUMBER		04-155

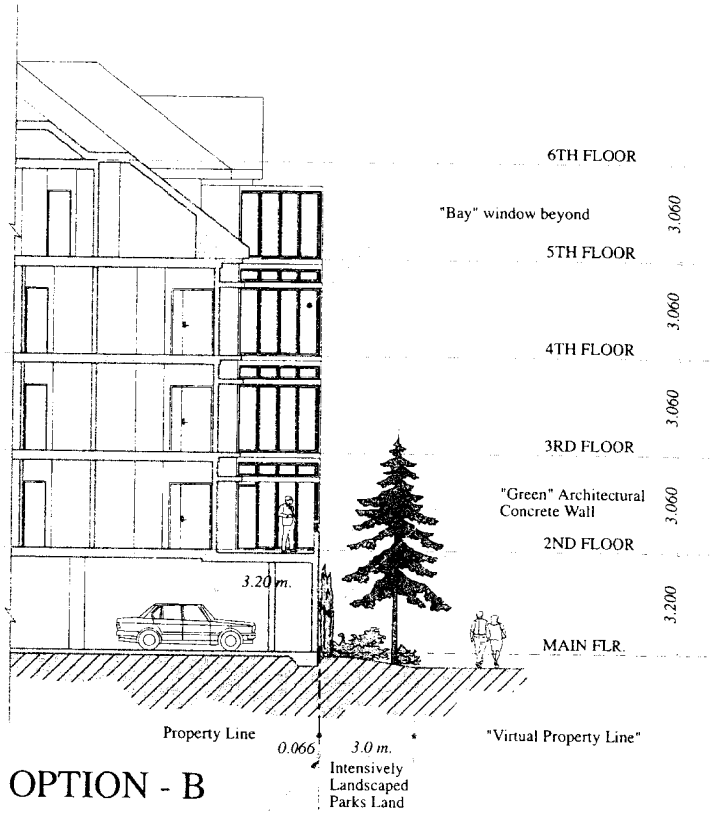
04155-3.ZIP

OPTION A



OPTION - A

0.066 m. Setback to P.L.

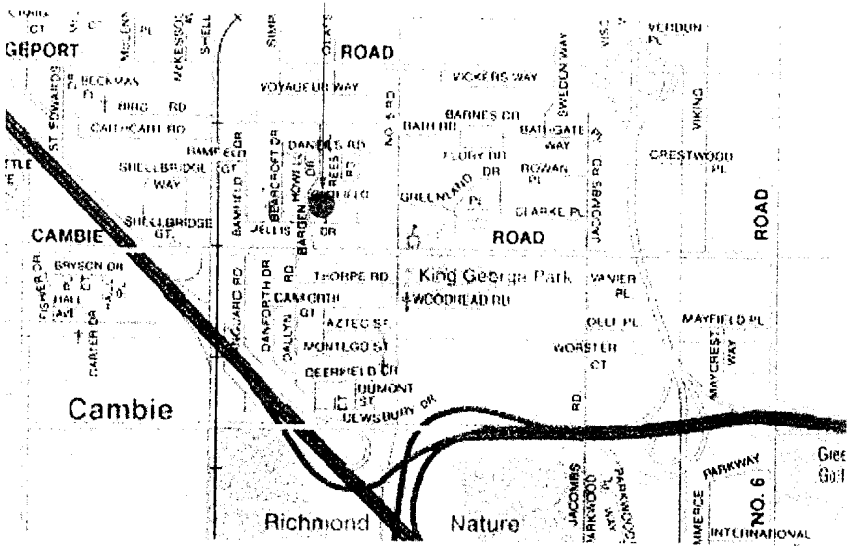


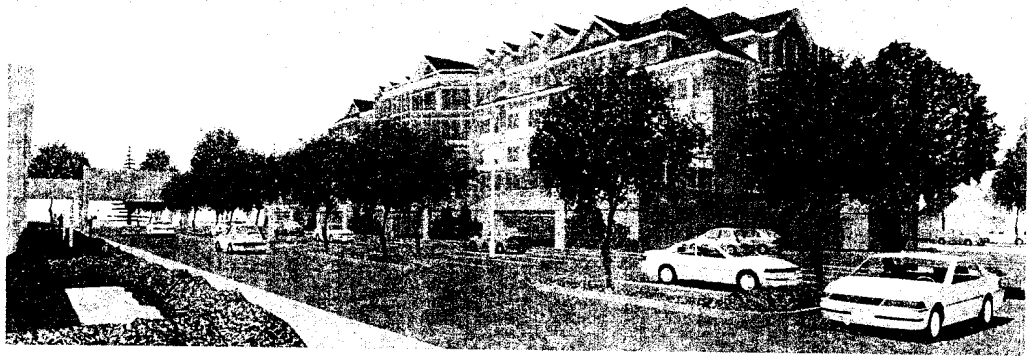
OPTION - B

0.066 m. Setback to P.L.

OPTION A

LOCATION PLAN





PERSPECTIVE

PROJECT DATA

Option - B

Civic 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):

Floor:	Existing +	Addition =	Total
Main:	1,909.5 +	990.7 =	2900.2
Second:	1,468.6 +	1,620.0 =	3,088.6
Third:	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
1,909.6 +	2,478.8 =	**4,388.4**
(=23.3%) +	(=30.3%) =	(=**53.6%**)

Project Unit Count:

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

Parking:
Bylaw Requirement:

Care:	Original 113 beds x 1/6 =	19 cars
	Additional 57 beds x 1/3 =	19 cars
Church:	Existing parking =	168 cars
Total:		**206** cars

Peak Requirement: ND Lea Parking Study = **124** cars

Proposed:

Visitor:	28 + 2HC =	30 cars
Surface:	96 + 2HC =	98 cars
Structured:	29 + 31SC =	60 cars
Total:	153 + 4HC + 31SC =	**188** cars

Preliminary

OPTION - B

OPTION B

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

Sheet Title: DATA • LOCATION PLAN

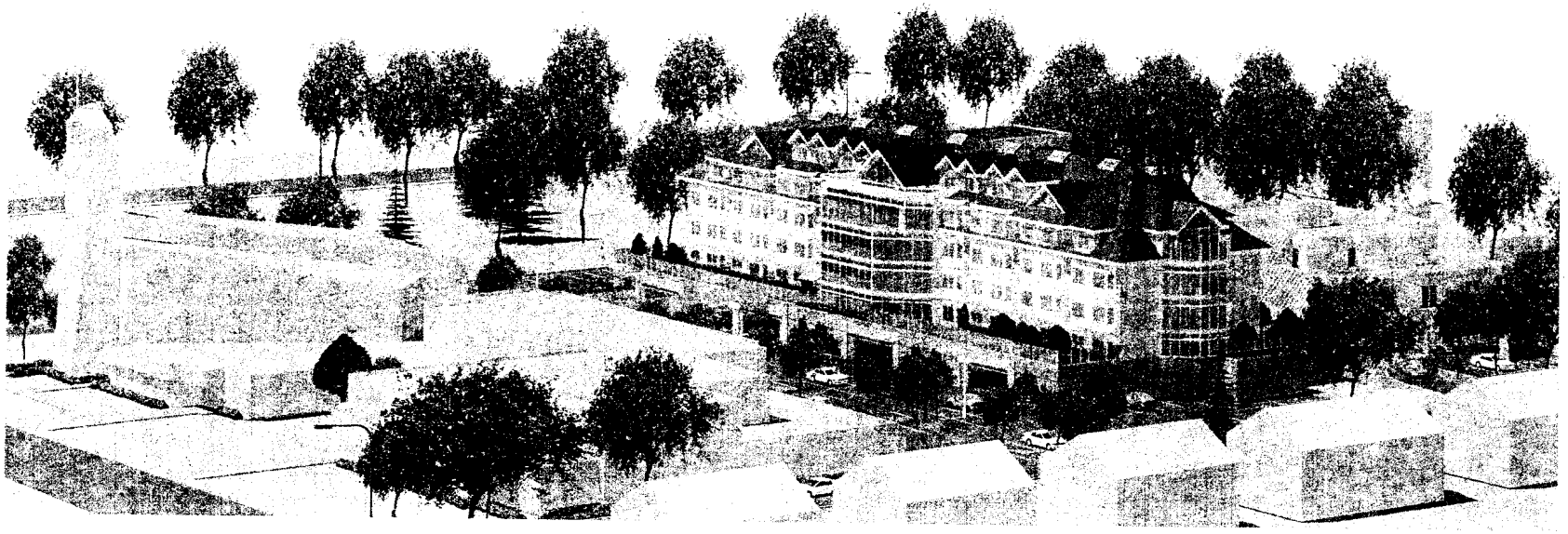
Client: **Mennonite Intermediate Care Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

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

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

B-0

Attachment 3



PROPOSED PINEGROVE PLACE ADDITION

OPTION B **B**

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

Sheet Title
COVER SHEET

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

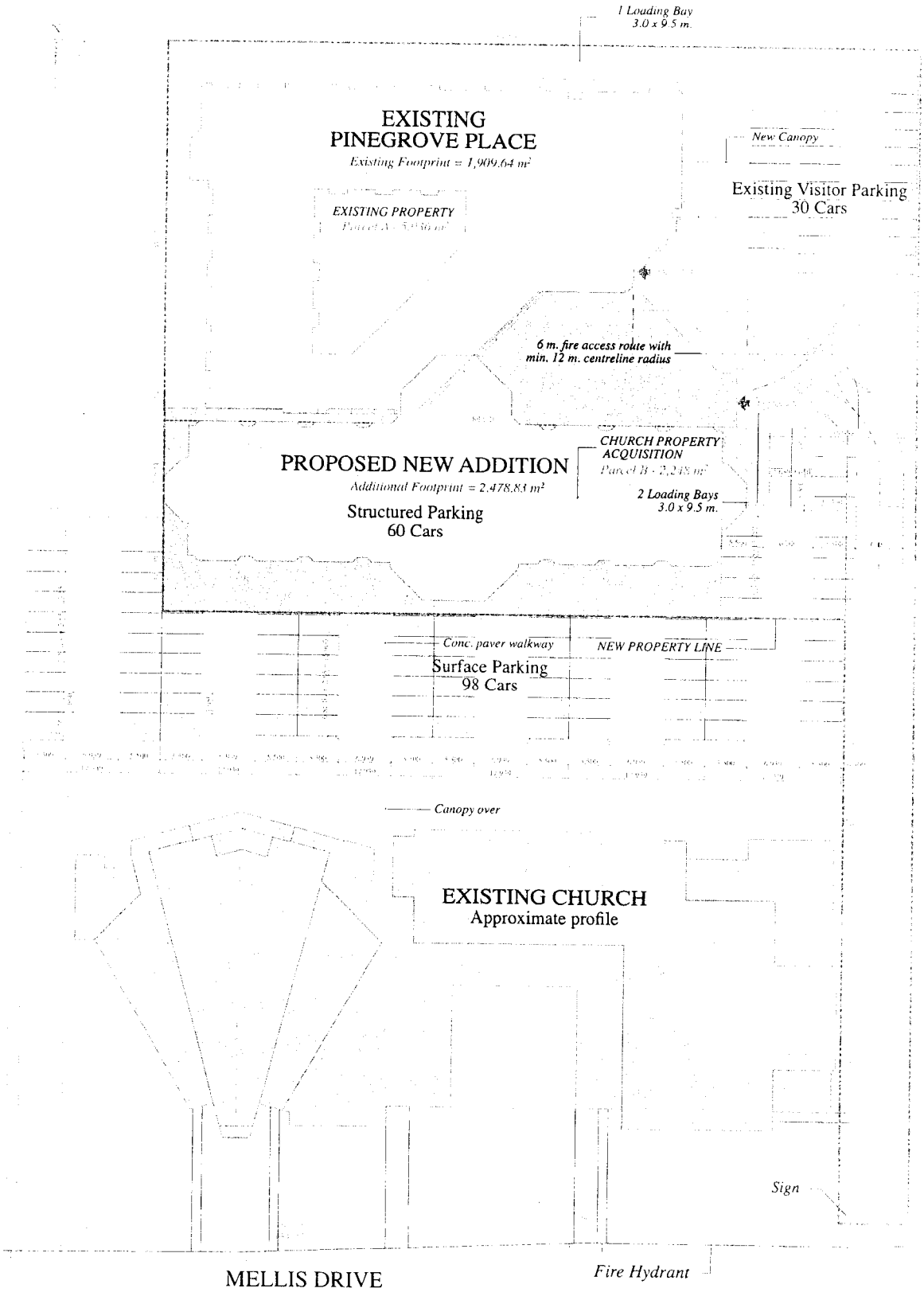
Architect
Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel (604) 682-1344 • Fax - 688-7136 • rir@telus.net

