City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	November 15, 2021
From:	Wayne Craig Director, Development	**File:**	RZ 18-836123

Re: **Application by Polygon Talisman Park Ltd. to Create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone, and to Rezone the Site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/ 3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" Zone to the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw 10235, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to amend:

   a) Specific Land Use Map: Capstan Village – Detailed Transect Descriptions, Maximum Average net Development Site Density for General Urban (T4) and Urban Centre (T5), Additional density, where applicable: the addition of a new bullet:

      - For 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/ 3560 Sexsmith Road: 0.02, subject to the provision of secured public open space above and beyond City Centre Area Plan (CCAP) requirements;

   be introduced and given First Reading;

2. That Bylaw 10235, 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 found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;

3. That Bylaw 10235, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, as amended, to create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" zone, and to rezone 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" zone to the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" zone and the "School and Institutional Use (SI)" zone, be given Second Reading, and forwarded to a new Public Hearing.

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

WC/SB:blg
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	
Parks Services	☑	
Sustainability and District Energy	☑	
Policy Planning	☑	
Transportation	☑	

Staff Report

Origin

Polygon Talisman Park Ltd. has applied to the City of Richmond for permission to rezone the site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" zone to a new "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" site specific zone and the "School and Institutional Use (SI)" zone to permit the development of a mixed-use mid-rise and high-rise development consisting of:

- 1,014 market strata housing units.
- 156 affordable housing units in the form of Low-End-of-Market-Rental (LEMR) housing units.
- 171 market rental housing units.
- 784 m^2 (8,438 ft^2) of commercial space.
- 5,427.5_m^2 (58,421 ft^2) of City Park and 3,091.5_(33,277 ft^2) m^2 of additional public open space

The proposed rezoning of the subject site has been advanced to Council for consideration on two previous occasions (Attachments AA, including Attachment A, and Attachment BB):

1. The original proposal for 1,011 market strata housing units, 150 affordable housing units, 65 market rental housing units, and 784 m^2 (8,438 ft^2) of commercial space in three phases of development, and a 4,748.3 m^2 (51,110 ft^2) central City neighbourhood park and 2,244.2 m^2 (24,156 ft^2) of additional public open space, was referred back to staff at the October 19, 2020 Public Hearing meeting under the following resolution:

   That the Application by Polygon Talisman Park Ltd. (RZ 18-836123) be referred back to staff to (i) explore better use of existing mature trees, (ii) review the current value for replacement trees, (iii) review the proposed park location, and (iv) increase the number of market rental units, and report back.

2. A revised proposal for 1,014 market strata housing units, 156 affordable housing units, 120 market rental housing units, and 784 m^2 (8,438 ft^2) of commercial space in four phases of development including a relocated and enlarged 5,427.5 m^2 (58,421 ft^2) City neighbourhood park and 3,091.5 m^2 (33,277 ft^2) of additional public open space including additional tree retention was referred back to staff at the February 8, 2021 Council meeting under the following resolution:

   That the application by Polygon Talisman Park Ltd. to rezone the site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road be referred back to staff to examine additional affordable housing and market rental housing provisions.

In response to Council's referral, this report outlines additional market rental housing and revised rezoning considerations (Attachment CC and DD) and a revised zoning amendment bylaw 10198 is provided for Council consideration. Key components of the revised proposal include:

- 51 additional market rental housing units provided in the second, third and fourth phases of development on the Central Lot, East Lot, and West Lot.
- Relocation of market strata housing units from the third and fourth phases of development on the East Lot and West Lot to the second phase of development on the Central Lot.
- The proposal provides 10% of residential floor area (excluding market rental floor area) in affordable housing units in compliance with the City's Affordable Housing Strategy.
- The proposal continues to include the same City neighbourhood park and the same amount of public open space as presented in the revised proposal considered at the February 8, 2021 Council meeting.

The following table provides a comparison summary of the current proposal to that of the January 2021 proposal presented in the previous referral staff report:

	January 2021 Proposal	**Current Proposal**	**Difference**
Affordable Housing LEMR Units Floor Area	156 units (Phase 1) 10,488.57 m^2	156 units (Phase 1) 10,488.57 m^2	No change
Market Rental Housing Units Floor Area	120 units (Phase 1) 8,735.12 m^2	171 units (Phases 1- 4) 12,343.01 m^2	Additional 51 units in Phases 2-4 Additional 3,607.89 m^2
Market Strata Housing Units Floor Area	1,014 units (Phases 2-4) 93,420.98 m^2	1,014 units (Phases 2-4) 93,420.98 m^2	No change
Commercial Space	784 m^2	784 m^2	No change
Total Floor Area	114,404.4 m^2	118,012.2 m^2	Additional 3,607.8 m^2
Public Open Space Total	8,519 m^2	8,519 m^2	No change
City-owned Park	5,427.5 m^2 (1.17 ac.)	5,427.5 m^2 (1.17 ac.)	No change

As part of the rezoning considerations to be completed prior to final adoption of the rezoning bylaw (Attachment DD), the applicant continues to agree to provide voluntary contributions to: (i) Richmond's Capstan Station Reserve Fund associated with the Capstan Station Bonus, (ii) Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund and Richmond's Child Care Reserve Fund associated with the Village Centre Bonus, and (iii) to the City's Public Art Program.

Road, engineering and park improvement works will continue to be secured through the City's standard Servicing Agreement processes prior to final adoption of the rezoning bylaw (Attachment DD). The works include design and construction of:

- Widening and/or frontage improvements along Cambie Road, Garden City Road, Capstan Way, and Sexsmith Road, including the provision of road dedication.
- Extensions of Ketcheson Road, Brown Road, and Odlin Crescent, including the provision road dedication.
- Provision of a new internal North-South road, including the provision road dedication.
- A new City neighbourhood park, including transferring ownership to the City.
- Provision of Capstan Station Bonus publicly accessible open space development in all four phases of development, including registration of public-rights-of-passage statutory-rights-of-way.
- A new District Energy Utility plant, including transferring ownership to the City.
- Farm soil recovery from old field former hay field and transfer to the City's Garden City Lands for farm use.
- Off-site Barn Owl hunting habitat compensation.

Findings of Fact

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

Public Consultation

Rezoning signs have been installed on the subject site.

Subsequent to the referral rezoning staff report dated January 15, 2021, 13 items of correspondence from eight members of the public (Attachment FF) were submitted to the February 2, 2021 Planning Committee meeting and February 8, 2021 Council meeting. The correspondence includes concerns regarding the rezoning application, including the following:

- The provision of affordable housing units.

  The proposal continues to include 156 affordable housing units delivered in a stand alone building in the first phase of the development and the applicant has a memorandum of understanding with experienced non-profit housing provider S.U.C.C.E.S.S. to own and operate the building. The overall floor area and unit mix complies with the City's Affordable Housing Strategy based on when the rezoning application was submitted.

- The provision of market rental housing units.

  The revised proposal includes 171 market rental units, representing an increase of 51 units over the previous proposal. The proposal continues to include a 120-unit stand alone market rental housing building continues to be proposed to be delivered in the first phase of the development. The revised proposal includes 17 market rental units in the second, third and fourth phases of the development. The proposed market rental housing and unit mix complies with the City's Market Rental Housing Policy in the City's Official Community Plan. Further information is provided in the Market Rental Housing section in this staff report.

- The provision of features in the City neighbourhood park, including a covered stage structure for entertainment, wildlife interpretation centre or features, and fenced wildlife area.

  The proposal provides significant contributions to publicly accessible open space as a public amenity, including a City neighbourhood park. Further design development of the City neighbourhood park will be reviewed through the future Park planning process. The park will be designed and constructed through a required Servicing Agreement, which the applicant is required to enter into prior to occupancy of phase 1 of the development and to complete the works prior to occupancy of phase 3 of the development.

- Concerns over tree ecosystem retention including the size of the proposed City neighbourhood park.

  The proposal continues to include a City neighbourhood park at the southeast corner of the subject site and a significant number of existing trees for retention within the proposed

park location. Should Council endorse the proposal, the Park Plan will be brought forward to Council consideration in a separate staff report.

- Concerns over proposed replacement tree valuation.

  As discussed previously, where it is not feasible to retain an existing tree the planting of replacement trees is sought, and where it is not feasible to plant all replacement trees a voluntary contribution is sought to cover the costs of planting new trees elsewhere in the City.

  Additional tree planting opportunities in the City neighbourhood park will be reviewed through the future Park planning process. Tree planting opportunities on-site will be reviewed through the future Development Permit applications and are required to comply with the City's 2:1 replacement policy.

- Design concerns related to potential impacts on birds.

  As discussed previously, a significant number of existing trees will be retained in the proposed City neighbourhood park, resulting in retained bird habitat. Bird and wildlife habitat opportunities in the park will be reviewed through the future park planning process.

  In addition, design details for the proposed buildings within the development will be refined through future Development Permit (DP) applications. The applicant will work with a QEP during the DP detailed design phase to ensure wildlife mitigations measures are considered.

- Concerns related to Barn Owl habitat.

  The proposal continues to include three off-site locations identified for Barn Owl hunting habitat enhancement, which were chosen because they showed evidence of raptor utilization, have the potential for open grassland and are owned by the City. The applicant will design and construct the Barn Owl hunting habitat enhancement works through a Servicing Agreement, including detailing a grassland maintenance plan which the City will continue to implement after the works are completed.

Should the Planning Committee endorse this application and Council grant First Reading to the Official Community Plan (OCP) Amendment Bylaw, and Second Reading to the revised Zoning Bylaw Amendment, the OCP and Zoning Amendment Bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral Necessary)
Agricultural Land Commission (ALC)	No referral necessary because the Agricultural Land Reserve is not affected.
Richmond School Board	No referral necessary because the proposed amendment will not significantly increase the projected number of school-age children. (See below)
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of Adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendment will not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSD) Policy.
Richmond Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed amendment at the Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.

The public will have an opportunity to comment further on the proposed amendments at the Public Hearing. Public notification for the Public Hearing will be provided as per the Local Government Act.

School District

Official Community Plan (OCP) Bylaw Preparation Consultation Policy 5043 was adopted by Council and agreed to by School District No. 38 (Richmond). The Policy directs that OCP amendments expected to generate less than 25 additional school aged children (i.e., at least 150 multiple family housing units) over and above existing OCP population projections do not need to be referred to the School District. The subject OCP amendment provides for a site-specific density bonus for the market strata portion of the development proposal that, if approved, would result in three additional market strata residential units on the subject site. The proposal would also result in six additional affordable housing units and 106 additional market rental housing units. As the proposed number of additional dwellings is less than the threshold set out in the Policy, the City is not required to refer the subject application to the School District. As a courtesy, staff have provided information regarding the application to School District staff and will continue to keep School District staff apprised.

Analysis

Response to Referral Items

Affordable Housing

The development proposal described in the January 15, 2021 referral rezoning report complied with the Affordable Housing Strategy, including proposing 10% of its total residential floor area in the form of low-end-of-market-rental (LEMR) housing units secured in perpetuity with a Housing Agreement. The affordable housing units are provided in a stand-alone six-storey building in the first phase of the development the applicant has a memorandum of understanding with experienced non-profit housing provider S.U.C.C.E.S.S. to own and operate the building.

In response to Council's request to examine additional affordable housing and market rental housing provisions, the applicant reviewed potential site opportunities and proposes to increase the number of market rental housing units as discussed below. The overall number of affordable housing units remains the same (i.e. 156 affordable housing units) as the previous proposal, but the design team was able to revise floor plans to increase the size of one of the one-bedroom units into a two-bedroom unit.

The applicant advises that the first phase of development cannot accommodate additional density in the proposed wood-frame construction due to fire access, parking, and outdoor amenity area limitations. The applicant further advises that mass timber construction, concrete construction, and adding a second level of underground parking were examined as means of accommodating additional density, but would not be financially feasible.

Market Rental Housing

In response to Council's request to examine additional market rental provisions, the applicant proposes to provide an additional 3,607.89 m^2 (36,835 ft^2) of market rental housing. Key features of the proposal include the following:

a) Increased number of market rental housing units from 120 to 171 (i.e., 51 additional units), with 100% of the units incorporating Basic Universal Housing features and 57% of the units having two bedrooms, in compliance with the OCP Market Rental Housing Policy.

b) Increased percentage of market rental housing floor area, from 7.7 % to 10.5 % of the total residential floor area.

c) Phasing and Built Form: The proposed market rental housing will be provided in all phases of development with 120 units continuing to be provided in the first phase of development and 51 market rental housing units provided in the second, third and fourth phases (17 market rental housing units in each phase).

The 120-unit stand-alone six-storey wood frame building continues to be proposed in the first phase of the development on the west side of Lot 1 (South Lot). Building residents have access to dedicated indoor amenity space within the building and access to outdoor amenity space that is shared with residents of the stand-alone affordable housing building at no additional cost.

The additional market rental housing units proposed in the second phase of the development on Lot 4 (Central Lot) are proposed in additional floors of the shoulder building adjacent to the proposed high-rise tower along with market strata housing units relocated from the third and fourth phases of the development. The additional market rental housing units proposed in the third and fourth phases of the development on the Lot 2 (East Lot) and Lot 3 (West Lot) are accommodated in the previously proposed building massing. Market rental housing residents in the second, third and fourth phases of the development have access to all indoor amenity space and outdoor amenity space provided for their building as well as to the shared indoor amenity provided on Lot 4 (Central Lot) at no additional cost.

On each lot, the market rental housing units cannot be stratified and are required to be maintained under consolidated ownership (single owner on each lot).

d) Zoning implications: The proposed site-specific zone has been revised to accommodate the increase in market rental housing as discussed in the 'Proposed Site-Specific Zone' section of this report.

Additional Development Considerations

Housing Type and Tenure

The revised proposal includes affordable housing, market rental housing and market strata housing as follows:

Phase	Affordable Housing Units	Market Rental Housing Units	Market Strata Housing Units	Total
Phase 1 (South Lot)	156 units	120 units	-	276 units
Phase 2 (Central Lot)	-	17 units	145 units	162 units
Phase 3 (East Lot)	-	17 units	342 units	359 units
Phase 4 (West Lot)	-	17 units	527 units	544 units
Total	**156 units**	**171 units**	**1,014 units**	**1,341 units**

Consistent with OCP Policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Dwelling Unit Mix

The OCP encourages multiple residential development to provide at least 40% of units with two or more bedrooms that are suitable for families with children. The revised proposal with additional market rental housing units and a revised unit mix complies, including 76% of all units being family friendly units.

Across all phases, the proposal includes the following unit mix:

Unit Type	Affordable Housing Units	Market Rental Housing Units	Market Strata Housing Units	Total
Studio	12% (18 units)	5% (9 units)	-	2% (27 units)
1-Bedroom	37% (58 units)	38% (64 units)	17% (171 units)	22% (293 units)
2-Bedroom	30% (47 units)	57% (98 units)	66% (674 units)	61% (819 units)
3-Bedroom	21% (33 units)	-	17% (169 units)	15% (202 units)
Phase 1 Total	**100% (156 units)**	**100% (171 units)**	**100% (1,014 units)**	**100% (1,341 units)**

Subsequent to the previous proposal, the unit mix was revised as follows:

- As noted above, 51 market rental housing units were added.
- One affordable housing unit, one market rental housing unit and 33 market strata housing units were changed in size from one-bedroom to two-bedroom.

Parking and Transportation

The January 15, 2021 proposal included requested parking reductions of 25% for affordable housing and market rental housing along with Transportation Demand Management (TDM) measures in the first phase of development only and parking reductions of 8-10% for market strata residential housing and residential visitor parking.

The revised proposal also includes requested parking reduction of 25% for market rental housing in the second and third phases of development along with additional TDM measures (i.e., over and above the applicant's previous proposal). Further details are available in the rezoning considerations (Attachment DD). No parking rate reductions are sought by the applicant for the fourth phase of development on Lot 3 (West Lot).

Prior to rezoning bylaw adoption, the applicant is required to enter into legal agreements to secure Transportation Demand Management (TDM) measures for development on Lot 2 (East Lot) and Lot 4 (Central Lot), for the purpose of satisfying site specific zone requirements for reducing minimum parking rates from Parking Zone 1 for market rental housing (i.e. 25%) and to ensure market rental housing residents have access to parking at no additional cost.

Staff support the applicant's proposal, which is consistent with City objectives and includes extending the previously identified Transportation Demand Management (TDM) measures to support the additional market rental housing in the second and third phases of development, including:

- Providing a Transit Pass Program with monthly bus pass (two-zone) offered to 100% of market rental housing units for a period of one year.

- Providing additional Class 1 bicycle storage at a rate of two spaces per unit of market rental housing (increased from 1.25 spaces per unit).

- Providing 10% of the required Class 1 bicycle spaces in the form of over-sized lockers for family bike storage (e.g., bike trailers) for the use of market rental housing residents.

Proposed Official Community Plan Amendment

When Council considered the subject application on February 8, 2021, the proposal involved associated OCP Bylaw 7100, amendment Bylaw 10235. The purpose of the OCP amendment was to permit an increase in density of 0.02 FAR for the proposed market strata housing portion of the development. The OCP amendment is still required, however the changes currently proposed by the applicant do not require modification to the proposed OCP amendment bylaw as there is no further increase in density for market strata housing floor area. The OCP includes policies that enable Council to consider additional density for market rental housing and all new density proposed is exclusively for market rental housing.

Proposed Site-Specific Zone

When Council considered the subject application on February 8, 2021, the proposal involved rezoning proposed southeast Lot 5 (Park Lot) on the site to the "School and Institutional Use (SI)" zone and four development lots to a new site-specific zone, "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" (Zoning Amendment Bylaw 10198). In light of the applicant's revised proposal to provide additional market rental housing, staff recommend the site-specific ZMU47 zone be revised to reflect the revised application. Key proposed revisions to the ZMU47 zone include the following:

- Permitted Density Revisions:

    - Overall density increase from 2.165 to 2.232 floor area ratio (FAR) calculated against the gross site area eligible for FAR calculation purposes as a result of the additional floor area for market rental housing.

    - Area D Lot 4 (Central Lot) increased from 2.49 to 3.28 FAR based on net site area.

- Market Rental Housing requirement increased overall from 120 units to 171 units, and from 8,735 m^2 to 12,343 m^2 with 17 units and 1,202 m^2 required on each of Area B Lot 2 (East Lot), Area C Lot 3 (West Lot) and Area D Lot 4 (Central Lot).

Voluntary Contributions

The applicant has agreed to voluntary contributions adjustments and increases as a result of the proposed market rental housing floor area increases (Attachment DD), including an increased voluntary contribution toward the Capstan Station Reserve.

Financial Impact or Economic Impact

The proposed changes to the subject development will have no financial impact on the City. As described in the August 26, 2020 original rezoning report from the Director of Development, through the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact (OBI) for the ongoing maintenance of these assets $36,896.00. This will be considered as part of the 2022 Operating Budget, should the rezoning proceed. Also as noted in the original rezoning staff report, as a part of the Barn Owl hunting habitat enhancement off-site works, the costs associated with the removal of Knotweed identified on City-owned property will be addressed under the City's Knotweed management programs budgets. The City portion of costs associated with the removal of other invasive species will be covered under Parks Operations maintenance budget.

Conclusion

Polygon Talisman Park Ltd. has applied to the City of Richmond for permission to create a new site specific zone, "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" and rezone lands at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/ 3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road to the new ZMU47 zone and the "School and Institutional Use (SI)" zone, to permit the construction of:

- 8,519 m^2 (2.11 ac.) of City-owned park and public open space;
- a mid-rise and high-rise, high density, mixed-use development containing 1,341 dwellings (including 156 affordable housing units and 171 market rental housing units); and
- 784 m^2 (8,438 ft^2) of non residential uses, including retail.

Off-site works, including utility upgrades, road widening and new roads, frontage improvements, park construction, and off-site Barn Owl hunting habitat enhancement will be subject to the City's standard Servicing Agreement processes (secured with Letters of Credit). An analysis of the applicant's proposal shows it to be well designed and consistent with the CCAP's development, livability, sustainability, and urban design objectives.

If Council wishes to proceed with the revised proposal as discussed in this staff report, Council would need to grant Second and Third readings of the revised Zoning Amendment Bylaw subject to the revised Rezoning Considerations as shown in the attached red-lined version (Attachment DD).

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10235, be introduced and given First Reading and together with Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, as amended, be forwarded to Public Hearing.

Sara Badyal

Sara Badyal
Planner 3
(604-276-4282)

SB:blg
Attachments:

Attachment AA: Referral Staff Report, dated January 15, 2021 (including Original Staff Report, dated August 26, 2020, Location Map, Aerial Photo, Memo to Council, dated September 30, 2020, and Additional Tree and Hedgerow Retention Diagram)
Attachment BB: Memo to Council, dated February 3, 2021
Attachment CC: Revised Conceptual Development Plans
Attachment DD: Red-lined Version of Revised Rezoning Considerations
Attachment EE: Revised Development Application Data Sheet
Attachment FF: Public Correspondence (September 23, 2019 to February 8, 2021)

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	January 15, 2021
From:	Wayne Craig Director, Development	**File:**	RZ 18-836123

Re: **Application by Polygon Talisman Park Ltd. to Create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone, and to Rezone the Site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/ 3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" Zone to the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone**

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 10235, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan), to amend:

   a) Specific Land Use Map: Capstan Village – Detailed Transect Descriptions, Maximum Average net Development Site Density for General Urban (T4) and Urban Centre (T5), Additional density, where applicable: the addition of a new bullet:

      - For 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road: 0.02, subject to the provision of secured public open space above and beyond CCAP requirements.

   be introduced and given first reading.

2. That Bylaw 10235, having been considered in conjunction with:

   a) the City's Financial Plan and Capital Program; and

   b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

   are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

3. That Bylaw 10235, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5403, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, as amended, to create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" zone, and to rezone 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" zone to the "Residential / Limited Commercial (ZMU47) - Capstan Village (City Centre)" zone and the "School and Institutional Use (SI)" zone, be given second reading, and forwarded to a new public hearing.

Wayne Craig
Director, Development
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WC:sb
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The original rezoning staff report dated August 26, 2020 (Attachment A) and supplementary memo dated September 30, 2020 (Attachment B) were considered at the October 19, 2020 Public Hearing meeting. At the meeting, the subject application was considered by Council and referred back to staff under the following resolution:

That the Application by Polygon Talisman Park Ltd. (RZ 18-836123) be referred back to staff to (i) explore better use of existing mature trees, (ii) review the current value for replacement trees, (iii) review the proposed park location, and (iv) increase the number of market rental units, and report back.

In response to Council's referral, this report outlines additional tree retention in a larger relocated City-owned park, additional proposed market rental housing and revised rezoning considerations (Attachments C, D, and E). Key components of the revised proposal include:

- Additional secured public open space, which includes a larger City-owned park located in the southeast corner of the subject site.
- Additional mature tree retention on-site within the proposed relocated City-owned neighbourhood park area and retention of undersized trees previously identified for relocation off-site.
- Additional low-end-of-market rental (LEMR) affordable housing units, market rental housing units, and market strata housing units.
- Additional indoor amenity space provided as additional floor area over the four phases.

Table showing comparison summary to proposal in original rezoning staff report:

	Previous Proposal	Current Proposal	Difference
Public open space total	6,992 m^2	8,519 m^2	1,527 m^2 increase
City-owned park	4,748.3 m^2 (1.17 ac. central lot)	5,427.5 m^2 (1.34 ac. SE lot)	679.2 m^2 increase
On-site tree retention City tree retention City tree relocation City-owned park tree retention Additional undersized trees	13 trees 50 trees 14 trees 1 tree 2 undersized trees relocated off-site	12 trees 52 trees 14 trees 54 trees 2 undersized trees retained in park	1 tree decrease (now being retained in park) 2 tree increase No change 53 tree increase Retained in park

	Previous Proposal	Current Proposal	Difference
Development Phases	3 phases	4 phases	1 phase increase
Total floor area	109,558.76 m^2	114,404.35 m^2	4,845.59 m^2 increase
Affordable housing units Units floor areaStand-alone building floor area	150 units (Phase 1) 10,432.83 m^2 11,417.88 m^2	156 units (Phase 1) 10,488.57 m^2 11,464.33 m^2	6 unit increase 55.74 m^2 increase (1) 46.45 m^2 increase
Market rental housing units Stand-alone building floor area	65 units (Phase 1) 5,312.57 m^2	120 units (Phase 1) 8,735.12 m^2	55 unit increase 3,422.55 m^2 increase
Market strata housing units Floor area	1,011 (Phases 1-3) 92,044.32 m^2	1,014 units (Phases 2-4) 93,420.98 m^2	3 unit increase 1,376.66 m^2 increase
Commercial space	784 m^2	784 m^2	No change

(1) The current proposal meets the City's Affordable Housing Strategy requirement to provide at least 10% of residential floor area (excluding market rental floor area) and that the previous proposal exceeded the minimum requirement.

Road, engineering and park improvement works will be secured through the City's standard Servicing Agreement processes prior to final adoption of the rezoning bylaw. The works include park and road network development, utility upgrades, frontage improvements, publicly accessible open space development, and off-site Barn Owl hunting habitat compensation.

Findings of Fact

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

Public Consultation

Development information signage is installed on the subject site.

Subsequent to the original rezoning staff report, dated August, 2020, staff have received 12 items of correspondence from six members of the public (Attachment G), expressing concerns regarding the rezoning application, including the following:

- The provision of market rental housing units.