Date
APR. 11, 2006

Drawn by	Checked by
JS	RIR

Scale

Job No
03-300



SITE PLAN

Preliminary

OPTION B

OPTION B

B-1

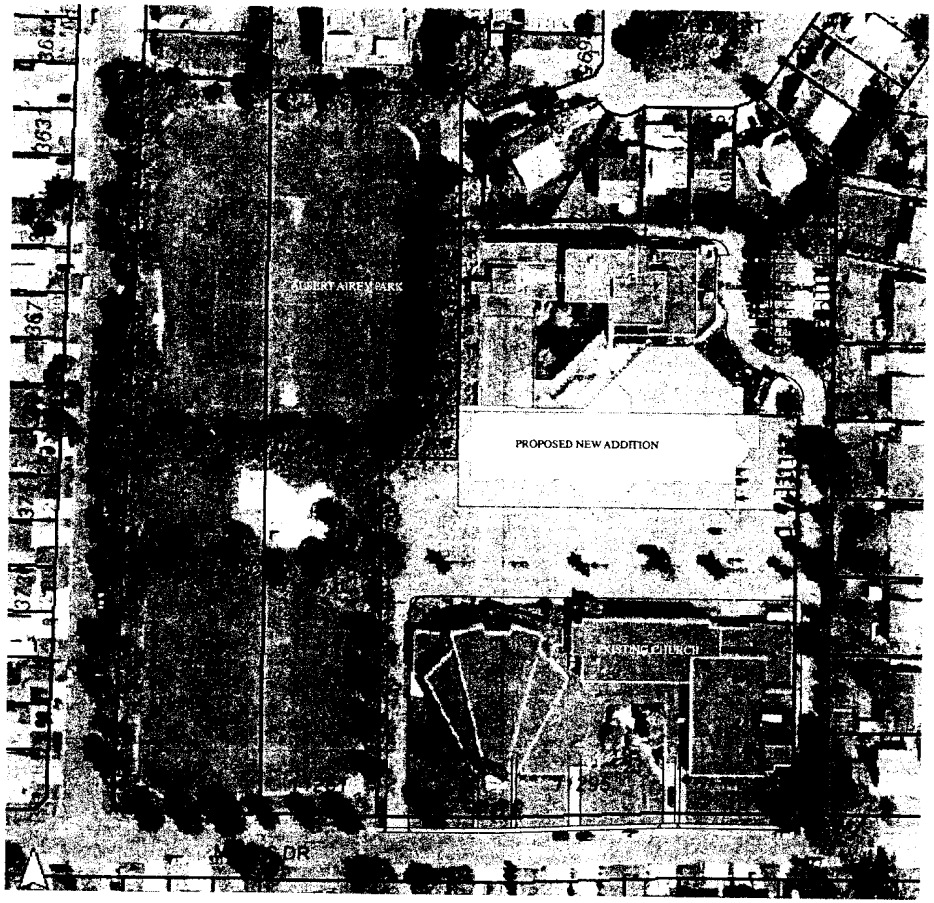
Date: APR. 11, 2006
Drawn by: JS
Checked by: RJR
Scale: 1:600 metric
Job No: 03-300

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

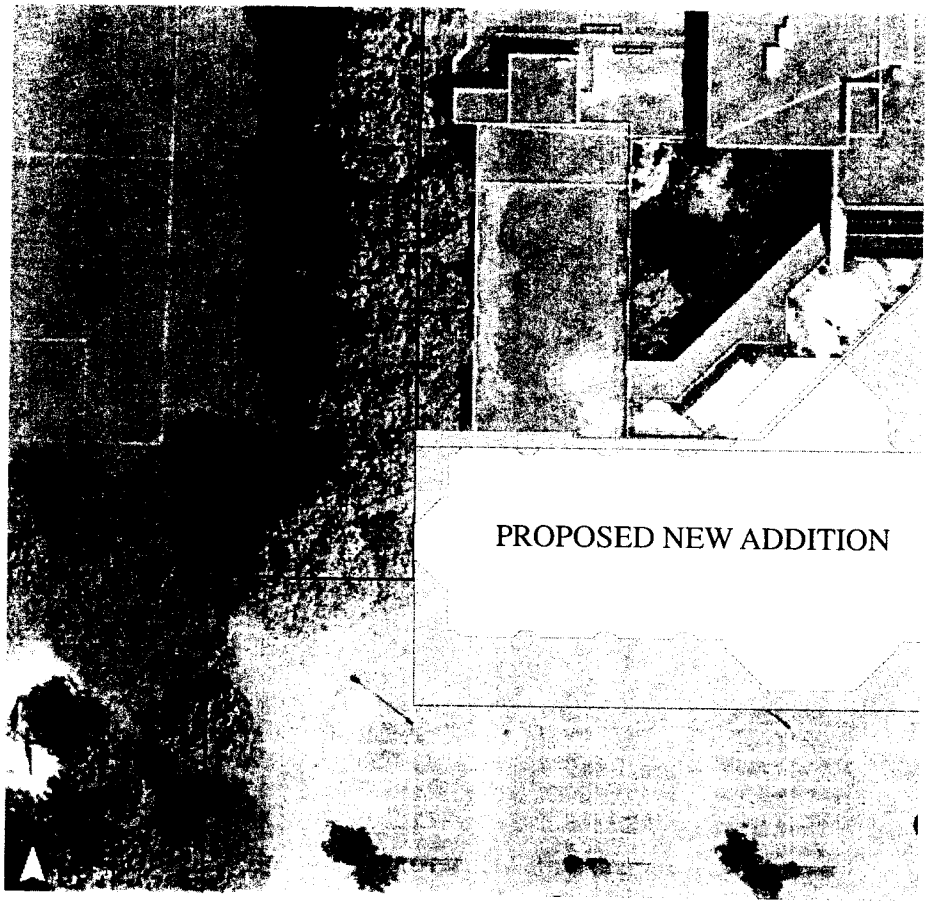
Client
Mennonite Intermediate Care Home Society of Richmond
11331 Mellis Drive, Richmond, B.C. V6X 1L8