  The revised proposal includes 120 market rental units, as discussed in the Increased Market Rental Housing section in this staff report.

- The provision of affordable housing units.

  The revised proposal is consistent with the City's Affordable Housing Policy and includes 156 affordable housing units, as discussed in the Increased Affordable Housing section in this staff report and complies with the City's Affordable Housing Strategy.

- The use of the existing single family dwelling at 8791 Cambie Road as a park caretaker residence or wildlife interpretation centre, the retention of the recent tenant and wildlife feeding.

The Park plan will be subject of separate Parks staff report for Council review and approval should Council endorse the revised proposal, but Park staff assessment is that the existing house is not needed. Parks staff have reviewed the existing building and Park program needs for the future park. A caretaker residence is not required in the proposed park. Based on this needs assessment, staff recommend the existing building be removed to increase the amount of available open space in the proposed City neighbourhood park. The City operates a wildlife interpretation centre in the Richmond Nature Park, which satisfies the need in the City.

The applicant has agreed to delay demolition of the existing building until after Public Hearing to allow for Council consideration of this matter. The building is vacant and secured. Building security will also include removing solid streetscape fencing to improve surveillance, installing construction hoarding fencing around the site, and daily site monitoring by security personnel.

Should Council wish to see the building retained as part of the park planning process specific direction on this matter would be required. Parks staff note that any direction to retain the building for future park use will incur impacts of a smaller programmable outdoor park area, capital budgetary impacts for repair and renovation of the existing building, and ongoing operating costs for the renovated building. The landlord tenant arrangement is a private matter between the land owner and their tenant. The applicant is working with their consultant QEP to ensure wildlife management best practices.

- Concerns over tree retention including potential relocation of City neighbourhood park to the southeast corner of the development site

  The revised proposal includes a relocated proposed City neighbourhood park at the southeast corner of the subject site and identifies a significant number of existing trees for retention within the proposed park location as discussed in the Increased Tree Retention section in this staff report.

  Should Council endorse the revised proposal, the Park Plan will be brought forward to Council consideration in a separate staff report.

- Concerns over proposed replacement tree planting.

  Additional tree planting opportunities in the City neighbourhood park will be reviewed through the future Park planning process. Tree planting opportunities on-site will be reviewed through the future Development Permit applications.

- Concerns related to existing bird nests, which may exist on-site.

  In response to this correspondence, City staff required the applicant's consultant Qualified Environmental Professional (QEP) to conduct a site inspection with the purpose of providing an updated inventory of raptor nests on the subject site. The QEP has submitted an updated bird nest survey (Attachment H), advising that three crow

nests and no hawk nests were present. No active nests or nesting activities were observed, which was expected as the site visit was conducted outside of breeding season as per Provincial guidelines. Additional inspections continue to be required of any trees on the subject site prior to tree removal. The applicant is also required to comply at all times with the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests.

- Concerns related to Barn Owl habitat.

  As noted in the original rezoning staff report, the three off-site locations identified for Barn Owl hunting habitat enhancement were chosen because they showed evidence of raptor utilization, have the potential for open grassland and are owned by the City. The applicant will design and construct the Barn Owl hunting habitat enhancement works through a Servicing Agreement, including detailing a grassland maintenance plan which the City will continue to implement after the works are completed.

- Design concerns related to potential impacts on birds.

  As noted above, the revised proposal includes the retention of a significant number of existing trees in the proposed City neighbourhood park, resulting in retained bird habitat. Bird and wildlife habitat opportunities in the park will be reviewed through the future Park planning process.

  Design details for the proposed development will be refined through the future Development Permit (DP) application. The applicant will work with a QEP during the DP detailed design phase to ensure wildlife mitigations measures are considered.

Should the Committee endorse this revised application and Council grant first reading to the OCP amendment bylaw, the Official Community Plan (OCP) and rezoning bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.

Stakeholder	Referral Comment (No Referral necessary)
TransLink	No referral necessary because the proposed amendment will not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSD) Policy.
Agricultural Land Commission	No referral necessary because the Agricultural Land Reserve is not affected.
Board of Education of School District No. 38 (Richmond)	No referral necessary because the proposed amendment will not significantly increase the projected number of school-age children. (See below)
Vancouver Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed amendment at the Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10235, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

School District

Official Community Plan (OCP) Bylaw Preparation Consultation Policy 5043 was adopted by Council and agreed to by School District No. 38 (Richmond). The Policy directs that OCP amendments expected to generate less than 25 additional school aged children (i.e., at least 150 multiple family housing units) over and above existing OCP population projections do not need to be referred to the School District. The subject OCP amendment provides for a site-specific density bonus that, if approved, would result in three additional residential strata units on the subject site. The proposal would also result in six additional affordable housing units and 55 additional market rental housing units. As the proposed number of additional dwellings is less than the threshold set out in the Policy, the City is not required to refer the subject application to the School District. As a courtesy, staff will provide information regarding the application to the School District.

Analysis

Response to Referral Items

Tree Retention and City Park (Referral items i and iii)

In response, the applicant relocated the proposed park location to the southeast corner of the subject site where the majority of existing trees are located, and increased the size of the park to retain a significant number of trees. Parks arboriculture staff and the applicant's arborist carefully reviewed existing trees located within the proposed City neighbourhood park for public safety public park considerations. Existing trees identified as healthy and not presenting a risk to the public are required to be retained. The preliminary tree management plans have been revised and annotated to reflect the additional proposed tree retention (Attachments D, E and Schedule 6).

The park will be designed and constructed through a required Servicing Agreement (secured with a Letter of Credit) consistent with a Park Concept approved by Council, including tree retention within the park area to the greatest extent possible. The provision of park elements and site features will be guided by existing City Policies and Plans and will meet the needs of present and future residents. City neighbourhood park construction will commence once a park conceptual design has been finalized and approved by Council. The design process will include a thorough public consultation process. The applicant is required to enter into a Servicing Agreement for the park prior to occupancy of phase 1 and works completion prior to occupancy of phase 3.

Tree Summary Table

	On-site Trees	Proposed Park Trees	City Trees
Existing Trees	• 86 trees • 1 undersized tree • 1 L-shaped hedgerow	• 83 trees • 1 undersized tree	• 99 trees
Revised Proposal	• Retain 12 trees • Remove 74 trees • Relocate undersized tree to Park • Remove L-shaped hedgerow	• Retain 54 trees • Remove 29 trees • Retain undersized tree • Detailed park design to be addressed via separate report.	• Retain 52 trees • Remove 33 trees • Relocate 14 trees
Compensation	• Minimum of 206 replacement trees via Development Permit (including 58 replacement trees for removal of 29 trees from Park)	• Additional tree planting to be considered as part of park planning process	• $40,000 to City's Tree Compensation fund
Requirements	• $154,500 replacement tree planting security with additional landscape security for installation of all landscaping via DP • $5,000 tree relocation survival security	• $430,000 tree survival security • Servicing Agreement for park construction including financial security to ensure park plan approved by Council is implemented	• $510,000 tree survival security • New City street tree planting via Servicing Agreement

Staff are supportive of the applicant's revised proposal, which includes, among other things:

i) The continued protection of 12 existing on-site trees along the west edge of Lot 1 (South Lot). To protect the trees, the architect and applicant's arborist worked together to ensure appropriate building setbacks. Detailed design of the parking structure and confirmation of tree retention will be conducted through the required Development Permit process.

ii) The relocation of an existing on-site undersized tree (tag# 502) from the south edge of Lot 1 (South Lot) to within the proposed City neighbourhood park, $5,000 tree survival security, and coordination of the tree relocation with Parks staff to a new location determined by Parks staff are required.

iii) The removal of 74 existing trees and a hedgerow from the development areas, including 10 trees in internal road areas, and the removal 29 trees from the proposed City neighbourhood park area for public safety, for a total of 103 trees. The planting of a minimum of 206 replacement trees (2:1 ratio) is required through the Development Permit applications. Staff anticipate that through the Development Permit applications, significantly more than 206 new trees will be provided.

iv) The protection of all trees on neighbouring properties and updated $85,000 tree survival security are required. As noted in the original rezoning staff report, the arborist has identified potential root zone conflict areas between required roads and existing neighbouring trees, which must be resolved through either through the applicant receiving the neighbouring property owners permission to apply for a Tree Removal Permit, or detail design through the required Servicing Agreement (SA) process to ensure the critical root zones of off-site trees are adequately protected in the interim until the required roads are widened to ultimate width through future redevelopment of neighbouring properties.

v) The protection of 54 existing trees, one undersized tree in the proposed City neighbourhood park and one undersized tree to be relocated on-site into the park, and $430,000 tree survival security are required. This includes 11 existing trees that require monitoring for retention feasibility (tag# 76, 77, 304-306, 314-315, 317, 338-340). In the park area, all trees were identified for retention that were healthy and did not present a risk to the public. Tree retention will be further reviewed through the separate park planning process that will be brought forward for Council consideration via a separate staff report.

vi) The protection of 52 existing City trees along the subject site's frontages and updated $415,000 tree survival security are required (10 trees along Sexsmith Road, 22 trees along Cambie Road and 20 existing trees in the Garden City Road median). This includes two trees along the City neighbourhood park Cambie Road frontage that were previously identified for removal and require monitoring for retention feasibility (tag# 66, 333). The arborist has identified a potential root zone conflict area between required road works and seven existing City trees, which will be addressed through detail design as part of the required SA process.

vii) The relocation of 14 existing City street trees located along the south side of Capstan Way to another location in the City to facilitate required road widening and updated $95,000 tree survival security required.

viii) The removal of 33 existing City trees on the subject site's frontages and voluntary contribution in the amount of $40,000 to the City's tree compensation fund for tree planting elsewhere in the city are required. These trees have been identified for removal due to poor health or conflict with required Servicing Agreement works. These tree removals are required to implement the required transportation improvements (road widening, new pedestrian and cyclist infrastructure) in support of the City Centre Transportation plan.

Replacement Trees Valuation (Referral item ii)

In response to Council's request to review the current value for replacement trees, the following information is provided.

Where it is not feasible to retain an existing tree on-site, the Official Community Plan Development Permit (DP) Guidelines seeks the planting of two replacement trees for every existing tree that is removed. Where it is not feasible to plant all replacement trees on-site, a voluntary contribution to the City's Tree Compensation fund is required to cover the costs of planting new trees elsewhere in the City. Parks arboriculture advises that the cost of planting a new City tree (including required monitoring following immediately following planting) is $750.

Increased Market Rental Housing (Referral item iv)

In response to Council's request to increase the number of market rental units, the applicant proposes to provide an additional 3,422.55 m^2 (36,840 ft^2) of market rental housing. Key features of the proposal include the following:

a) Increased number of market rental housing units from 65 to 120 (i.e., 55 additional units), with 100% of the units incorporating Basic Universal Housing features and 56% of the units having two bedrooms, in compliance with the OCP Market Rental Housing Policy.

b) Increased percentage of market rental housing units, from 5.6 % to 10.3 % of the total number of affordable housing and market strata units.

c) Built Form: The proposed market rental housing will continue to be provided in the first phase of development. A stand-alone six-storey wood frame building is proposed on the west side of Lot 1 (South Lot). The affordable housing units can not be stratified and are required to be maintained under consolidated ownership (single owner).

Proposed Official Community Plan Amendment

When Council considered the subject application on October 19, 2020, the proposal complied with the Official Community Plan, including the City Centre Area Plan (CCAP).

The CCAP Implementation and Phasing Strategies Policy allows for developments to be considered on a site-specific basis for increases in affordable housing and market rental housing

to address community need. The affordable housing and market rental housing components of the revised proposal comply.

The revised proposal requires an amendment to the CCAP to facilitate an overall density increase from 2.145 to 2.165 calculated against the gross site area eligible for FAR calculation purposes for the proposed increase in market strata housing. OCP Bylaw 7100, Amendment Bylaw 10235, provides for additional density of 0.02 FAR on the subject site to accommodate the development, subject to the applicant providing secured public open spaces above and beyond CCAP requirements.

Additional Development Considerations

Increased Public Open Space

The development proposal described in the August 26, 2020 original rezoning report complied with the CCAP and Zoning Bylaw, including the density bonus provisions of the Capstan Station Bonus (CSB), voluntary contribution towards the Capstan Canada Line Station reserve, and proposed secured public open space.

The revised proposal includes a public open space increase of 1,527 m^2 (0.38 ac) from 6,992 m^2 (1.73 ac.) to 8,519 m^2 (2.11 ac.), 32.1% larger than the CSB minimum open space requirement. The increases include the additional 679.2 m^2 (0.17 ac) toward the City-owned park noted above and an additional 847 m^2 (0.21 ac.) toward public open space on-site Statutory Right-of-Way (SRW) areas.