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

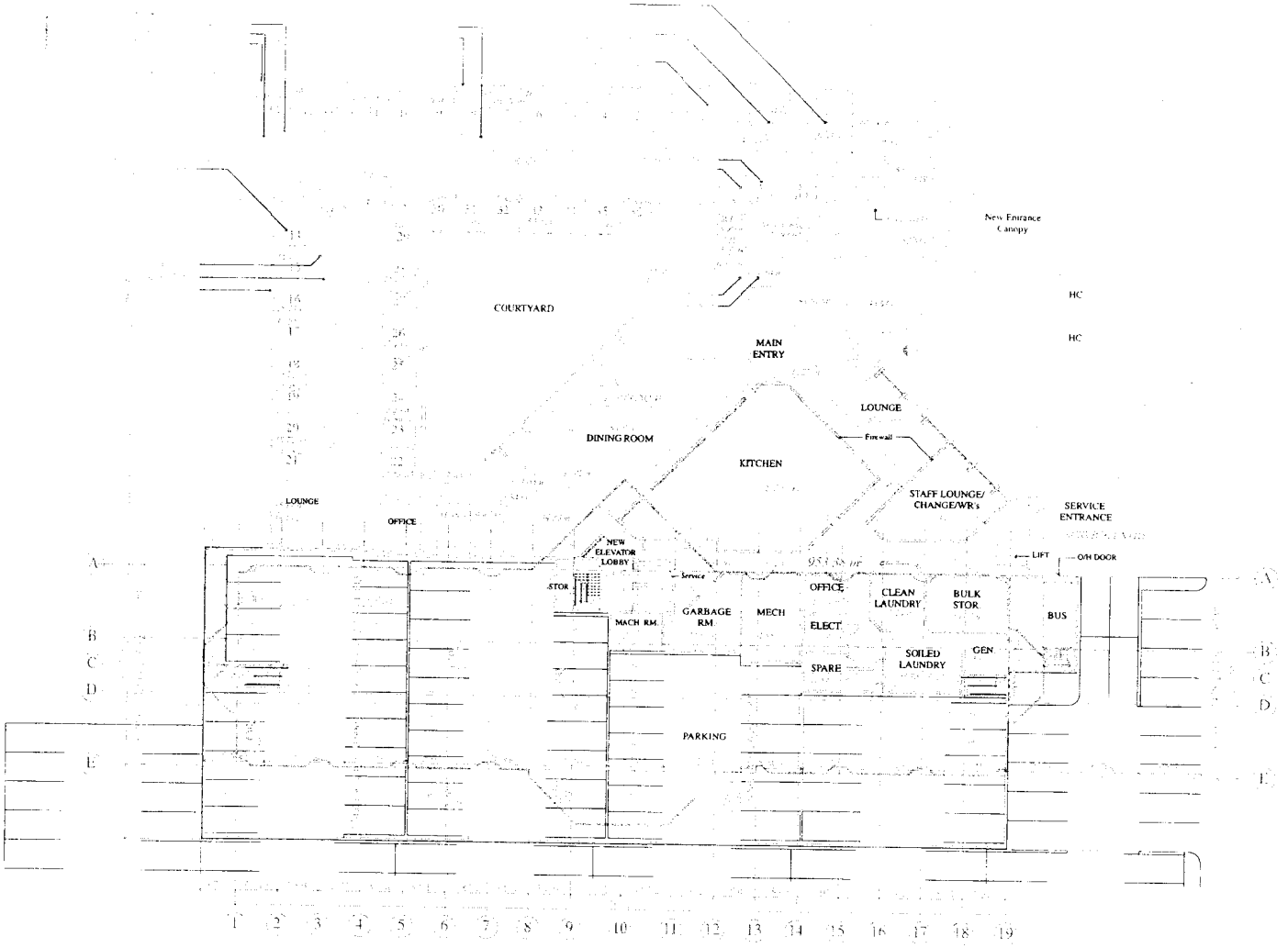
Sheet Title
SITE PLAN



SITE PLAN - OPTION B



OPTION B



MAIN FLOOR PLAN SCALE

Preliminary

OPTION - B

OPTION B

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

Sheet Title
MAIN FLOOR PLAN

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 • rir@telus.net

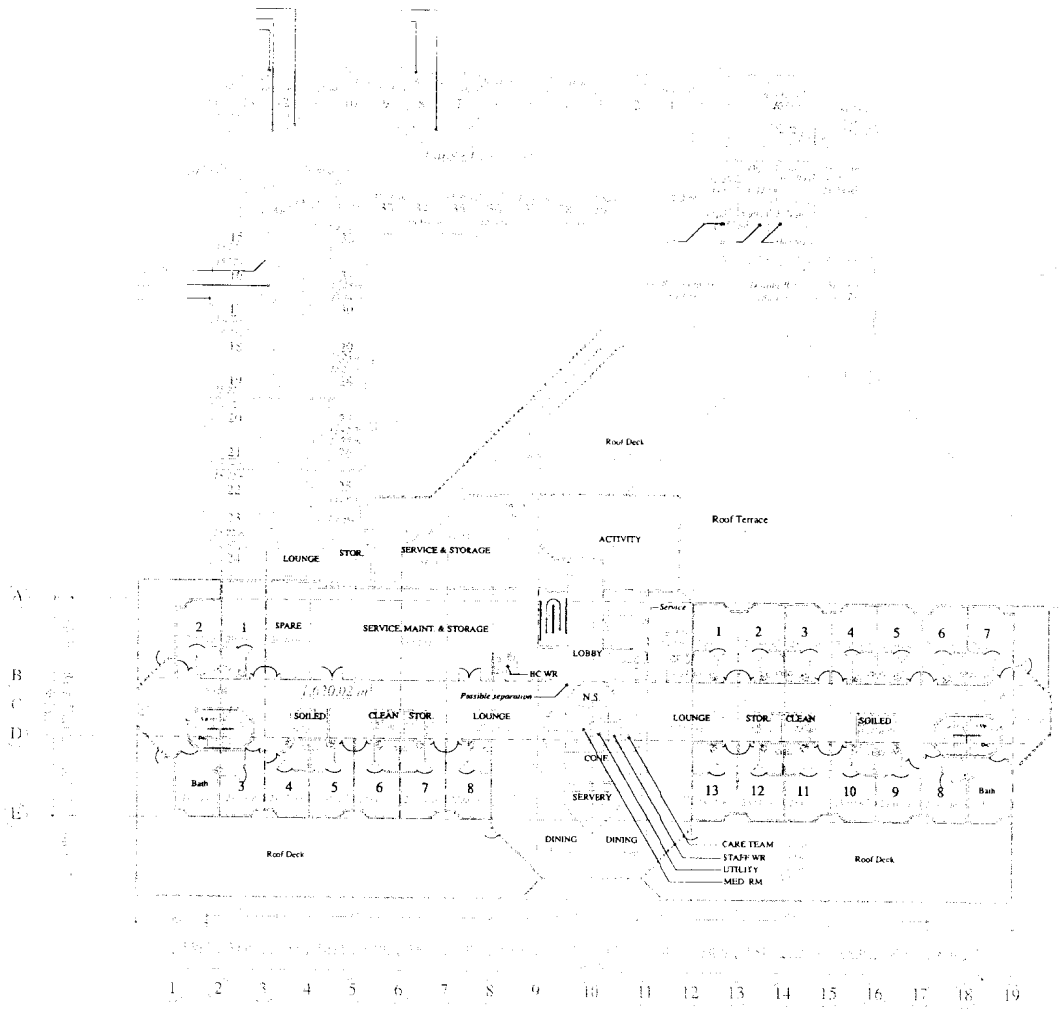
Date
APR. 11, 2006

Drawn by	Checked by
JS	RIR

Scale
1:500 metric

Job No
03-300

B-2



2ND FLOOR PLAN SCALE

Preliminary

OPTION - B

OPTION B

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

Sheet Title
2ND FLOOR PLAN

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 • rir@telus.net

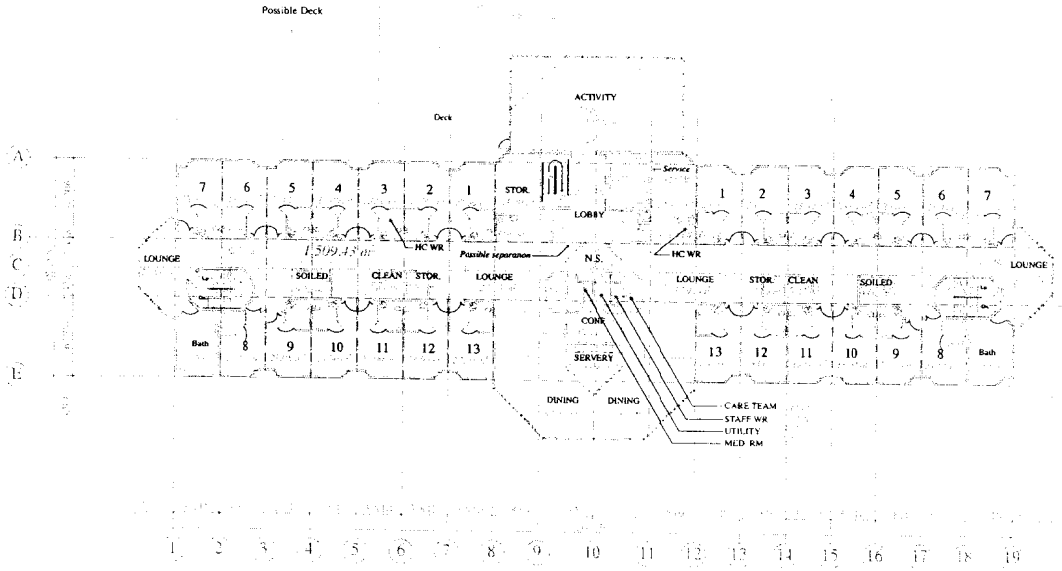
Date
APR. 11, 2006

Drawn by	Checked by
JS	RIR

Scale
1:500 metric

Job No
03-300

B-3



3RD FLOOR PLAN SCALE

Preliminary

OPTION - B

OPTION B

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

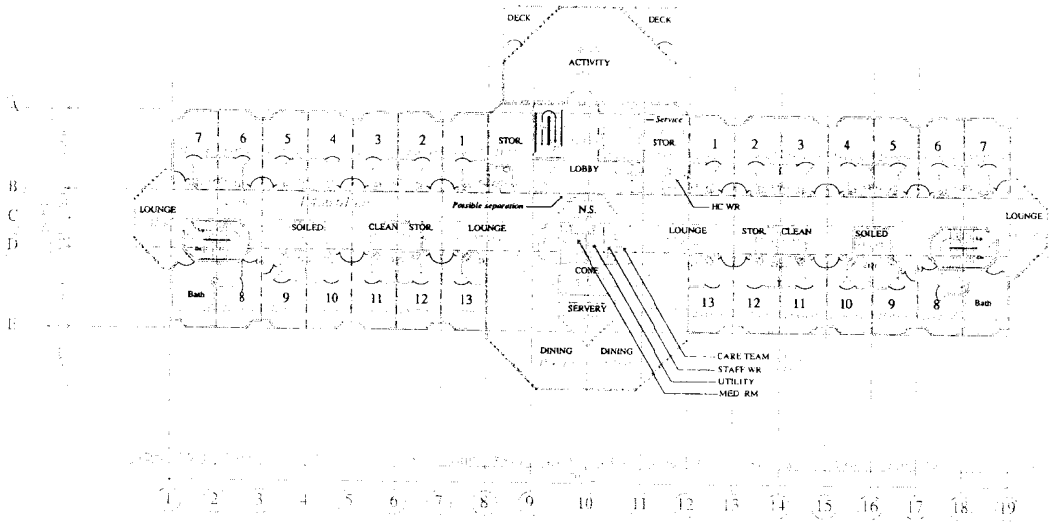
Sheet Title
3RD FLOOR PLAN

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

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

B-4



4TH FLOOR PLAN SCALE

Preliminary

OPTION - B

OPTION B

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

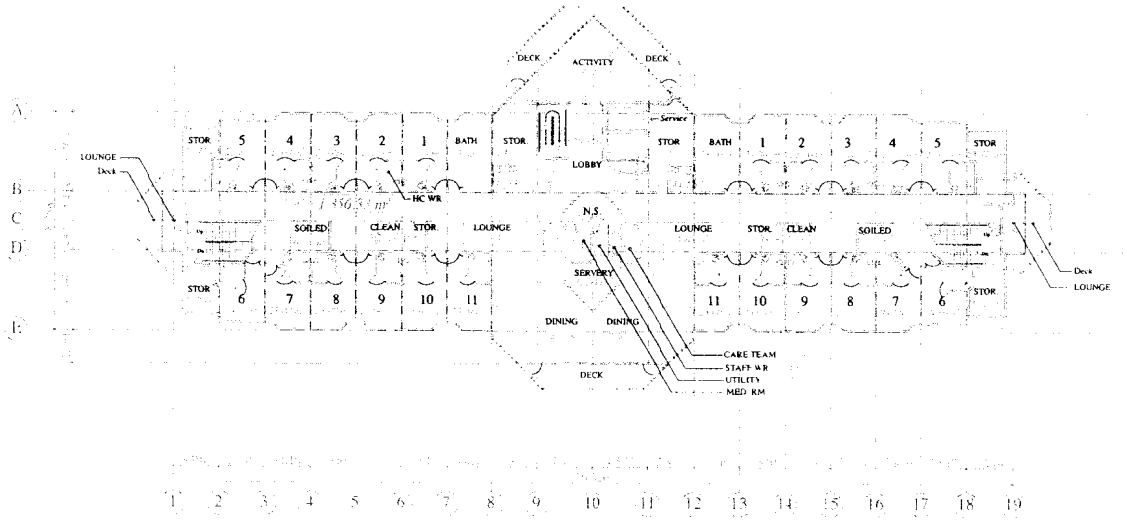
Sheet Title
4TH FLOOR PLAN

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 • rir@telus.net

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

B-5



5TH FLOOR PLAN SCALE: 1:500 metric

Preliminary

OPTION - B

OPTION B

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

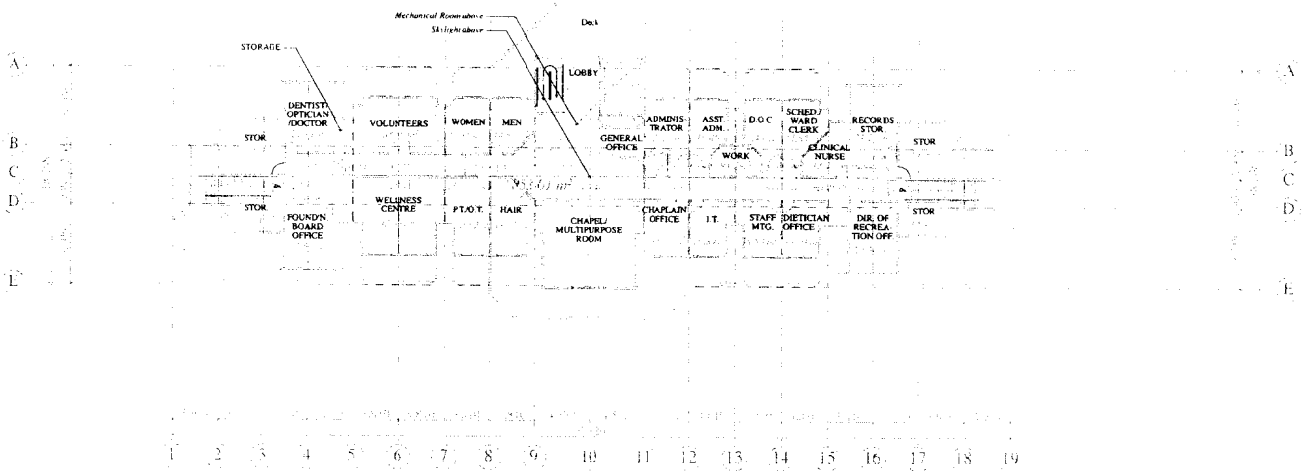
Sheet Title
5TH FLOOR PLAN

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

Architect
Isaac-Renton Architect Inc.
2106 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

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

B-6



6TH FLOOR PLAN

SCALE

Preliminary

OPTION - B

OPTION B

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

Sheet Title: 6TH FLOOR PLAN

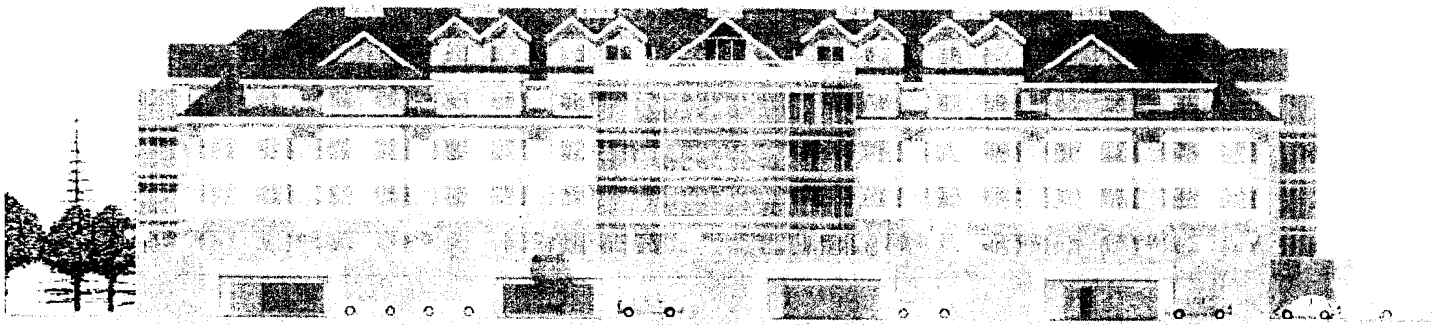
Client: **Mennonite Intermediate Care Home Society of Richmond**
11331 Mellis Drive, Richmond, B.C. V6X 1L8

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

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

B-7

EAST ELEVATION



SOUTH ELEVATION

Preliminary

OPTION B

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

Sheet Title
ELEVATIONS

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 • rir@telus.net

Date
APR. 11, 2006

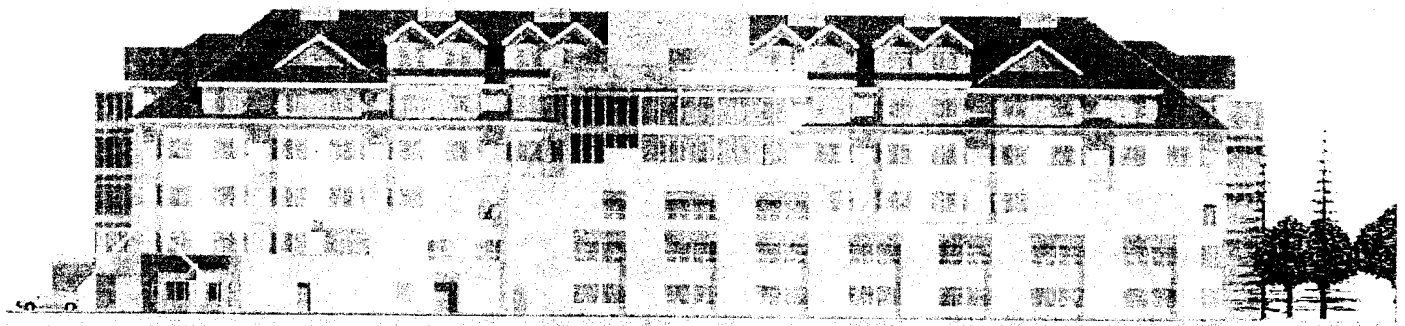
Drawn by: JS | Checked by: RIR

Scale
1:400 metric

Job No.
03-300

B-8

WEST ELEVATION



NORTH ELEVATION

Preliminary

OPTION B

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

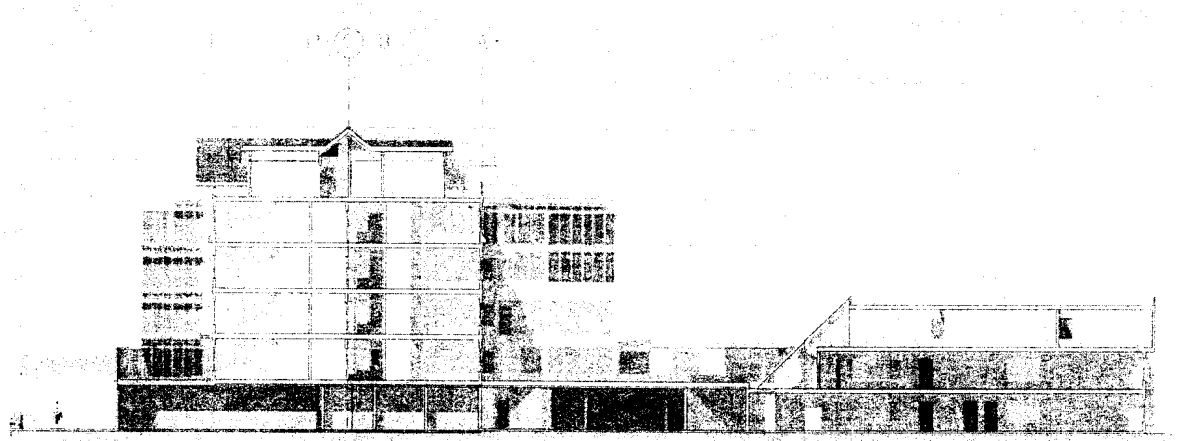
Sheet Title
ELEVATIONS

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

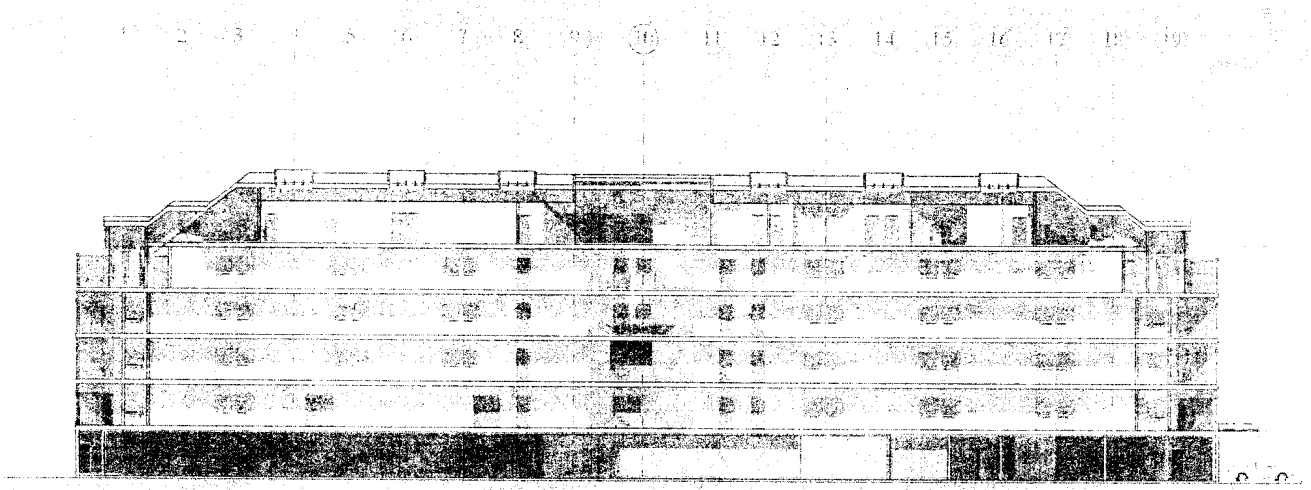
Architect
Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

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

B-9



SECTION A-A'



SECTION B-B'

Preliminary

OPTION B

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

Sheet 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 • rir@telus.net

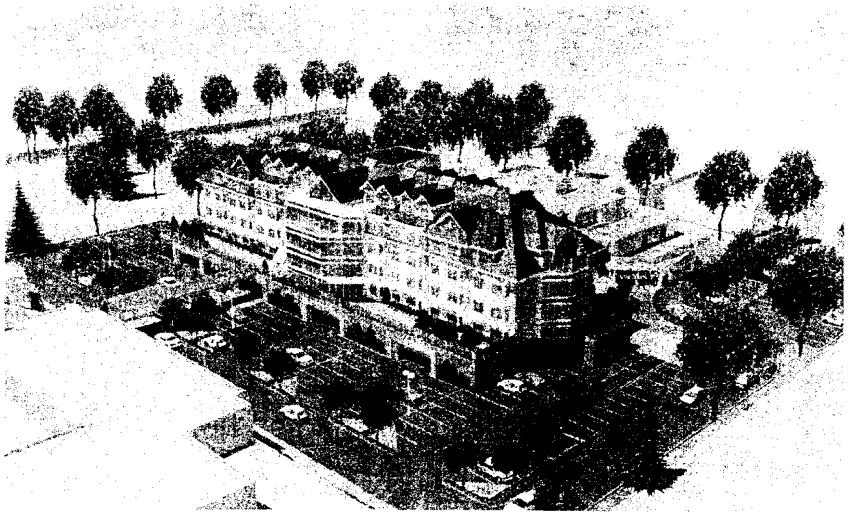
Date
APR. 11, 2006

Drawn by: js
Checked by: RIR

Scale
1:400 metric

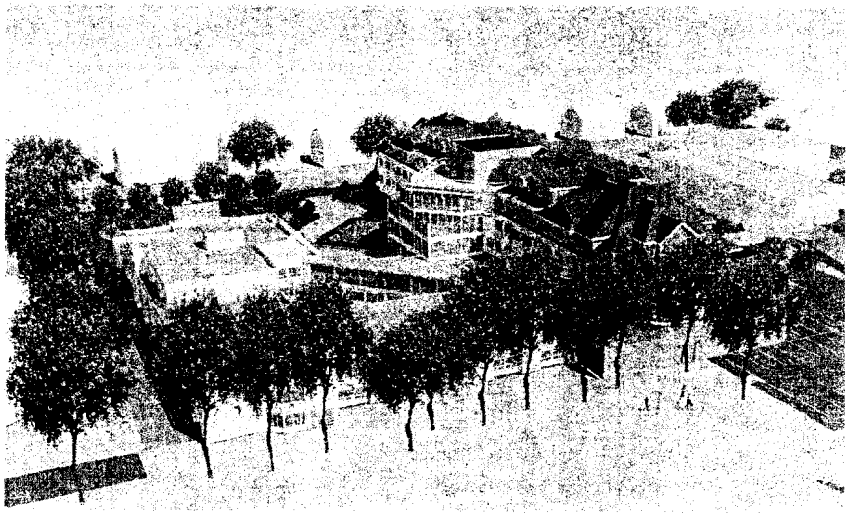
Job No.
03-300

B-10

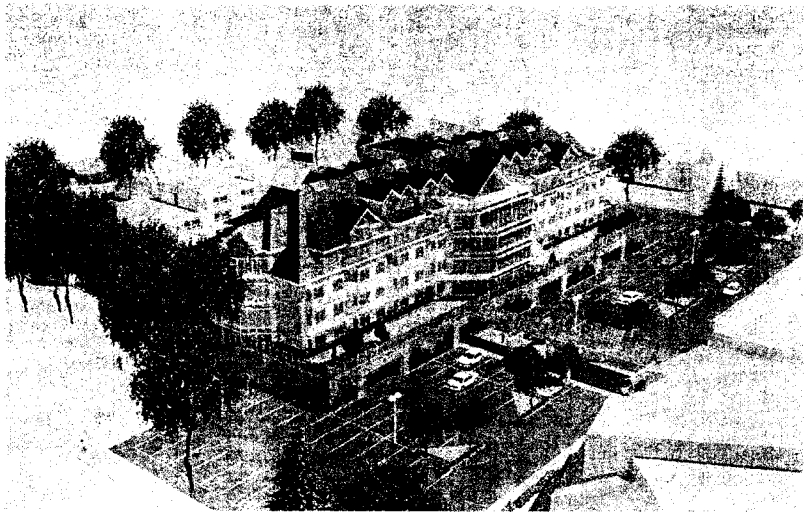


VIEW FROM SOUTHEAST

VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

Preliminary

OPTION B

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

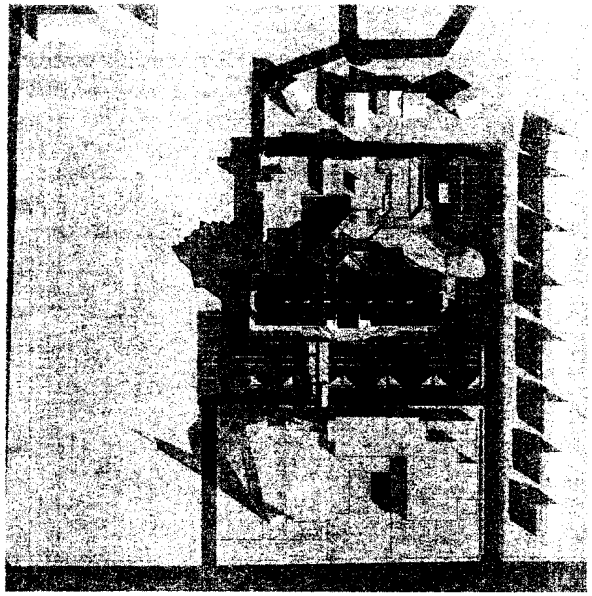
Sheet Title: 3D VIEW

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

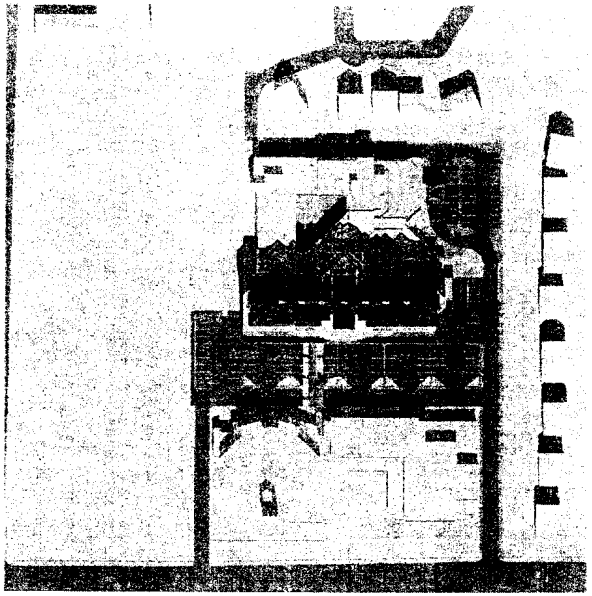
Architect: Isaac-Renton Architect Inc.
206 - 2780 Granville St., Vancouver, B.C. V6H 3J3
Tel. (604) 682-1344 • Fax - 688-7136 • rir@telus.net