To maintain a sense of openness in the neighbourhood, the applicant proposes a 600 m^2 (0.15 ac) public open space SRW on the central Lot 4 (Central Lot) to provide an open area between the three northern phases of development and a gateway feature visible from Capstan Way.

To provide pedestrian connectivity in the neighbourhood, the applicant proposes on-site public open space SRWs through Lot 1 (South Lot), Lot 2 (East Lot) and Lot 4 (Central Lot) to provide mid-block pedestrian routes from Garden City to Brown Road and the proposed City neighbourhood park.

Dwelling Unit Mix

The OCP encourages multiple residential development to provide at least 40% of units with two or more bedrooms that are suitable for families with children. The revised proposal complies, including 74% of all units being family friendly units.

Phase 1 on Lot 1 (South Lot) includes the following unit mix:

Unit Type	Affordable Housing Units	Market Rental Housing Units	Total
Studio	12% (18 units)	5% (6 units)	9% (24 units)
1-Bedroom	38% (59 units)	39% (47 units)	38% (106 units)
2-Bedroom	29% (46 units)	56% (67 units)	41% (113 units)
3-Bedroom	21% (33 units)	-	12% (33 units)
Phase 1 Total	**100% (156 units)**	**100% (120 units)**	**100% (276 units)**

Phase 2, Phase 3 and Phase 4 are designed to conceptual level, including the following unit mix:

Unit Type	Market Strata Housing Units			Total
	Phase 2 (Lot 4)	Phase 3 (Lot 2)	Phase 4 (Lot 3)	
Studio	-	-	-	-
1-Bedroom	27% (32 units)	24% (87 units)	16% (85 units)	20% (204 units)
2-Bedroom	57% (68 units)	62% (219 units)	65% (354 units)	63% (641 units)
3-Bedroom	16% (19 units)	14% (49 units)	19% (101 units)	17% (169 units)
Phase 2, 3 & 4 Total	**100**% (119 units)	**100**% (355 units)	**100**% (540 units)	**100**% (1,014 units)

Increased Affordable Housing

The development proposal described in the August 26, 2020 original rezoning report complied with the Affordable Housing Strategy, including proposing 10% of its total residential floor area in the form of low-end-of-market-rental (LEMR) housing units secured in perpetuity with a Housing Agreement. The revised proposal with additional market strata units requires additional affordable housing be provided as well.

The revised proposal complies with the Affordable Housing Strategy. Key features of the proposal include the following:

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. LEMR Rent	Max. Household Income	Unit Mix	BUH
Studio	37 m^2 (400 ft^2)	$811/month	$34,650 or less	12% (18 units)	N/A
1-Bedroom	50 m^2 (535 ft^2)	$975/month	$38,250 or less	38% (59 units)	100%
2- Bedroom	69 m^2 (741 ft^2)	$1,218/month	$46,800 or less	29% (46 units)	100%
3-Bedroom	91 m^2 (980 ft^2)	$1,480/month	$58,050 or less	21% (33 units)	100%
Total	**10,488.53 m^2 (112,897.61 ft^2)**	**N/A**	**N/A**	**100% (156 units) 10,488.57 m^2 (112,898 ft^2)**	**100%**

(1) Values adopted by Council on July 24, 2017. May be adjusted periodically, as provided for under City Policy.
(2) Project Targets will be confirmed through the project's Development Permit process.
(3) BUH indicates units designed and constructed in compliance with the City's Basic Universal Housing standards.

a) Increased number of LEMR units from 150 to 156 (i.e., six additional units), with 100% of the units incorporating Basic Universal Housing features and 54% of the units having two or more bedrooms.

b) Compliance with the requirement to provide habitable LEMR unit area at 10% of the total residential floor area on the site (excluding market rental housing).

c) Built Form: The proposed affordable housing will continue to be provided in the first phase of development. A stand-alone six-storey wood frame building is proposed on the east side of proposed on Lot 1 (South Lot). To accommodate the relocation of the park, the affordable housing building has been moved to the north edge of the lot.

The City's Affordable Housing Strategy supports affordable housing units being clustered in a stand-alone building if there is a non-profit operator in place. Based on City consultation with non-profit housing providers, they typically prefer clustered units due to the operational efficiencies as well as the opportunity for greater control over operating costs. The applicant is working with S.U.C.C.E.S.S., an experienced non-profit housing provider, to manage the development's required affordable housing units. More information regarding this arrangement will be provided at Development Permit stage.

Parking and Transportation

The original rezoning report included requested parking reductions of 8-10% along with Transportation Demand Management (TDM) measures in the first phase of development only. In order to maximize the number of market rental housing units, the size of the neighbourhood park, and the size of public open spaces, the applicant is seeking parking reductions to minimize the size of required parking structures. The revised proposal includes additional TDM measures (i.e., over and above the applicant's original proposal) and parking rate reductions for the first three phases of development. Further details are available in the rezoning considerations (Attachment E). No parking rate reductions are sought by the applicant for the fourth phase of development on Lot 3 (West Lot).

Prior to rezoning bylaw adoption, legal agreements shall be registered on title to the site to secure the applicant's voluntary commitment to provide, at the applicant's sole cost, Transportation Demand Management (TDM) measures for development on Lot 1 (South Lot), Lot 2 (East Lot), Lot 4 (Central Lot), for the purpose of:

a) Satisfying site specific zone requirements for reducing minimum parking rates from Parking Zone 1 for affordable housing and market rental housing (i.e., 25%).

b) Satisfying Zoning Bylaw requirements for reducing minimum parking rates for residential visitor parking and market strata housing (i.e., 10%).

c) Permitting sharing of residential visitor parking with commercial parking.

Staff support the applicant's proposal, which is consistent with City objectives and includes revised Transportation Demand Management (TDM) measures in the first three phases of development, including:

- Providing a Transit Pass Program with monthly bus pass (two-zone) offered to 25% of market strata units (254 units), 100% of market rental housing units (120 units, increased from 50%) for a period of one year; and to 100% of affordable housing units (156 units) for a period of two years (increased from one year).
- Providing additional Class 1 bicycle storage at a rate of 2 spaces per unit of affordable housing and market rental housing (increased from 1.25 spaces per unit).
- Providing 10% of the required Class 1 bicycle spaces in the form of over-sized lockers for family bike storage (e.g., bike trailers.) for the use of market strata housing as well as affordable housing and market rental housing residents.

- Providing shared bicycle maintenance and repair facilities on each lot.
- Providing a bike-share program, including providing membership for the use of affordable housing and market rental housing residents for a period of one year (valued at $50,000).
- Providing six car-share vehicles, two on each lot, and related parking spaces (equipped with quick charge 240V electric vehicle charging stations).
- Providing a car-share program, including providing membership for the use of affordable housing and market rental housing residents for a period of one year (valued at $35,000).
- Additional provision of electrical charging for 100% of visitor parking spaces for affordable housing and market rental housing.

Farm Soil Recovery and Invasive Species Management

Subsequent to the writing of the original rezoning staff report, further site investigation by a Qualified Environmental Professional (QEP) has identified areas of invasive species on the subject site in the in proposed development areas, proposed farm soil recovery area and relocated proposed City neighbourhood park area. As a result, the rezoning considerations (Attachment E) have been revised to reduce the estimated farm soil recovery and to include invasive species management requirements in the proposed City neighbourhood park area.

The applicant remains committed to recovering appropriate farm soil from the subject site for use on the Garden City Lands, ensuring Richmond soil is preserved and used for ongoing local agricultural production and secured by legal agreement. As soil containing invasive species is not appropriate for use on the Garden City Lands, guided by the QEP report findings, City staff have reduced the appropriate farm soil recovery area boundary within the estimated 31,900 m^2 (7.88 ac.) old field grassland area to an estimated 26,500 m^2 (6.55 ac.).

Invasive species management and security provisions have been added to the City neighbourhood park Servicing Agreement requirements.

Proposed Site-Specific Zone

When Council considered the subject application on October 19, 2020, the proposal involved rezoning a central lot on the site to the "School and Institutional Use (SI)" zone and three surrounding development lots to a new site-specific zone, "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" (Zoning Amendment Bylaw 10198). In light of the applicant's revised proposal, staff recommend the new southeast Lot 5 (Park Lot) be rezoned to the SI zone, the remaining lots be rezoned to the ZMU47 zone, and the site-specific ZMU47 zone be revised to reflect the revised application. Key proposed revisions to the ZMU47 zone include the following:

- Permitted Density revisions:
    - Overall density increase from 2.10 to 2.165 FAR calculated against the gross site area eligible for FAR calculation purposes.

  - Area A Lot 1 (South Lot) increased from 2.10 to 2.11 FAR based on net site area.
  - Area B Lot 2 (East Lot) increased from 2.61 to 2.90 FAR based on net site area
  - Area D Lot 4 (Central Lot) added with 2.49 FAR based on net site area and allowance to provide on this lot, consolidated indoor amenity space for Lots 2, 3 and 4.

- Capstan Station Public Open Space requirement increased from 6,992 m^2 to 8,519 m^2.
- Affordable Housing requirement increased from 150 units to 156 units.
- Market Rental Housing requirement increased from 65 units to 120 units, and from 5,312 m^2 to 8,735 m^2.
- Park requirement increased from 4,748 m^2 to 5,427 m^2.
- Reduced parking rates included of 0.68 parking spaces per Affordable Housing unit and 0.6 parking spaces per Market Rental Housing unit, along with Transportation Demand Management (TDM) measures to the satisfaction of the Director of Transportation.

Other technical amendments to reflect the revised application.Phasing

The required phasing legal agreement rezoning consideration has been revised to include the new development Lot 4 (Central Lot) and reflect the following development sequence: Lot 1 (South Lot), then Lot 4 (Central Lot), then Lot 2 (East Lot) and Lot 3 (West Lot).

Voluntary Contributions

The applicant has agreed to voluntary contributions increases as a result of the proposed floor area increases (Attachment E) toward Capstan Station Reserve, public art, future City community planning studies.

Financial Impact or Economic Impact

The proposed changes to the subject development will have no financial impact on the City. As described in the August 26, 2020 original rezoning report from the Director of Development, through the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact (OBI) for the ongoing maintenance of these assets $36,896.00. This will be considered as part of the 2021 Operating budget.

Also as noted in the original rezoning staff report, as a part of the Barn Owl hunting habitat enhancement off-site works, the costs associated with the removal of Knotweed identified on City-owned property will be addressed under the City's Knotweed management programs budgets. The City portion of costs associated with the removal of other invasive species will be covered under Parks Operations maintenance budget.

Conclusion

Polygon Talisman Park Ltd. has applied to the City of Richmond for permission to create a new site specific zone, "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" and rezone lands at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road to the new ZMU47 zone and the "School and Institutional Use (SI)" zone, to permit the construction of 8,519 m^2 (2.11 acres) of City-owned park and public open space and a mid-rise and high-rise, high density, mixed-use development containing 1,290 dwellings (including 156 affordable housing units and 120 market rental housing units) and 784 m^2 (8,438 ft^2) of non residential uses, including retail. The proposed ZMU47 zone, if approved, will guide development of the subject site. Off-site works, including utility upgrades, road widening and new roads, frontage improvements, park construction, and off-site Barn Owl hunting habitat enhancement will be subject to the City's standard Servicing Agreement processes (secured with Letters of Credit). An analysis of the applicant's proposal shows it to be well designed and consistent with the CCAP's development, livability, sustainability, and urban design objectives.

If Council wishes to proceed with the revised proposal as discussed in this staff report, Council would need to grant second and third readings of the revised rezoning bylaw subject to the revised Rezoning Considerations as shown in the attached red-lined version (Attachment E).

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10235, be introduced and given first reading and together with Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, be forwarded to Public Hearing.

Sara Badyal

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SB:blg

Attachments:
Attachment A: Original Rezoning Staff Report, dated August 26, 2020
Attachment B: Memo to October 19 Public Hearing Meeting, dated September 30, 2020
Attachment C: Revised Conceptual Development Plans
Attachment D: City Neighbourhood Park Tree Retention Diagram
Attachment E: Red-lined Version of Revised Rezoning Considerations
Attachment F: Revised Development Application Data Sheet
Attachment G: Public Correspondence (August 27, 2020 to January 15, 2021)
Attachment H: Bird Nest Survey (November 25, 2020)

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	August 26, 2020
From:	Wayne Craig Director, Development	**File:**	RZ 18-836123

Re: **Application by Polygon Talisman Park Ltd. to Create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone, and Rezone the Site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" Zone to the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10198 to create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" zone, and to rezone 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" zone to the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)"zone and the "School and Institutional Use (SI)" zone, be introduced and given first reading.