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

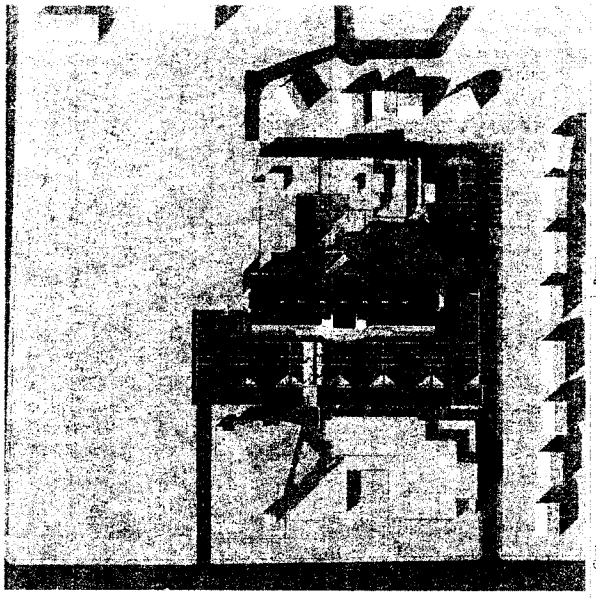
B-11



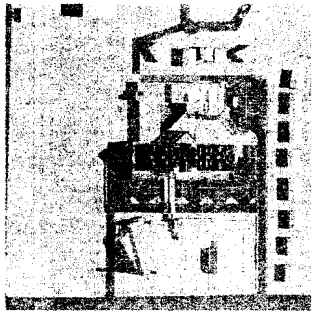
EQUINOX
9:00 a.m. - March 21/Sept. 21



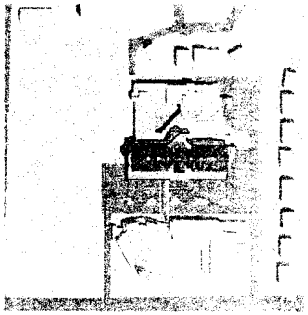
EQUINOX
12:00 p.m. - March 21/Sept. 21



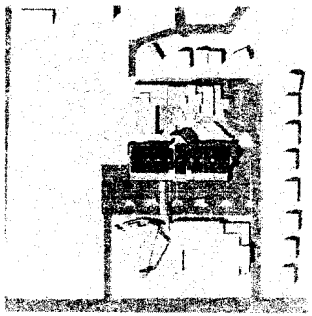
EQUINOX
3:00 p.m. - March 21/Sept. 21



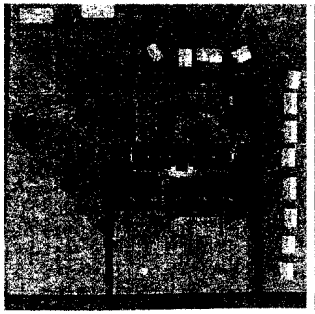
SUMMER
9:00 a.m. - June 21



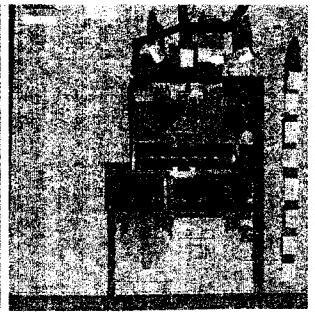
SUMMER
12:00 p.m. -June 21



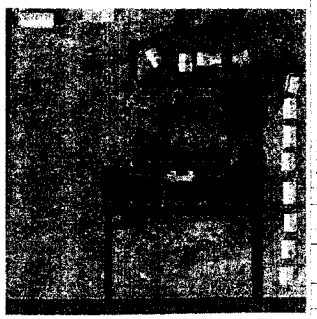
SUMMER
3:00 p.m. -June 21



WINTER
9:00 a.m. - December 21



WINTER
12:00 p.m. - December 21



WINTER
3:00 p.m. - December 21

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

Sheet Title
SHADOW ANALYSIS

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 • rir@telus.net

Date
JUNE, 2006

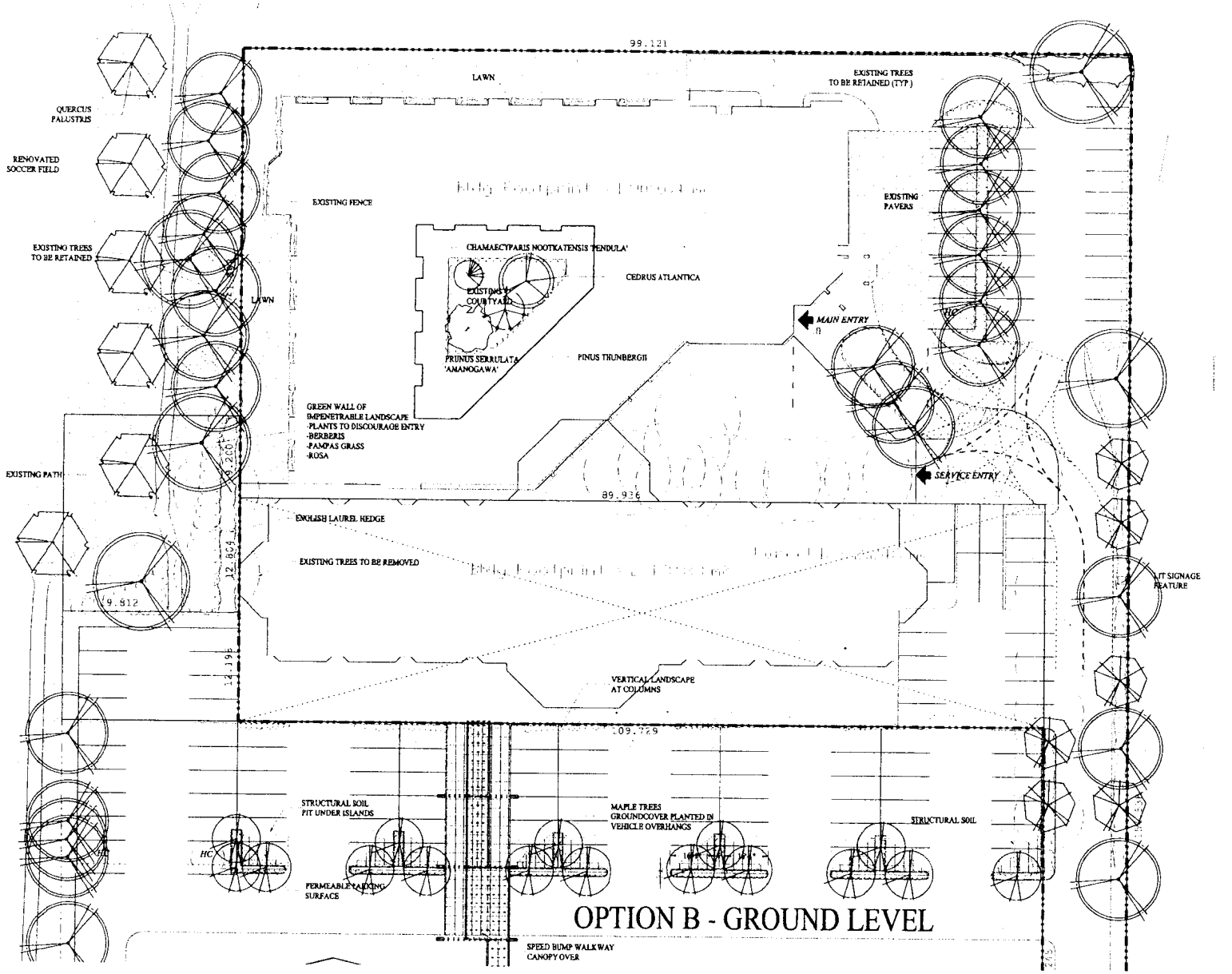
Drawn by: JS
Checked by: RIR

Scale
NTS

Job No
03-300

B-12

OPTION B



OPTION B - GROUND LEVEL

NO	DATE	REVISION DESCRIPTION	DR

SEAL:

DMG
landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
Patrick Campbell Metz Consultants Ltd.
Mary Chan Yip Consultants Ltd.
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia
V5C 6G9
ph (604) 437 3942, fx 437-8723

PROJECT:

PINEGROVE PLACE ADDITION
11331 MELLIS DRIVE
RICHMOND, BC

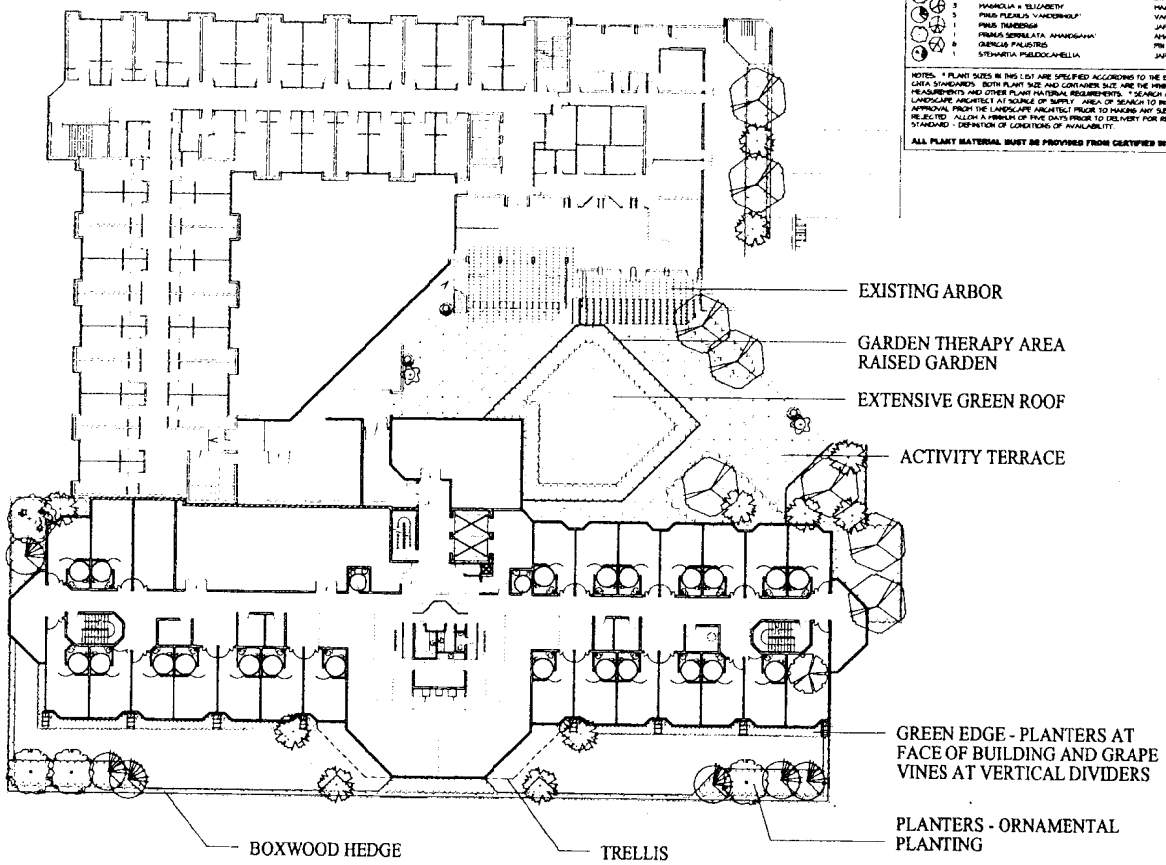
DRAWING TITLE:

GROUND LEVEL PLAN - OPTION B

DATE:	06 APR 10	DRAWING NUMBER:	
SCALE:	1/8" = 1'-0"		L1
DRAWN:	BA		
DESIGN:	RCH		
CHK'D:	RCH		OF 3
DMG PROJECT NUMBER:			04-155

CH155-3.ZIP

OPTION B



PLANT SCHEDULE

DMG JOB NUMBER: 04-155

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT, B&B
	16	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	8CM CAL; 3M STD; B&B
	5	ACER RUBRUM 'BOWHALL'	RED MAPLE	8CM CAL; 3M STD; B&B
	1	CEDRUS ATLANTICA	ATLAS CEDAR	7.5M HT; B&B
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2M HT; B&B
	9	CHAMAECYPARIS PISIFERA 'FILIFERA'	THREADLEAF CYPRESS	80CM; B&B
	20	EXISTING TREE	TO REMAIN	
	3	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	2M HT; B&B
	3	MAGNOLIA x 'ELIZABETH'	MAGNOLIA	2M HT; B&B
	5	PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF LIMBER PINE	2M HT; B&B
	1	PINUS THUNBERGII	JAPANESE BLACK PINE	2.5M HT; B&B
	1	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	8CM CAL; 2M STD; B&B
	8	QUERCUS PALUSTRIS	PIN OAK	8CM CAL; 2.5M STD; B&B
	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

OPTION B - 2ND LEVEL

NO	DATE	REVISION DESCRIPTION	DR.

SEAL

DMG landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
Pearce Campbell Mills Consultants Ltd.
Mary Chan Yip Consultants Ltd.
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia
V5C 6G9
ph (604) 437-3942, fx 437-8723

PROJECT:

PINEGROVE PLACE ADDITION

11331 MELLIS DRIVE
RICHMOND, BC

DRAWING TITLE:

SECOND LEVEL PLAN - OPTION B

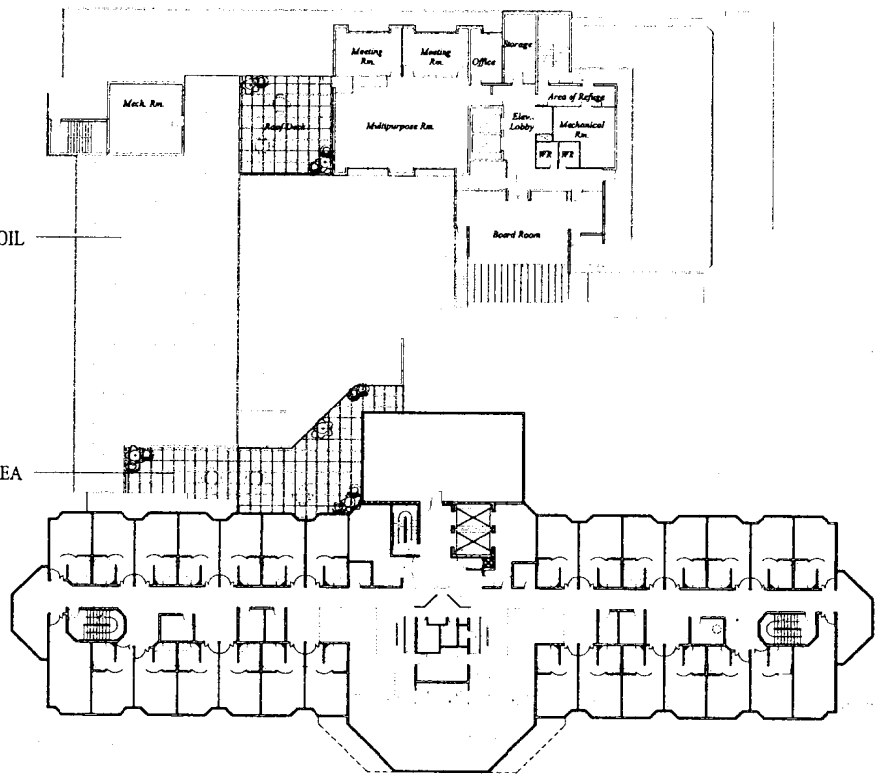
DATE: 06/APR/10	DRAWING NUMBER: L2
SCALE: 1/8" = 1'-0"	
DRAWN: BA	
DESIGN: RGH	
CHKD: RGH	OF 3
DMG PROJECT NUMBER:	04-155