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

WC:sb
Att. 11

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☒	Wayne G for Joe Erceg
Community Social Development	☒	
Parks Services	☒	
Recreation and Sport Services	☒	
Sustainability and District Energy	☒	
Transportation	☒	

Staff Report

Origin

Polygon Talisman Park Ltd. has applied to the City of Richmond for permission to rezone the site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road (Attachments 1 & 2) from the "Single Detached (RS1/F)" zone to a new "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" site specific zone and the "School and Institutional Use (SI)" zone to permit the development of a mixed-use mid-rise and high-rise development. The subject site is located in Capstan Village within the City Centre (Attachment 3).

The applicant is a company incorporated in BC under the number BC1167752 and is the owner of the subject properties. The directors and officers of the company are Robert Bruno and Neil Chrystal. The application was submitted by Robin Glover, authorized agent for the owner and applicant.

Key components of the proposal (Attachments 4 & 5) include:

- A three-phase mid-rise and high-rise, high density, mixed-use development with 4,748 m^2 (1.17 acres) of City-owned park and 2,244 m^2 (0.56 acres) of secured public open space.
- A total floor area of approximately 109,558.76 m^2 (1,179,280 ft^2) comprised of:
  - 10,432.83 m^2 (112,298 ft^2) of low-end-of-market rental (LEMR) affordable housing units in a stand-alone 11,417.88 m^2 (122,901 ft^2) building.
  - 5,312.57 m^2 (57,184 ft^2) of market rental housing in a stand-alone building.
  - 92,044.32 m^2 (990,756.81 ft^2) of market strata housing.
  - 784 m^2 (8,438 ft^2) of commercial space.
- Additional 2,615 m^2 (28,148 ft^2) indoor amenity space provided over the three phases.
- Approximately 1,226 residential units (150 affordable housing units, 65 market rental housing units, and 1,011 market strata housing units).

Road and engineering improvement works will be secured through the City's standard Servicing Agreement processes prior to final adoption of the rezoning bylaw. The works include park and road network development, frontage improvements, pedestrian trail, and utility upgrades.

Findings of Fact

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

Subject Site Existing Housing Profile

On the subject site there are currently five single-family dwellings and a temporary sales centre for the development under construction across Sexsmith Road to the west. Three previous

single-family dwellings have been demolished. None of the eight single-family dwellings had a secondary suite.

Surrounding Development

To the North: Across Capstan Way, is a development site that is the subject of a separate rezoning application (RZ 18-836107) for a mixed-use development. The west portion of the site is designated under the City Centre Area Plan (CCAP) for medium to high-density mid to high-rise mixed-use development (Urban Center T5 (35 m)). The east portion of the site is designated for low to medium density low to mid-rise residential development with limited commercial uses (General Urban T4 (25 m)). The rezoning application is under staff review and will be subject to a separate report upon completion of the staff review.

To the South: Along the southwest edge of the subject site, are an adjacent single-family dwelling and church site. The single-family site is designated under the City Centre Area Plan (CCAP) for high density high-rise mixed-use development (General Urban T4 (25 m) and Village Centre Bonus). The church site is designated for institutional and low to medium density low to mid-rise residential development with limited commercial uses (General Urban T4 (25 m) and Institution). Along the south edge of the site, across Cambie Road in Aberdeen Village, is a three-storey strata commercial mall and a vacant development site designated for urban business park development (General Urban T4 (25 m)).

To the East: Across Garden City Road in the Oaks West Cambie neighbourhood, is a single-storey commercial development and two-storey townhouse development.

To the West: Across Sexsmith Road, is a low-rise strata commercial mall and a recently approved high-density high-rise development (DP 18-818748) by the same developer is under construction. Both of the sites are designated under the City Centre Area Plan (CCAP) for high-density high-rise mixed-use development (Urban Center T5 (35 m)).

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) designation for the subject site is "Mixed Use".

The City Centre Area Plan (CCAP) Specific Land Use Map: Capstan Village (2031) (Attachment 3) designation for portions of the subject site includes 'Urban Centre T5 (35 m)', 'General Urban T4 (25 m)', 'Park-Configuration & location to be determined' and new roads.

The subject site is located within the 'Capstan Station Bonus' and 'Village Centre Bonus' CCAP density bonusing areas. The proposal also accommodates the density bonus identified in the OCP policy to encourage the development of new purpose-built market rental housing units.

The developer is required to provide ownership of the stand alone lot in the southwestern portion of the subject site to the City as road dedication for the extension of Odlin Crescent.

After density bonuses from the provision of affordable housing, market rental housing, roads, park and public open space, the CCAP allows for medium-density mid-rise residential development with limited commercial uses on the southeastern portion of the subject site (proposed Phase 1, Lot 1 (South Lot)), and high-density high-rise mixed-use development on the northeastern (proposed Phase 2, Lot 2 (East Lot)) and western (proposed Phase 3, Lot 3 (West Lot)) portions of the subject site.

The CCAP also allows for additional building height east of Sexsmith Road for developments that comply with the provisions of the Capstan Station Bonus; on the western portion of the subject site where skyline and pedestrian experience are enhanced; and on the eastern portion of the subject site where livability of the subject site and neighbouring sites is enhanced.

The proposal is consistent with current OCP and CCAP policies applicable to the subject site.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located in an area impacted by aircraft noise (Area 2) and registration of an aircraft noise sensitive use legal agreement on title is required prior to final adoption of the rezoning bylaw. The purpose of the legal agreement is to ensure that the building design satisfies CMHC guidelines for interior noise levels and ASHRAE standards for interior thermal comfort, and potential purchasers are made aware of potential noise conditions. The developer has provided confirmation from a qualified acoustic professional that the proposed development can be designed in compliance with the ANSD standards.

NAV Canada Building Height

Transport Canada regulates building heights in locations that may impact airport operations. The developer has submitted confirmation from a BC Land Surveyor that the proposal, including maximum building height of 45 m (147.6 ft.), complies with Transport Canada regulations.

Floodplain Management Implementation Strategy

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

Public Consultation

Rezoning signs have been installed on all four frontages of the subject site.

Staff have received an item of public correspondence from the public (Attachment 6), expressing concern of the loss of Barn Owl hunting habitat and a desire to find a viable solution that preserves habitat for Barn Owls. Barn Owls have been recorded by the correspondent hunting in the large grass area centrally located on the subject site – ***Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement to design and construct***

off-site hunting habitat enhancements. Further details are provided in the 'Barn Owl Hunting Habitat Compensation' section below.

Staff have received an additional item of public correspondence from the public (Attachment 6), with photographs of hawks in trees at 8791 Cambie Road, which composes part of the subject development site. The author has noted hawks nesting and/or hunting in trees on that lot. – ***In response to this correspondence, City staff have required the applicant's Qualified Environmental Professional (QEP) to conduct a site inspection with the purpose of providing an inventory of raptors and raptor nests on the proposed development site. The QEP has provided staff with a letter (Attachment 7) confirming that, although raptors were observed on the site, no nests were present. Staff note that the habitat compensation secured for the barn owls will also serve hawks. Additional inspections would be required of any trees on the subject site prior to tree removal.***

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

External Agencies

Ministry of Transportation and Infrastructure (MOTI): The subject development was referred to MOTI because it is located within 800 m (2,625 ft.) of Sea Island Way, which is a Provincial Limited Access Highway. MOTI has granted preliminary approval for the subject application and final approval is required prior to final adoption of the rezoning bylaw.

Analysis

The applicant has applied to rezone the subject site to permit the construction of an approximately 109,558.76 m^2 (1,179,280 ft^2) three-phase high-rise mixed-use development comprising five towers, three mid-rise buildings, 1,226 residential units (including 150 low-end-of-market rental affordable housing units and 65 market rental housing units), and ground floor commercial space, together with new park and road. The proposal is consistent with current OCP and CCAP policies applicable to the subject site, which encourage high-rise high-density mixed-use development on the western portion of the subject site and medium-density mid-rise residential development with limited commercial uses on the northeastern and southeastern portions of the subject site including, among other things, new park and public open space, street improvements, affordable housing, market rental housing, contributions for community amenities and Capstan Station construction, and off-site Barn Owl hunting habitat enhancements.

1. Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., market rental housing) and CCAP Policy (i.e., affordable housing, Capstan Station Bonus, and community amenity contributions), the applicant has requested that the subject site be rezoned to a new site specific zone, "Residential/Limited Commercial (ZMU47) - Capstan Village (City Centre)", which includes:

- Maximum density: The overall maximum density works out to 2.10 FAR calculated against the gross site area eligible for FAR calculation purposes and 2.86 FAR calculated against the net site area after the land transfer for the neighbourhood park and all road dedications. The proposed ZMU47 zone allows for: 2.1 floor area ratio (FAR) in the southeastern portion of the site (Phase 1 and Lot 1 (South Lot)), 2.61 FAR in the northeastern portion of the site (Phase 2 and Lot 2 (East Lot)), and 3.91 FAR in the northwestern portion of the site (Phase 3 and Lot 3 (West Lot)). This includes density bonuses related to the provision of affordable housing, market rental housing, park, public open space, roads, and funding for Capstan Station and Village Centre Bonus City amenities. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.

- Permitted land uses: Apartment and related land uses and at least 784 m^2 (8,438 ft^2) of commercial space at the ground floor level.

- Residential rental tenure restriction relating to the provision of 215 rental units (e.g., 150 affordable housing low-end-of-market rental units and 65 market rental housing units).

- Maximum building height: 25 m (82 ft.) on the southeastern portion of the subject site, 35 m (115 ft.) to 45 m (148 ft.) on the northeastern portion of the subject site, and 45 m (148 ft.) on the northwestern portion of the subject site.

- Maximum lot coverage, minimum setbacks, minimum lot size, and loading space provisions.

2. Housing

a) Dwelling Unit Mix: The OCP encourages multiple residential development to provide at least 40% of units with two or more bedrooms that are suitable for families with children. Staff support the applicant's proposed unit mix, which includes 70% family friendly units.

Phase 1 on Lot 1 (South Lot) includes the following unit mix:

Unit Type	Tenure Type			Total
	Affordable Housing Units	Market Rental Housing Units	Market Strata Housing Units	
Studio	11% (17 units)	-	-	5% (17 units)
1-Bedroom	35% (52 units)	28% (18 units)	15% (20 units)	26% (90 units)
2-Bedroom	31% (47 units)	72% (47 units)	85% (112 units)	59% (206 units)
3-Bedroom	23% (34 units)	-	-	10% (34 units)
Phase 1 Total	**100% (150 units)**	**100% (65 units)**	**100% (132 units)**	**100% (347 units)**

Phase 2 and Phase 3 are designed to conceptual level, including the following unit mix:

Unit Type	Market Strata Housing Units		Total
	Phase 2	Phase 3	
Studio	2% (7 units)	2% (11 units)	2% (18 units)
1-Bedroom	28% (95 units)	28% (151 units)	28% (246 units)
2-Bedroom	56% (190 units)	56% (302 units)	56% (492 units)
3-Bedroom	14% (47 units)	14% (76 units)	14% (123 units)
Phase 2 & 3 Total	**100%** (339 units)	**100%** (540 units)	**100%** (879 units)

b) Affordable Housing: In compliance with the City's Affordable Housing Strategy, the developer proposes to design and construct 150 low-end-of-market rental (LEMR) units, to a turnkey level of finish, at the developer's sole cost, comprising 10,432.83 m^2 (112,298 ft^2) of habitable space, based on 10% of the development's total residential floor area. Occupants of these units will enjoy full use of all indoor residential amenity spaces provided inside the affordable housing building. The exclusive use of the indoor amenity space will allow the non-profit housing operator to provide scheduled and customized programming tailored to the residents of the affordable housing units. The affordable housing occupants will also have access to all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the affordable housing occupants.

The proposed affordable housing will be provided in the first building of the first phase of development (i.e., on proposed Lot 1 (South Lot)) in a stand-alone 11,417.88 m^2 (122,901 ft^2) six-storey wood frame building. The City's Affordable Housing Strategy supports affordable housing units being clustered in a stand-alone building if there is a non-profit operator in place. Based on City consultation with non-profit housing providers, they typically prefer clustered units due to the operational efficiencies as well as the opportunity for greater control over operating costs.

The developer has reached a tentative agreement with S.U.C.C.E.S.S., an experienced non-profit housing provider, to manage the development's required affordable housing units (Attachment 8). More information regarding this arrangement will be provided at Development Permit stage.

The proposed building location was chosen in the first phase of development, on Cambie Road which is designated by Translink as a frequent transit network, and in the location least impacted by future construction of future phases and future potential development.

The Affordable Housing Strategy requires at least 20% of affordable housing units to be provided with two or more bedrooms, and encourages that percentage to be increased to 60%. The proposed development complies, with 54% of affordable housing units having two and three bedrooms.

As noted above, the proposed site specific ZMU47 zone includes a density bonus and residential rental tenure restriction associated with the proposed affordable housing units.

Staff support the developer's proposal, which is consistent with City Policy. Prior to final adoption of the rezoning bylaw, a Housing Agreement and Housing Covenants will be registered on title requiring that the developer satisfies all City requirements in perpetuity and that the affordable housing building achieves occupancy prior to any other building in the proposed development.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Minimum Unit Area	Max. Monthly Unit Rent	Total Maximum Household Income	Unit Mix	BUH
Studio	37 m^2 (400 ft^2)	$811/month	$34,650 or less	11% (17 units)	N/A
1-Bedroom	50 m^2 (535 ft^2)	$975/month	$38,250 or less	35% (52 units)	100%

2-Bedroom	69 m^2 (741 ft^2)	$1,218/month	$46,800 or less	31% (47 units)	100%
3-Bedroom	91 m^2 (980 ft^2)	$1,480/month	$58,050 or less	23% (34 units)	100%
Total	**10,267.82 m^2 (110,521.89 ft^2)**	**N/A**	**N/A**	**100% (150 units)**	**100%**

(1) Values adopted by Council on July 24, 2017. May be adjusted periodically, as provided for under City Policy.
(2) Project Targets will be confirmed through the project's Development Permit process.
(3) BUH indicates units designed and constructed in compliance with the City's Basic Universal Housing standards.

c) Market Rental Housing: In compliance with the OCP Market Rental Housing Policy, the developer proposes to design and construct 65 market rental housing units, based on 0.10 FAR calculated against the gross site area of the subject site eligible for FAR calculation purposes. Indoor residential amenity space for the use of market rental housing residents is provided inside the building. Common outdoor residential amenity spaces, parking, bicycle storage, and related features are provided on-site. There will be no restriction on tenant incomes or rental rates for these units.

The proposed market rental housing will be provided in the first phase of development (i.e., on proposed Lot 1 (South Lot)) in a stand-alone 5,312.57 m^2 (57,184 ft^2) six-storey wood frame building.

The developer will be the initial operator of the market rental housing building. The required market rental agreement will include the requirement that all of the market rental units are maintained under a single ownership (within a single airspace parcel or strata lot).

In compliance with the OCP Market Rental Housing Policy, 100% of the market rental housing units incorporate Basic Universal Housing features. The Policy also requires at least 40% of market rental housing units be provided with two or more bedrooms. The proposed development complies, with 85% of market rental housing units having two bedrooms.

As noted above, the proposed site specific ZMU47 zone includes a density bonus and residential rental tenure restriction associated with the proposed market rental housing units.

Staff support the developer's proposal, which is consistent with City Policy. Prior to final adoption of the rezoning bylaw, a Market Rental Agreement and covenant will be registered on title requiring that the developer satisfies all City requirements in perpetuity.

d) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:

- Barrier-free lobbies, common areas, and amenity spaces.
- Aging-in-place features in all units (e.g., blocking for grab bars, lever handles, etc.).
- 17.5% Basic Universal Housing (BUH) units (i.e., 215 of 1,226 units), including 100% of market rental housing units (i.e., 65 units) and 100% of affordable housing units (i.e., 150 units). (Note: The developer will be utilizing the Zoning Bylaw's BUH floor area exemption of 1.86 m^2 (20 ft^2) per BUH unit).

3. Capstan Station Bonus (CSB)

Under the CCAP and Zoning Bylaw, developments that make use of the density bonus provisions of the Capstan Station Bonus (i.e., 0.5 floor area for residential uses) must:

- Contribute funds towards the construction of the Capstan Canada Line Station, based on the total number of units and Council-approved contribution rate in effect at the time of Building Permit (BP) issuance (i.e., $8,992.14 per unit, which rate is in effect until September 30, 2020, plus applicable annual rate increases).

- Provide public open space in some combination of fee simple, dedication, and/or Statutory Right-of-Way (as determined to the City's satisfaction) at a rate of at least 5 m^2 (54 ft^2) per dwelling, based on total dwelling units.

Staff support the subject development, which satisfies CSB requirements. As detailed in the rezoning considerations (Attachment 11 and Schedule C) prior to final adoption of the rezoning bylaw, the developer shall:

- Register legal agreements on title to secure voluntary Building Permit-stage contribution of at least $11,024,364 (adjusted for applicable rates) for station construction.

- Provide 6,992 m^2 (75,251 ft^2) of publicly-accessible open space, which is 14% larger than the CSB minimum open space requirement and is comprised of a fee simple City-owned neighbourhood park, Capstan Way and Sexsmith Road frontage road dedication enhancements, and on-site public open spaces (Statutory Right-of-Way) adjacent to the neighbourhood park, in corner plazas along Capstan Way and a mid-block trail connecting to Garden City Road.

4. Village Centre Bonus (VCB)

Under the CCAP and Zoning Bylaw, developments that make use of the density bonus provisions of the Village Centre Bonus (i.e., 1.0 floor area ratio for VCB designated properties limited to appropriate non-residential uses) make a voluntary community amenity contribution based on 5% of bonus VCB floor area.

The VCB bonus provision is applicable to the small stand-alone lot in the southwestern portion of the subject site, which will be dedicated to the City for a new road extension to Odlin Crescent. The developer proposes that 100% of the development's potential VCB floor area is comprised of retail and related uses at grade along Capstan Way at Garden City Road and proposed to be constructed in the second phase of the development.

Prior to final adoption of the rezoning bylaw, the developer proposes to make a construction-value contribution to the City, in lieu of constructing community amenity space on-site. The funds will be divided equally and deposited in Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund, and Richmond's Child Care Reserve. As indicated in the table below, the proposed voluntary contribution shall be based on the allowable VCB community amenity area floor area (5% of the maximum VCB floor area permitted on the subject site under the proposed ZMU47 zone and a construction-value amenity transfer rate to

facilitate future community area floor area to be constructed off-site elsewhere in the City Centre.

	VCB Bonus Floor Area as per the ZMU47 Zone	VCB Community Amenity Space Area (5% of Bonus Area)	Construction-Value Amenity Transfer Contribution Rate	Minimum Voluntary Cash Contribution
Total	1.0 FAR 783.98 m^2 (8,438.69 ft^2)	39.20 m^2 (421.93 ft^2)	750.00 /ft^2	$316,450.90

(1) In the event that the contribution is not provided within one year of the application receiving Third Reading of Council (Public Hearing), the Construction-Value Amenity Transfer Contribution Rate (as indicated in the table above) shall be increased annually thereafter based on the Statistics Canada "Non-Residential Building Construction Price Index" yearly quarter-to-quarter change for Vancouver, where the change is positive.

Recreation and Sport Services Staff and Community Social Development Staff are supportive of the developer's proposed construction-value cash-in-lieu amenity contribution on the basis that this approach (rather than construction of an on-site amenity) will better meet the City Centre's anticipated amenity needs by allowing for the City to direct the developer's contribution to larger amenity projects and key locations.

5. Sustainability

The CCAP encourages the coordination of private and City development and infrastructure objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services, and related features. Areas undergoing significant change, such as Capstan Village, are well suited to this endeavour.

Staff support the developer's proposal, which is consistent with City Policy and includes:

i) District Energy Utility (DEU): The developer will design and construct 100% of the subject development to facilitate its future connection to a DEU system, which will include an owner supplied and installed central low carbon energy plant to provide heating and cooling to the development and transferring ownership of the energy plant to the City, all at no cost to the City. Registration of a legal agreement on title is required prior to final adoption of the rezoning bylaw.

ii) Step Code: The architect has confirmed their intent to meet the sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code, which with the provision of a low carbon building energy system, is step 2 for the proposed high-rise buildings and step 3 for the proposed wood-frame buildings.

6. Parks

a) Park and Public Open Spaces

In compliance with the CCAP and the ZMU47 zone, the developer proposes to provide land for park and public open space uses, including 4,748 m^2 (1.17 ac.) for a City-owned neighbourhood park and at least 2,244 m^2 (0.55 ac.) for public open space (in a combination of road dedication and SRW) for the proposed 1,226 dwelling units. A conceptual design for the required park and public open space improvements has been prepared by the developer (Attachments 5 and 11).

The proposed 4,748 m^2 (1.17 ac.) City-owned neighbourhood park will be secured, designed and constructed through the required Servicing Agreement process, including the provision of Letters of Credit, and construction completed as part of the second phase of the development (Attachment 11). The City park planning process will be the subject of a separate staff report from the Director, Parks Services, after the rezoning application is considered at a Public Hearing meeting. It takes time to plan, design and construct a neighbourhood park and in the interim residents in the first phase of development are within walking distance of the City's Aberdeen Park.

The proposed 2,244 m^2 (0.55 ac.) public open space includes a mid-block trail connection between Garden City Road, internal roads and the proposed neighbourhood park, expanded public open space areas and plazas along Capstan Way and Sexsmith Road, and a public open space area adjacent to the proposed neighbourhood park. Detailed design of these public open space areas will be the undertaken and secured through the development's Servicing Agreement and Development Permit processes, including the provision of Letters of Credit.

b) Farm Soil Recovery

Soil is a valuable resource and preserving it for continued agricultural use meets the standard for highest and best use of this soil. Although the subject site is not located in the Agricultural Land Reserve, City staff have identified an estimated 31,900 m^2 (7.88 ac.) old field grassland area within the subject site which has been under cultivation for hay since prior to 1999 (according to City records). The developer has agreed to test and salvage appropriate farm soil from the subject site for use on the Garden City Lands, ensuring Richmond soil is preserved and used for ongoing local agricultural production. Registration of a legal agreement on title is required prior to final adoption of the rezoning bylaw.

There are already approvals in place from the Agricultural Land Commission and Council for the deposit of up to 48,000 m^3 (1,695,104 ft^3) soil meeting Agricultural Land (AL) Standards on the Garden City Lands as part of the establishment of the Kwantlen Polytechnic University farm area. The proposed soil relocation from the subject site, subject to required soil testing, to Garden City Lands would be accommodated by the existing approvals.

c) Barn Owl Hunting Habitat Compensation

As noted in the received public correspondence (Attachment 6), Barns Owls and hawks have been recorded hunting on the subject site. Barn Owls require large open areas, with minimal human activity to facilitate their hunting behaviours, such as the approximately 31,900 m^2 of old field grassland on the subject site. Staff note that subject site is not an identified Environmentally Sensitive Area. The proposed neighbourhood park, road network and form of development intended in the City's City Centre Area Plan is not consistent with Barn Owl hunting habitat needs.

The Western population of Barn Owls are listed Schedule 1 – Threatened species under the federal *Species at Risk Act*. Although Barn Owls and their hunting habitat are not protected by the Province or the City, and there is no evidence of Barn Owl nesting on the subject site, the

developer has offered to work with the City to provide alternative off-site Barn Owl hunting habitat enhancements.

The developer retained a Qualified Environmental Professional (QEP) and working with Sustainability, Parks Services and Parks Operations staff, the QEP has identified three City-owned locations (Attachment 9) for Barn Owl hunting habitat enhancement at locations showing evidence of raptor utilization and having the potential for open grassland of approximately 28,000 m^2 to offset the losses at the subject site. At these three City-owned locations, the City will address Knotweed and the City and the developer will work cooperatively to remove remaining invasive species. The developer will design and construct the Barn Owl hunting habitat enhancement works, and detail a grassland maintenance plan through the City's standard Servicing Agreement process, including the provision of a Letter of Credit in the amount of $205,000 to secure the estimated value of the works. The installation of Barn Owl hunting habitat offsets will also benefit other species of raptors which utilize similar hunting habitat.

Although hawk nests and eggs are protected by the Province, their habitats are not. The applicant's QEP conducted a site inspection and has concluded that there are no raptor nests on the subject site (Attachment 7). However, in order to ensure that no hawks have migrated into the proposed development area, the applicant's QEP is required to conduct additional inspection of any trees on the subject site for raptor nests prior to tree removal.

7. Transportation and Site Access

The CCAP requires various road, pedestrian, and cycling network improvements on and around the subject site. Consistent with the OCP, CCAP and Zoning Bylaw, the proposed development provides for a variety of new roads, transportation improvements and related features, all at the developer's sole cost, to be secured through a combination of road dedication and legal agreements registered on title, to the satisfaction of the Director of Transportation, and the City's standard Servicing Agreement processes and Letters of Credits, as applicable, as per the attached Rezoning Considerations (Attachment 11).

Staff support the developer's proposal, which is consistent with City objectives and includes:

i) Widening and/or frontage improvements along Cambie Road, Garden City Road, Capstan Way, and Sexsmith Road to accommodate road, sidewalk, and related upgrades, together with off-site bike path and landscape features.

ii) The extension of Ketcheson Road and Brown Road.

iii) A new road extension to Odlin Crescent, including the requirement for the developer to provide the southwestern stand alone lot to the City as road dedication.

iv) The construction of a new internal North-South road.

v) The implementation of traffic safety improvements (e.g., right-turn lane, traffic signal and intersection operational upgrades) at the Garden City Road and Cambie Road intersection, which is number 8 of the top 20 collision-prone locations in the City.