04155-3.ZIP

OPTION B

EXTENSIVE GREEN ROOF
COMPRISED OF 6" DEPTH OF SOIL
AND NATIVE PLANTINGS

NEW FURNISHED DECK AREA



OPTION B - 3RD LEVEL

NO	DATE	REVISION DESCRIPTION	DR

SEAL:

DMG
landscape architects
A Partnership of
J.D. Mitchell & Associates Ltd.
Patrick Cotterell Mills Consultants Ltd.
Mary Chan Yip Consultants Ltd.
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia
V5C 6G9
ph (604) 437-3942; fx 437-8723

PROJECT:

PINEGROVE PLACE ADDITION
11331 MELLIS DRIVE
RICHMOND, BC

DRAWING TITLE:

THIRD LEVEL PLAN - OPTION B

DATE: 09 APR 10	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L3
DRAWN: BA	
DESIGN: PCH	
CHKD: PCH	OF 3
DMG PROJECT NUMBER:	04-155

0455-9.ZIP

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 (m^2):	5,936 m²	8,717 m²
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 m²	8,717 m²	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 (m^2):	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

ATTACHMENT 5

EAST RICHMOND COMMUNITY ASSOCIATION

4111 Jacombs Road, Richmond, British Columbia V6V 1N7 • Telephone (604) 233-8399
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

ATTACHMENT 6

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 ***DP 05-303677***
11331 Mellis Drive
(Preliminary)

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

ATTACHMENT 7

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 Bargen 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.

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 m^2, 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 '0' 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
Number of Beds	122 new beds; 27 more beds than Option B.	95 new beds; 27 fewer beds than Option A.	A
Internal Functionality	Works well; integrates well with existing building.	Works, but several internal services are not convenient to each other; reduces floor plate.	A
Operational Efficiency	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
Support Space	Good ratio between service/amenity space and care requirements; well located.	Ratio between service/amenity space and care severely minimized.	A
Exterior Impact			
• *Proximity to neighbours*	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
• *Shadow on neighbours*	Shadow diagrams show minimal impact only around winter solstice on neighbouring properties. No concerns expressed at June 2005 open houses.	Similar to A.	Either
• *Height and overlook*	Limited overlook as rooms face north and south. One concern expressed about height at June 2005 open houses.	Similar to A.	Either
• *Entrance area of building*	Works well, entrance visible to entering public; lets light into area.	Similar to A.	Either
• *Massing*	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

ATTACHMENT 9

Criteria	Option A	Option B	Best Option
• *Massing, continued*	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**

ATTACHMENT 10

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

City of Richmond

Bylaw 8098

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	JUL 24 2006
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

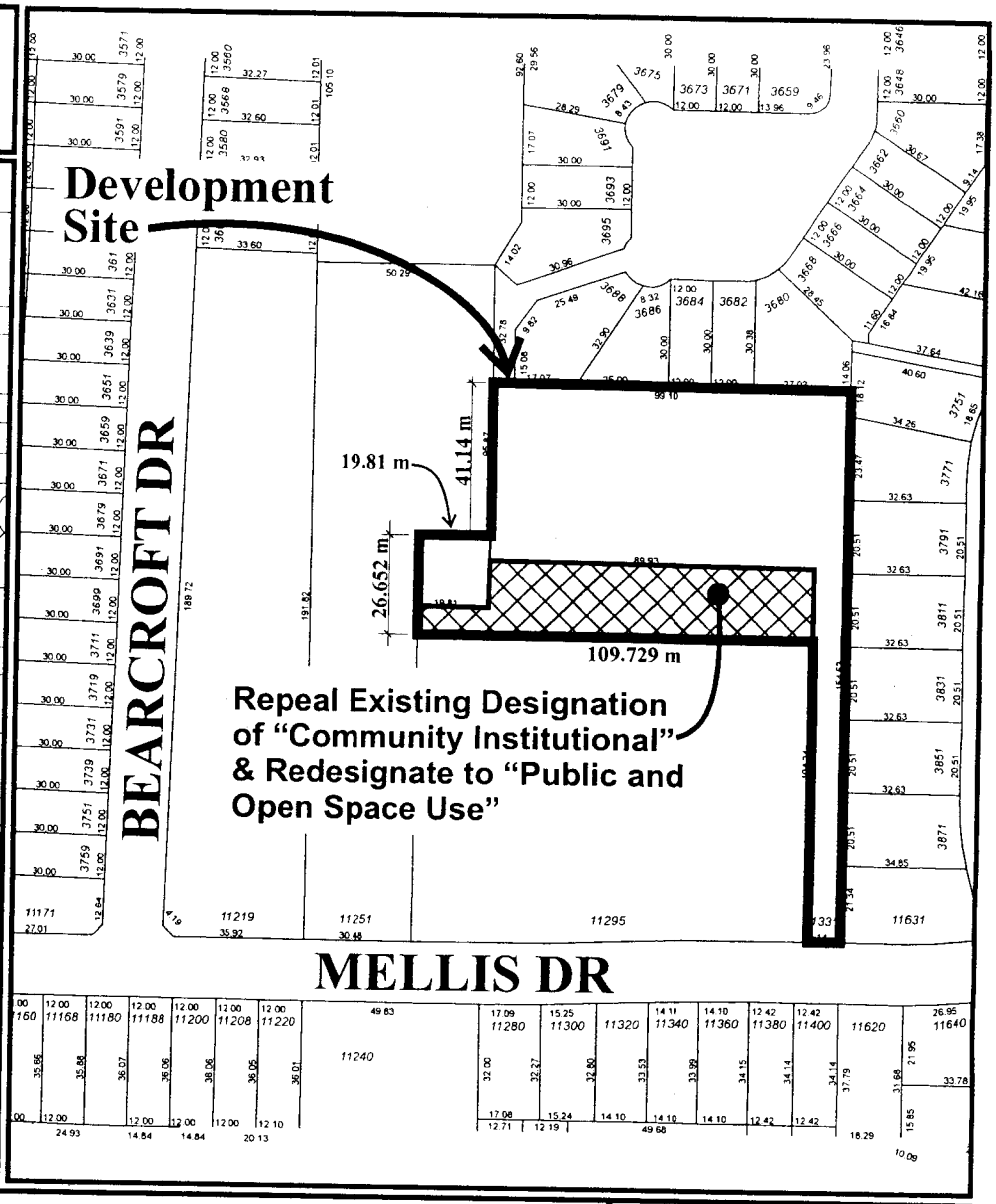
CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

1928560

City of Richmond



Schedule A to Bylaw No. 8098
OCP Amendment

Original Date: 08/03/05

Revision Date: 07/04/06

Note: Dimensions are in METRES

City of Richmond

Bylaw 8099

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 m^2 (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".**

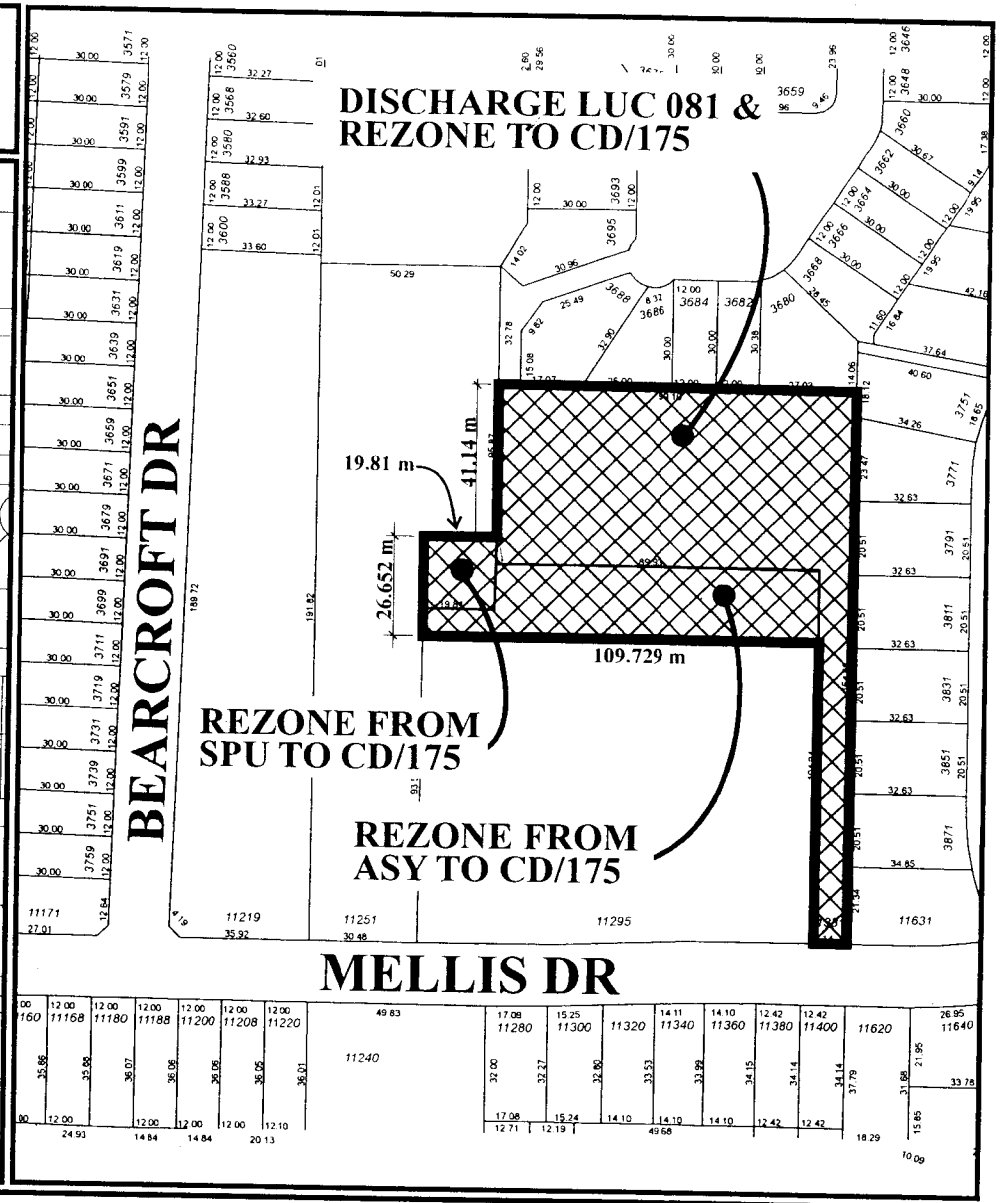
FIRST READING	JUL 2 4 2006
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond



Schedule A to Bylaw No. 8099
RZ 05-303677

Original Date: 08/03/05

Revision Date: 06/27/06

Note: Dimensions are in METRES

City of Richmond

Report to Committee

To Closed Council - Jul 24, 2006 Closed
To Closed Planning - Jul 18, 2006.

To: Planning Committee
Date: June 1, 2006

From: Christine McGilvray
Manager, Lands and Property
XR: 06-2290-20-070/Vol 01
File: 12-8060-20-8084

Re: **Albert Airey Park - Sale of Portion of Parkland to Facilitate Pinegrove Place Care Home Facility Expansion (Bylaw 8084)**

Staff Recommendation

That the following recommendation and associated report be forwarded to the next open Council meeting.

That Bylaw 8084 authorizing sale of a portion of Albert Airey Park to Mennonite Intermediate Care Home Facility (Pinegrove Place), for $170,000.00 to facilitate expansion of the facility, be forwarded to Council for 1st reading and advertising in conjunction with rezoning application RZ05-303677.

Christine McGilvray
Manager, Lands and Property
(4005)

Att.

FOR ORIGINATING DIVISION USE ONLY	
ROUTED TO: — **CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
City Clerk ..... Y ☑ N ☐ Law ..... Y ☑ N ☐ Parks Design, Construction & Programs .. Y ☑ N ☐ Development Applications ..... Y ☑ N ☐ Policy Planning ..... Y ☑ N ☐	
REVIEWED BY TAG — YES ☑ DW — NO ☐	**REVIEWED BY CAO** — YES ☑ — NO ☐

Staff Report

Statutory Closed Meeting Criteria:

This report meets the following statutory closed meeting criteria:

> 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality

Recommendation on Disclosure

It is recommended that this recommendation and associated report be forwarded to open Council for consideration at the next open Council meeting.