The number of site access driveways is limited to one for each lot to minimize potential pedestrian and cycling conflicts with vehicles.

Under the Zoning Bylaw, prior to Capstan Station being operational, multi-phase Capstan Village developments are required to implement a transitional parking strategy. It is the understanding of the staff that the Capstan Canada Line Station will be operational post June 2022, prior to the subject development and, as such, a transitional parking strategy is not required and Zoning Bylaw "Parking Zone 1" rates apply.

The OCP seeks 10% of commercial parking spaces to support electric vehicle charging.

The Zoning Bylaw permits parking reductions for Capstan Village developments that incorporate Transportation Demand Management (TDM) and other measures to the City's satisfaction. The developer proposes to provide TDMs and is requesting 8 - 10% permitted parking reductions for affordable housing, market rental housing and visitors in the first phase of development. The developer proposes to provide sufficient parking in the second and third phases to meet the bylaw requirements without the need for parking reductions and TDMs.

Staff support the developer's proposal, which is consistent with City objectives and includes:

i) Accommodating electrical charging for 100% of resident parking spaces, 10% of commercial parking spaces and 10% of resident and commercial class 1 secure bicycle storage spaces.

ii) Shared commercial and residential visitor parking in the second phase of development.

iii) Limiting tandem parking to market strata housing residents only.

iv) Transportation Demand Management (TDM) measures in the first phase of development, including:

- Transit Pass Program: monthly bus pass (two-zone) will be offered to 25% of market strata units (33 units), 50% of market rental housing units (33 units), 100% of affordable housing units (150 units) for a period of one year.
- Providing 10% of the required Class 1 bicycle spaces for the use of the affordable housing and market rental housing residents in the form of over-sized lockers for family bike storage (e.g., bike trailers.)
- Providing a shared bicycle maintenance and repair facility.
- Providing two car-share vehicles and related parking spaces (equipped with quick charge 240V electric vehicle charging stations).

8. Site Servicing and Frontage Improvements

In compliance with City Policy, prior to final adoption of the rezoning bylaw, the developer will enter into standard City Servicing Agreements, secured with a Letters of Credit, for the design and construction of all required off-site rezoning works including, but not limited to road widening and/or frontage improvements along Cambie Road, Garden City Road, Capstan Way, and Sexsmith Road; extensions to Odlin Cresent, Ketcheson Road, and Brown Road; construction of a new internal north-south road; water, storm sewer, sanitary sewer, and utilities infrastructure and/or upgrades as set out in the attached Rezoning Considerations (Attachment 11). Development Cost Charge (DCC) credits will be applicable to works identified

on the City's DCC Program (e.g., part of the required works along Cambie Road, Garden City Road, Capstan Way and Sexsmith Road).

9. Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site (City and neighbouring) tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development (Attachment 11 Schedule E).

Staff are supportive of the developer's proposal, which includes, among other things:

i) The removal of the 168 existing bylaw-size trees on the subject site and planting of 336 replacement trees (2:1 ratio) through the Development Permit applications for the development's proposed three phases of development (secured with $252,000 on-site tree planting security). As of the date of this report, two of the existing on-site trees were required to be removed in order to demolish three existing buildings and Tree Removal Permits for those two trees have been issued. A third tree has also been identified for removal by the applicant in order to accommodate demolition of a fourth building on site and is subject to the submission and approval of a Tree Removal Permit from the City. Unfortunately retention of the on-site trees is incompatible with the higher density form of development envisioned for the subject site in the City Centre Area Plan. Tree removal is proposed to occur after public hearing to allow for site preloading.

ii) The protection of all trees on neighbouring properties is required (secured with $10,000 tree survival security). The arborist has identified potential root zone conflict areas between required roads and existing neighbouring trees, which must be resolved through either through the developer receiving the neighbouring property owners permission to apply for a tree removal permit, or detail design through the required SA process to ensure the critical root zones of off-site trees are adequately protected in the interim until the required roads are widened to ultimate width through future redevelopment of neighbouring properties.

iii) The protection of 30 existing City trees along the subject site's frontages (10 trees along Sexsmith Road and 20 trees along Cambie Road), through the development's Development Permit and Servicing Agreement processes (secured with $165,000 tree survival security). The arborist has identified a potential root zone conflict area between required road works and three existing City trees, which will be addressed through detail design as part of the required SA process.

iv) The protection of 34 existing City trees, including the relocation of 14 existing street trees along the south side of Capstan Way to facilitate required road widening, and the protection of 20 existing trees in the Garden City Road median, at the developer's sole cost, through the development's Servicing Agreement process (secured with $195,000 tree survival security).

v) The removal of 36 existing City trees on the subject site's frontages and voluntary contribution in the amount of $43,250 to the City's tree compensation fund for tree planting elsewhere in the city. These trees have been identified for removal due to poor health or conflict with required Servicing Agreement works.

To developer is required to complete the following to ensure protection of trees to be retained:

- Prior to final adoption of the rezoning bylaw, submission of a contract with a Certified Arborist for the supervision of all works conducted in close proximity to trees to be protected, monitoring during construction, any needed tree protection measures, and a post-construction impact assessment report.
- Prior to commencing any works on-site, installation of tree protection fencing around all trees to be retained, which is to be installed in accordance with Tree Protection Information Bulletin Tree-03 and maintained until construction and landscaping on-site is completed.

10. Public Art

Staff support the developer's proposal, which is consistent with City Policy and includes a voluntary developer contribution of at least $885,740, based on City-approved rates and the proposed floor area (excluding affordable housing and market rental housing). The developer has engaged a Public Art Planner and a proposed Public Art Plan is under review. Prior to final adoption of the rezoning bylaw, a legal agreement will be registered on title requiring the developer's implementation of a Public Art Plan for the subject site, prepared by an accredited professional and secured by Letter of Credit and/or voluntary cash contribution, to the satisfaction of the City.

11. City Centre Mixed Use Development

In compliance with the CCAP, the developer proposes to voluntarily contribute $308,136 towards future City community planning studies at a rate of $3.23/m^2 ($0.30/ft^2) of maximum buildable floor area, excluding affordable housing and market rental housing.

The subject site is located in City Centre. Prior to final adoption of the rezoning bylaw, a legal agreement will be registered on title ensuring that future owners are aware that the development is subject to potential impacts from other development that may be approved within City Centre.

The proposed development includes commercial and residential uses. Prior to final adoption of the rezoning bylaw, a legal agreement will be registered on title that identifies the proposed mixed uses and requires noise mitigation through building and equipment design.

12. Development Phasing

The proposed development is intended to be constructed in three phases. To address the development's phasing and secure the required works identified in the attached Rezoning Considerations (Attachment 11), prior to final adoption of the rezoning bylaw, legal agreements will be registered on title securing that:

i) No separate sale of the developer's lots will be permitted without the prior approval of the City (to ensure that all legal, financial, and development obligations assigned to each lot through the subject rezoning are satisfactorily transferred and secured).

ii) Prior to final adoption of the rezoning bylaw, the developer will enter into Servicing Agreements for the design and construction of public open space located in the first phase of development, Barn Owl hunting habitat enhancement works, engineering infrastructure works, transportation works, and City tree protection, relocation and removals.

iii) Prior to Building Permit issuance for the second phase of the proposed development, the developer will enter into a Servicing Agreement for public open space located in the second phase of development, the proposed neighbourhood park, and transportation works.

iv) Prior to Building Permit issuance for the third phase of the proposed development, the developer will enter into a Servicing Agreement for public open space located in the third phase of development, and transportation works.

13. Built Form and Architectural Character

The developer proposes to construct a mid-rise and high-rise, high density, mixed-use development fronting Cambie Road, Garden City Road, Capstan Way and Sexsmith Road, within walking distance of Aberdeen Park (Attachment 5). The proposed development is consistent with CCAP Policy for the provision of land (via a combination of dedication, fee simple and Statutory Rights-of-Way) to facilitate required transportation and public open space improvements. The proposed form of development, which combines articulated mid-rise buildings, streetwall building elements and towers, generally conforms to the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated:

i) A strong urban concept contributing towards a high-density, high-amenity, mixed-use, transit-oriented environment, comprising pedestrian-oriented commercial, and a variety of dwelling types (including townhouse and apartment units), neighbourhood park, public plazas, and mid-block trail.

ii) Variations in massing contributing towards streetscape interest, solar access to the usable rooftops of high-rise podium buildings, and upper- and mid-level views across the subject site for residents and neighbours.

iii) Articulated building typologies contributing to a sense of pedestrian scale and interest.

iv) Sensitivity to future and existing neighbours, by meeting or exceeding minimum recommended tower separation guidelines (e.g., 24 m/79 ft. on the west side of proposed Ketcheson Road extension and 35 m/115 ft. on the east side).

v) Opportunities to contribute towards a high amenity public realm, particularly along Capstan Way at the proposed corner plazas.

Development Permits are required for each of the three phases of development. Each of the Development Permits is required to be formally reviewed by the Advisory Design Panel (ADP) as part of the Development Permit process. On March 4, 2020, the ADP reviewed the subject rezoning application on an informal basis and provided generally supportive design development comments for the developer to take into consideration in the preparation of the required DP applications. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 10), together with the applicant's design response in '***bold italics***'.

Development Permit approval, to the satisfaction of the Director of Development, will be required for the development's first phase of development (Lot 1 (South Lot)) prior to final

adoption of the rezoning bylaw. At DP stage, additional design development is encouraged with respect to the following items.

a) Public Open Space: Opportunities to contribute towards a high amenity public realm.

b) Richmond Arts District: Opportunities to incorporate Public Art, which is the process of being reviewed by the applicant through the City's Public Art Program process, including the potential to incorporate public art into building(s). Opportunities to incorporate CCAP Richmond Arts District expression in building design.

b) Residential Streetscape: Opportunities to enhance individual building identity, skyline and streetscape visual interest through design differentiation between buildings and phases in the proposed large development. Opportunities to incorporate more colour in building design and to provide an enhanced interface between townhouses, residential frontages and commercial frontages with fronting pedestrian sidewalks and open spaces.

c) Commercial Streetscape: Opportunities to create a distinctive, cohesive Capstan Village retail node and identity (i.e., not generic) (e.g., shop front design, signage).

d) Common Amenity Spaces: The proposed indoor and outdoor common amenity spaces satisfy OCP and CCAP DP Guidelines rates (Attachment 4). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. In the first phase of development, the conceptual design includes separate building specific indoor amenity areas and a common central outdoor amenity area. The conceptual design proposes that a two-level indoor amenity space would be provided in the second phase adjacent to the mid-block trail public open space for the shared use of the second and third phases of development. In both the second and third phases of development, the conceptual design includes additional smaller indoor amenity area and common outdoor amenity area on the podium roof.

e) Accessibility: Design and distribution of accessible units and common spaces and uses.

f) Sustainability: Opportunities to enhance building performance in coordination with architectural expression.

g) Emergency Services: Confirm provision of Fire Department requirements (e.g., emergency vehicle access through the mid-block trail, Fire Department response points).

h) Crime Prevention through Environmental Design (CPTED): Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.

i) Parking, Loading & Waste Management: The development proposal is consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces.

14. Existing Legal Encumbrances

Development of the subject site is not encumbered by existing legal agreements on title.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees

and traffic signals. The anticipated operating budget impact (OBI) for the ongoing maintenance of these assets $36,896.00. This will be considered as part of the 2021 Operating budget.

As a part of the Barn Owl hunting habitat enhancement off-site works, the costs associated with the removal of Knotweed identified on City-owned property will be addressed under the City's Knotweed management programs budgets. The City portion of costs associated with the removal of other invasive species will be covered under Parks Operations maintenance budget.

Conclusion

Polygon Talisman Park Ltd. has applied to the City of Richmond for permission to create a new site specific zone, "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" and rezone lands at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road to the new ZMU47 zone and the "School and Institutional Use (SI)" zone, to permit the construction of 6,992 m^2 (1.73 acres) of park and public open space and a mid-rise and high-rise, high density, mixed-use development containing 1,226 dwellings (including 150 affordable housing units and 65 market rental housing units) and 784 m^2 (8,438 ft^2) of non-residential uses, including retail. The proposed ZMU47 zone, if approved, will guide development of the subject site. Off-site works, including utility upgrades, road widening and new roads, frontage improvements, park construction, and off-site Barn Owl hunting habitat enhancement will be subject to the City's standard Servicing Agreement processes (secured with Letters of Credit). An analysis of the developer's proposal shows it to be well designed and consistent with the CCAP's development, livability, sustainability, and urban design objectives.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, be introduced and given First Reading.