Origin

Planning staff are processing an OCP and rezoning amendment and subdivision application for the expansion of Pinegrove Place Mennonite Intermediate Care Home facility, located on Mellis Drive, next to Albert Airey Park.

The rezoning application presents two options. One option proposes that the City sell a 287 square metre (3089.34 square feet) portion of the park to facilitate the expansion plan.

Findings Of Fact

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 the potential expansion or construction for Richmond Health Services to develop and operate an additional 160 beds in Richmond. The Pinegrove Place Mennonite Intermediate Care Home Facility in Richmond has a potential opportunity, through redevelopment, to expand their existing facility to help address the shortage.

The rationale for purchasing a small portion of adjacent parkland is so that a new addition to the facility will maximise the number of beds that may be provided at the site. It will also help mitigate overlook and shadowing issues for the single-family developments which are adjacent on the east side of the site.

The park, located at 11251 Mellis Drive, is titled fee simple land owned by the City. Research indicates it was acquired through a mix of purchase by the City and dedication of land required as part of the approval process for the original development of the church and care facility in 1977.

Under the terms of the Community Charter (Section 27) the City may sell parkland with the passage of a bylaw that is subject to the alternative approval process. The proceeds from a disposal of park land must be placed to the credit of a parkland acquisition reserve fund.

Analysis

The potential sale of dedicated parkland to support redevelopment – albeit a community care home facility – establishes a precedent. The proposal (and any future proposals) should be evaluated against the greater community benefit to discourage the development community from assuming entitlement to ask for adjacent parkland to add to development sites.

Staff considered disposition of the area required by long term land lease rather than sale. However, this was not feasible since the new development would straddle property lines, which is not permitted.

The area proposed for sale is 287.1 square metres (3,089.34 square feet) - approximately 2% of the area of the 3.617 acre park, and is identified on the Area Context Plan (attachment 1).

The sale of the portion of park will generate the following park upgrades and enhancements, provided by the developers:

- Upgrades to the existing park including the soccer field, pathway, perimeter drainage system and mature trees (estimated value $44,000);
- Neighbourhood amenity contribution - a voluntary community public art project (estimated value $35,000);
- Landscape buffer and a green wall to soften the zero lot line to park, including plantings of evergreen trees shrubs and vines;
- Maintenance of the green buffer for an initial period of one year after which the City shall assume the maintenance of any trees or shrubs planted within the park. The vines which will be attached to the building will remain the responsibility of Pinegrove Place.

Financial Impact

Factors to be considered in determining fair compensation to the City for the disposition of the portion of park land are the financial impact derived from the acquisition by the developers, the impact on the utility of the land with which it is to be consolidated and changes to the development potential of those lands (e.g. buildable area), and the loss of utility to the community.

The selection of a unit value to apply to this non-market parcel has been achieved by:

1. a review of single-family residential land values (sales) in the immediate neighbourhood of the facility, the purchase of which might otherwise be necessary if the adjoining land was not park. This indicates a median land value of $55.00 per sq.ft., derived from eight properties in the neighbourhood, sold between March and May 2006;

2. an examination of the FAR that will be achieved by the site of after rezoning. The parkland, upon consolidation with the larger lot, will contribute value at the same unit

value as the larger lot. The FAR of the development site including the park area is approximately 1.49 and excluding the park area is approximately 1.43. This difference would be reflected in the number of beds that could be accommodated at the facility (122 beds versus 95). The development is a not-for-profit intermediate care facility and the increase in FAR provided by the addition of the parkland will not add to developer profit or returns in a market sense;

3. A review of the 2006 assessed unit value of the existing adjacent Pinegrove Place site (1.46 acres), which is $43.00 per square foot, under its existing density;

4. The added compensation to the community for removal of this park area from community use is reflected within the park upgrade work ($44,000) and the voluntary public art contribution ($35,000).

Sale of the park land is recommended at $55.00 x 3089.34 sq.ft. = $169,913, rounded to $170,000.

Conclusion

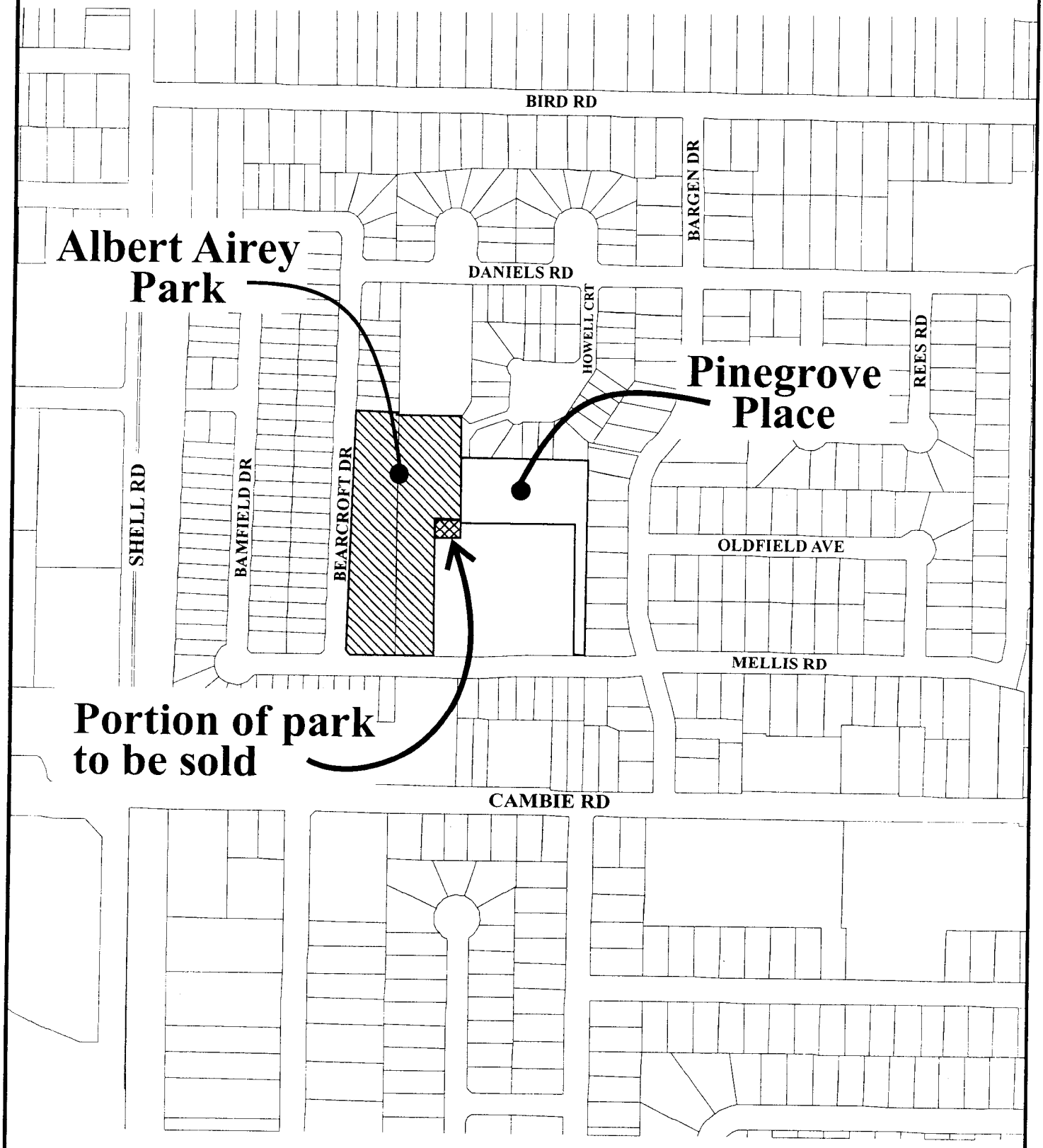
In order for the sale of parkland to complement the rezoning application, Albert Airey Park – Sale of Portion of Park Bylaw 8084 (attachment 2) should be received and forwarded to Council (along with the rezoning application) for first reading.

Staff recommends that the sale of parkland Bylaw be advertised, along with the Public Hearing for the rezoning, so that public input may be obtained.

Provided Council supports the sale in conjunction with the rezoning application, an alternative approval process will be undertaken after the Public Hearing.

Christine McGilvray
Manager, Lands and Property
(4005)

ATTACHMENT 1



Albert Airey Park - Area Context Plan

Original Date: 07/04/06

Amended Date:

Note: Dimensions are in METRES

City of Richmond

Bylaw 8084

Albert Airey Park - Sale of Portion of Park Bylaw

The Council of the City of Richmond enacts as follows:

1. Subject to Section 27(1) of the Community Charter, S.B.C., 2003, c.26, and approval of a subdivision including the lands hereinafter described, that 287.1 square metres of land from Lot 174 Section 25 Block 5 North Range 6 West New Westminster District Plan (PID 003-624-510) shown outlined in bold on the attached plan (Schedule A) prepared by Christopher S. Cryderman, B.C.L.S., of Underhill & Underhill, Engineers and Surveyors, dated 2nd of June 2006, be sold to Mennonite Intermediate Care Home Society of Richmond, or its designate, for $1.00 and other good and valuable consideration (the purchase price).

2. This Bylaw is cited as **"Albert Airey Park - Sale Of Portion Of Park Bylaw".**

FIRST READING	JUL 2 4 2006
SECOND READING	
PUBLIC NOTICE GIVEN	
THIRD READING	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

1901278

EXPLANATORY PLAN TO
ACCOMPANY ALBERT AIREY PARK
SALE OF PORTION OF PARK BYLAW #8084
BEING PART OF LOT 174, SECTION 25,
BLOCK 5 NORTH, RANGE 6 WEST,
NEW WESTMINSTER DISTRICT, PLAN 53633

PLAN BCP

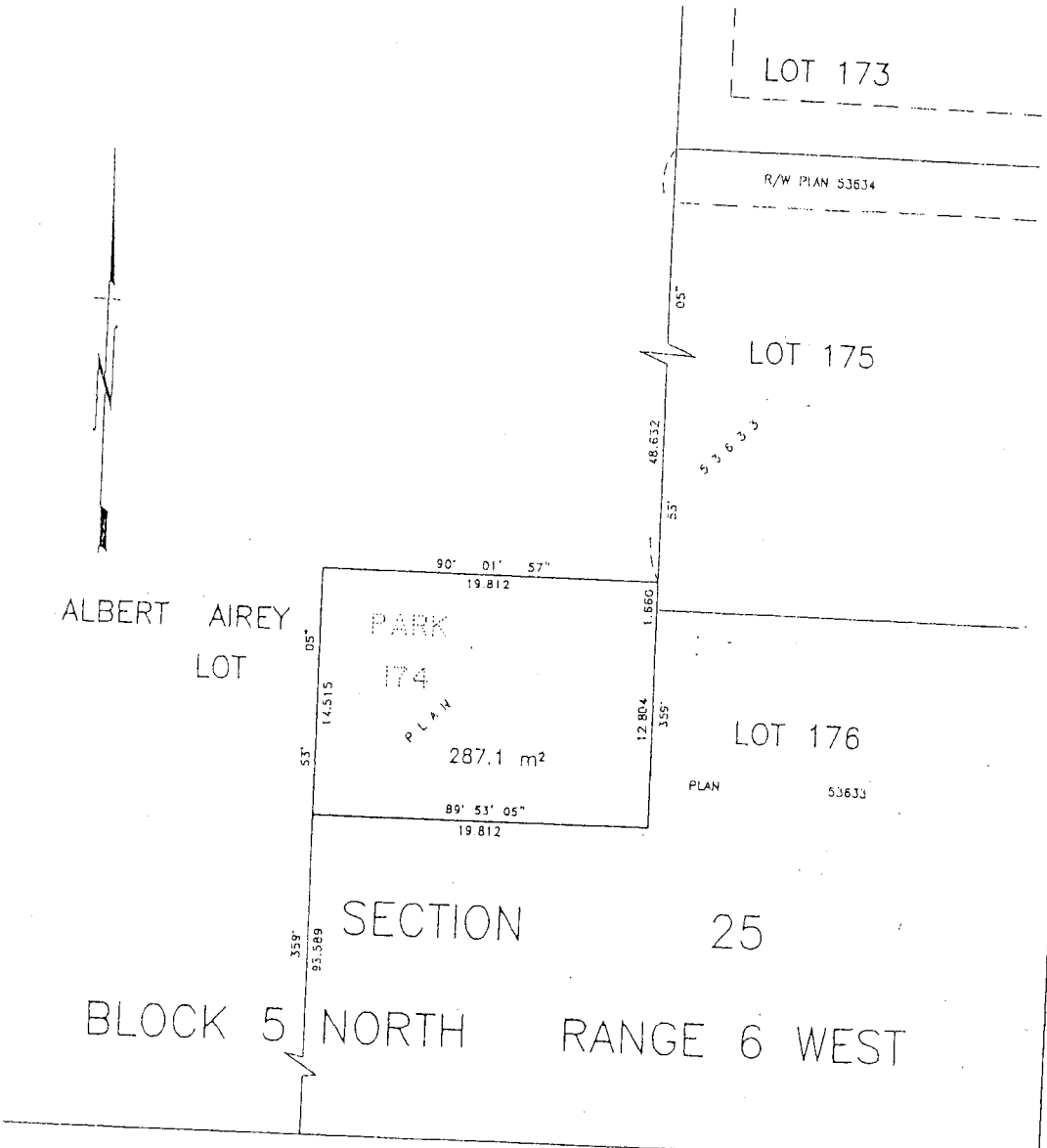
DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C. THIS
DAY OF , 2006

SCALE 1:250

5m 0 5 10m

PURSUANT TO SECTION 99 (1)(c) L.T.A.
B.C.G.S. 92G·015

REGISTRAR



BOOK OF REFERENCE	
DESCRIPTION	AREA
LOT 174, SECTION 25, BLOCK 5 NORTH, RANGE 6 WEST, N.W.D., PLAN 53633	287.1m²

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 53633.
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #49332, ON THE 2ND DAY OF JUNE, 2006 AND IS HEREBY CERTIFIED CORRECT IN ACCORDANCE WITH LAND TITLE OFFICE RECORDS.

CHRISTOPHER S. GRYDERMAN B.C.L.S.

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
#207-1682 W. 7th AVE.
VANCOUVER, B.C. V6J 4S6
TEL. (604) 732-3384

FILE: \V05074\V05074-EXPLANATORY.DWG

City of Richmond
Planning and Development Department

Memorandum

To:	Mayor and Council	**Date:**	August 31, 2006
From:	Jean Lamontagne Director of Development	**File:**	RZ 05-303677

Re: OCP Amendment Bylaw 8098 and Zoning Amendment Bylaw 8099

Background

Council, on July 24, 2006, introduced and gave 1st Reading to OCP Amendment Bylaw 8098 and Zoning Amendment Bylaw 8099. These Amendment Bylaws are associated with a development application (RZ 05-303677) by Robert Isaac-Renton on behalf of the Mennonite Intermediate Care Home Society of Richmond to amend the OCP designation for a portion of 11295 Mellis Drive and to rezone 11331 and portions of 11251 and 11295 Mellis Drive to Comprehensive Development District (CD/175) in order to permit an addition to the existing intermediate care facility located at 11331 Mellis Drive.

Since that time, staff, in consultation with the architect, have identified a minor mathematical survey error in "Schedule A" attached to Bylaws 8098 and 8099. A "Revised Schedule A" for Bylaws 8098 and 8099 is attached to this memorandum.

Analysis

The minor mathematical survey error is associated with an existing property dimension for 11331 Mellis Drive and does not define the areas of either 11251 Mellis Drive (Albert Airey Park) or 11295 Mellis Drive that are included in this proposal.

The survey error does not alter the intent of OCP Amendment Bylaw 8098 or Rezoning Amendment Bylaw 8099. In addition replacing "Schedule A" with the attached "Revised Schedule A" will not alter the use or density permitted in CD/175.

Staff further advise that replacing "Schedule A" to Bylaw 8098 and Bylaw 8099 does not impact the Public Hearing notification process for these Bylaws.

Conclusion

Staff recommend that the existing "Schedule A" attached to OCP Amendment Bylaw 8098 and the existing "Schedule A" attached to Rezoning Amendment Bylaw 8099 be replaced with the attached Revised Schedules, if Council is of a mind to advance the bylaws following the Public Hearing.

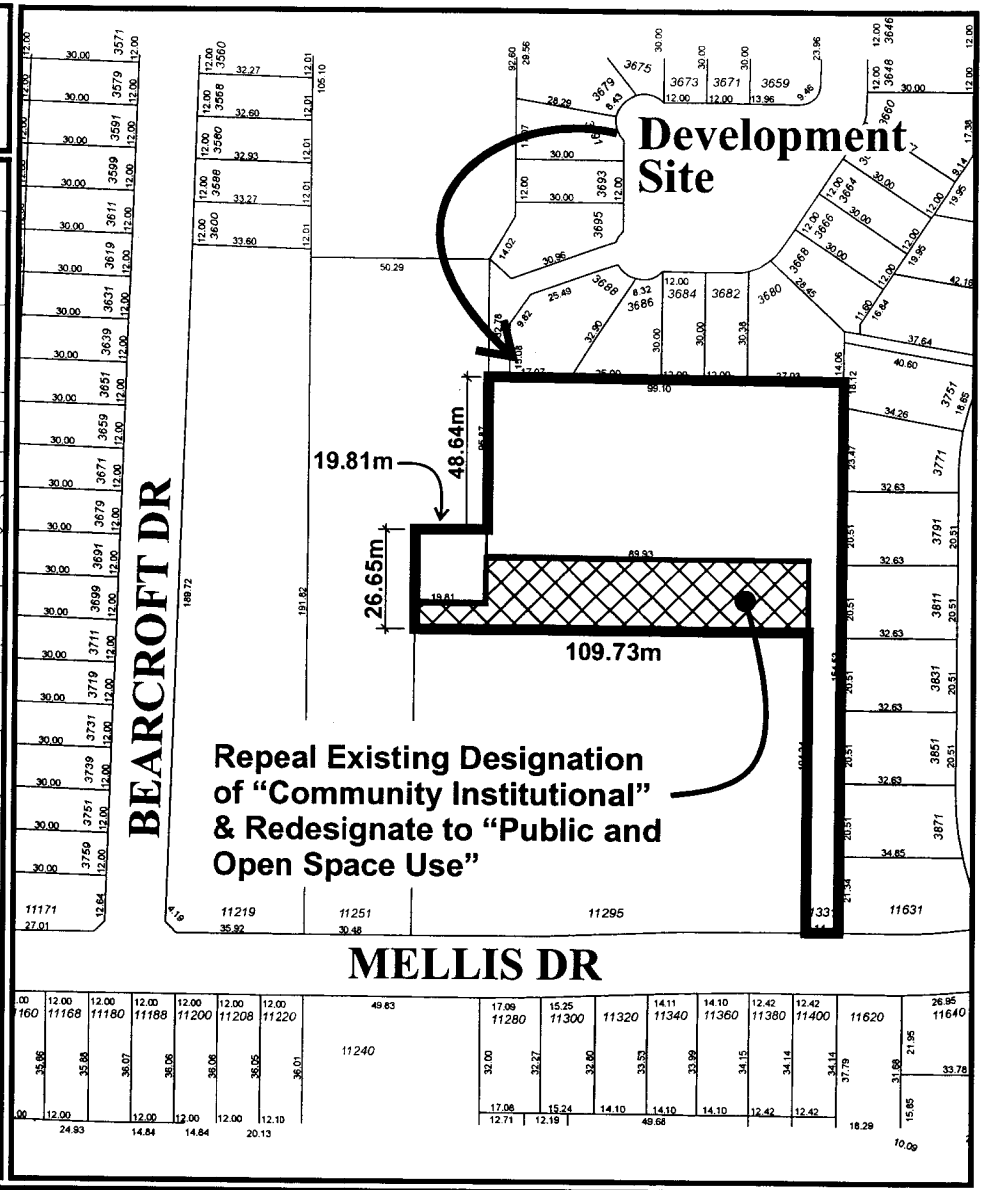
for Jean Lamontagne
Director of Development

JL:wc
Att. 2

2015591

RICHMOND
Island City, by Nature

City of Richmond



Schedule A to Bylaw No. 8098
OCP Amendment

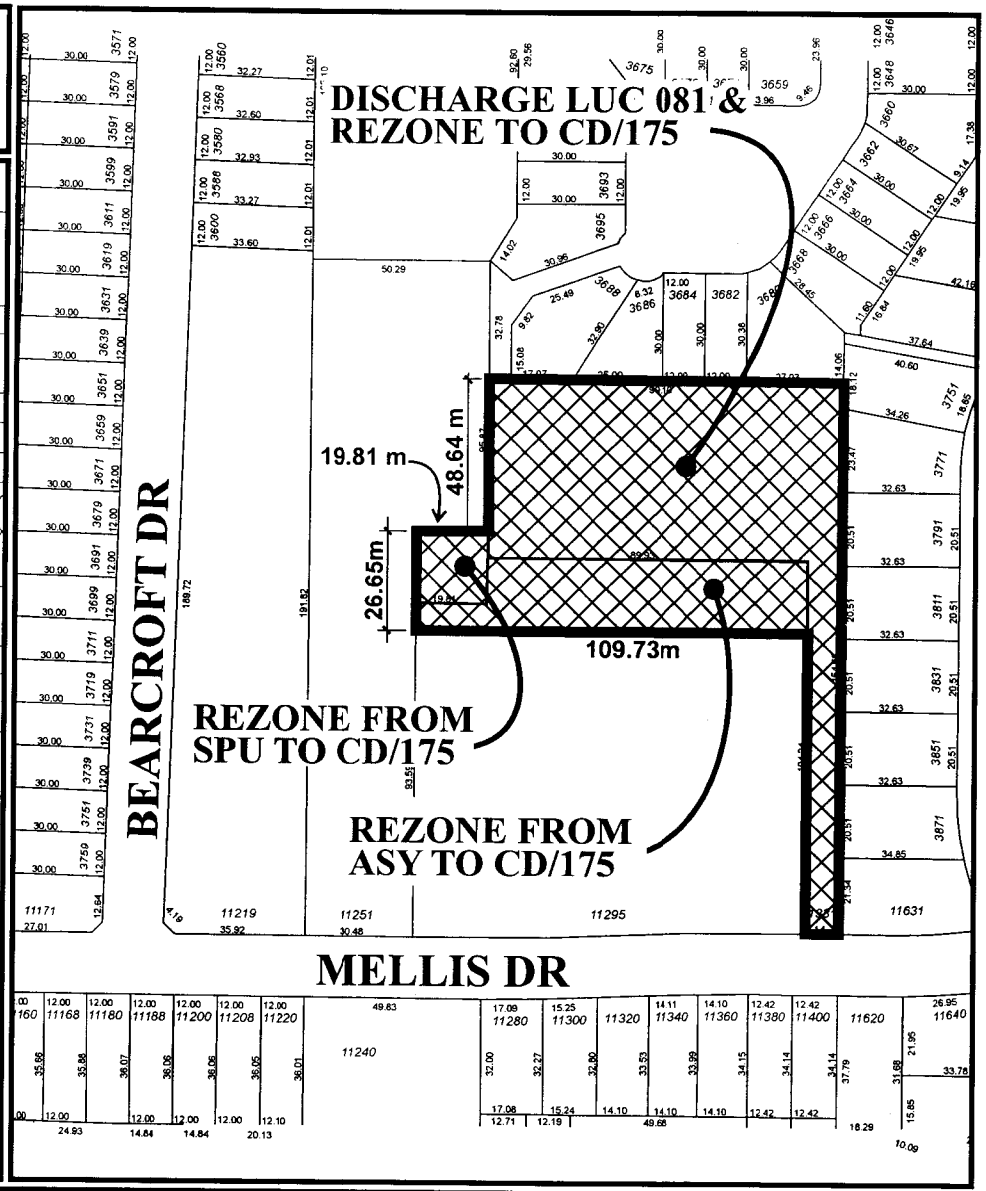
Original Date: 08/03/05

Revision Date: 08/30/06

Note: Dimensions are in METRES

Revised Schedule A

City of Richmond



Schedule A to Bylaw No. 8099
RZ 05-303677

Original Date: 08/03/05

Revision Date: 08/30/06

Note: Dimensions are in METRES

Revised Schedule A

City of Richmond
City Clerk's Office

Memorandum

To:	Mayor and Councillors	**Date:**	September 1, 2006
From:	Gail Johnson Acting Corporate Officer	**File:**	RZ 05-303677
Re:	**Procedural Memo: Amendments to Official Community Plan Amendment Bylaw No. 8098 and Zoning Amendment Bylaw No. 8099 at the Public Hearing of September 6, 2006**		

According to the memo dated August 31, 2006 from the Director of Development, Schedule A to Bylaw 8098 and Schedule A to Bylaw 8099 contain an error in the dimension of the subject site and staff are recommending that the Bylaws be amended. It is also noted that the proposed Bylaw amendments are permitted by the Local Government Act and would not jeopardize the Public Hearing process.

The following procedure should be followed if Council wishes to proceed with this amendment:

1. Move (and second) Second Reading of Bylaws 8098 and 8099 (one motion)
2. Move (and second) an amendment to both Bylaws as follows (one motion):

   That Schedule A attached to Bylaw 8098 and Schedule A attached to Bylaw 8099 be amended to correct the error in the dimension of the site, as recommended by the Director of Development in his memo dated August 31, 2006 and as shown on the revised Schedules.

3. Call the question on the amendment
4. Call the question on Second Reading of both Bylaws as amended (one motion)
5. Move (and Second) Third Reading of both Bylaws (one motion)
6. Call the question on Third Reading of both Bylaws.

Gail Johnson
Acting Corporate Officer

2015498

RICHMOND
Island City, by Nature