Sara Badyal

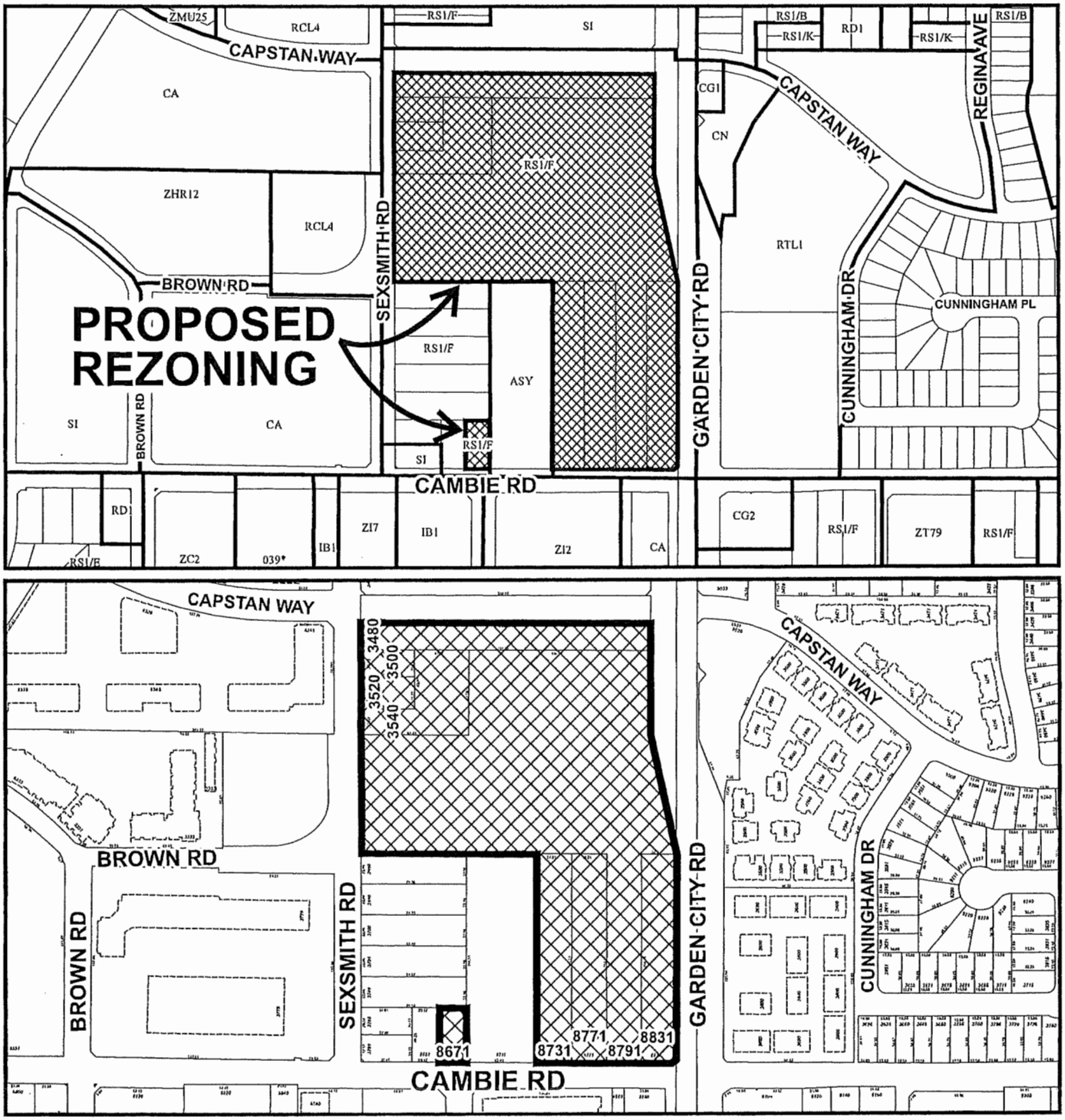
Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Location Map
Attachment 2: Aerial Photograph
Attachment 3: Specific Land Use Map: Capstan Village (2031)
Attachment 4: Development Application Data Sheet
Attachment 5: Conceptual Development Plans
Attachment 6: Public Correspondence
Attachment 7: QEP Letter: Site Inspection for Hawk Nests
Attachment 8: Affordable Housing Letter from S.U.C.C.E.S.S.
Attachment 9: Off-site Barn Owl Hunting Habitat Enhancement Sites Map
Attachment 10: Advisory Design Panel meeting Minutes Annotated Excerpt (March 4, 2020)
Attachment 11: Rezoning Considerations

Attachment 1
To report dated August 26, 2020

City of Richmond



RZ 18-836123

Original Date: 09/28/18

Revision Date: 05/19/2020

Note: Dimensions are in METRES

Attachment 2
To report dated August 26, 2020

City of Richmond

RZ 18-836123

Original Date: 09/28/18

Revision Date: 05/19/2020

Note: Dimensions are in METRES

City of Richmond

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors **Date:** September 30, 2020

From: Wayne Craig, Director, Development **File:** RZ 18-836123

Re: **Application by Polygon Talisman Park Ltd. to Create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone, and Rezone the Site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" Zone to the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone**

The purpose of this memo is to respond to Council's information request regarding the above rezoning application which was considered at the September 14, 2020 Council meeting. At the meeting, discussion took place on improving the tree retention program in the proposed park and clarification on the number of trees able to be retained on the development site. In response to Council discussion, this memo outlines additional proposed tree retention (Attachment 1) and includes revised rezoning considerations (Attachment 2) and revised tree management plans (Schedule E).

Additional Tree Retention

Following the Council meeting, staff and the developer reviewed the existing trees on the subject site and surrounding City roads and propose the following additional tree retention (Attachment 1):

- New relocation of two small on-site trees (tag# 501 and 502) to an off-site City park location. The trees to be relocated are an approximately 15cm calliper Hinkoi Cypress and 12.5cm calliper Norway Maple located within the proposed first development phase (on either side of tree tag# 319). The developer is required to enter into a legal agreement, ensuring provision of arborist supervision, submission of a tree survival security (Letter of Credit) in the amount of $10,000.00, and coordination of the tree relocation with Parks staff to a new location determined by Parks staff.

- New retention of a portion of a on-site hedgerow, including one bylaw-sized tree (tag# 47), as part of the park planning and design process. The portion of hedgerow proposed for retention runs in an east-west alignment within the proposed City-owned neighbourhood park. The developer is also required to enter into a legal agreement, ensuring provision of a contract with a certified arborist, installation and maintenance of tree protection fencing, and submission of a tree survival security (Letter of Credit) in the amount of $15,000.00. Should the rezoning application achieve third bylaw reading, the developer will work with Parks staff to integrate the proposed hedgerow retention into the park design concept as quickly as possible and Parks staff will prepare a park concept staff report for Council's review.

- Through the detailed design review of the required Servicing Agreement process, staff and the developer will look at whether it is possible to retain additional portions of the hedgerow behind the curb in the proposed north-south road, proposed City-owned neighbourhood park and adjacent public open space Statutory Right-of-Way (SRW). If the additional hedgerow retention results in conflicts with required utilities, the developer may be required to provide additional utilities SRW. The portion of the hedgerow that conflicts with the building footprint and parking structure is still recommended for removal.

- The preliminary tree management plan attached to the rezoning staff report indicated the potential for ten trees to be retained along the shared property line between the proposed first phase (Lot 1/South Lot) and neighbouring property. As a result of further investigations and proposed changes to the parking structure, these trees are able to be retained along with an additional three trees, for a total proposed retention of 13 on-site trees (tag# 22, 23, 24, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46). To protect the trees, the architect and developer's arborist worked together and propose new indents in the west edge of the parking structure. The proposal has been reviewed by City Tree Preservation staff. The developer is required to enter into a contract with a certified arborist, install and maintain tree protection fencing for the protection of these trees. Detailed design of the parking structure and confirmation of tree retention will be conducted through the required Development Permit process.

Existing Trees Clarification

Existing Trees	On-site Trees	City Trees
Total	• 168 trees • 2 undersized trees • 1 hedgerow	• 100 trees • 1 L-shaped hedgerow
Revised proposal	• Retain 13 trees • Relocate 2 undersized trees • Remove 155 trees	• Retain 51 trees & hedgerow in park • Relocate 14 trees • Remove 35 trees • Investigate feasibility of hedgerow retention in boulevard via SA
Compensation	• 310 replacement trees via DP	• $40,250.00
Requirements	• $232,500 tree planting security • $10,000 tree survival security • Investigate hedgerow retention in SRW via DP	• $375,000.00 tree survival security • New City street tree planting via SA • Hedgerow retention in park via SA • Hedgerow retention in boulevard via SA

The preliminary tree management plans have been revised and notes added to address some discrepancies from the rezoning requirements and to reflect the additional proposed tree retention (Schedule E).

Conclusion

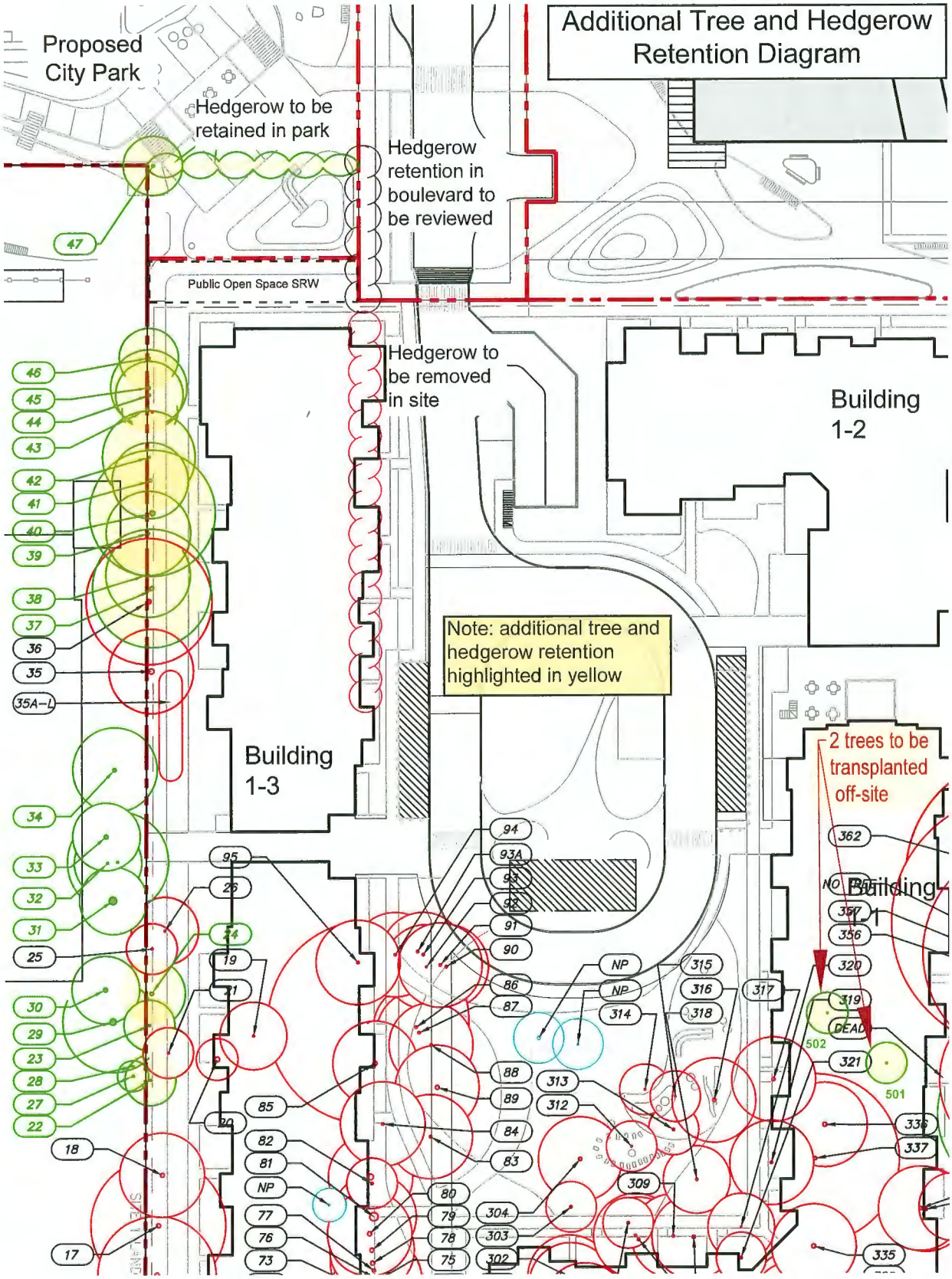
In response to Council discussion, the developer has agreed to increased tree retention. If Council wishes to proceed with the proposed additional tree retention as discussed in this memo, Council would need to grant third reading of the rezoning bylaw subject to the revised rezoning considerations as shown in the attached red-lined version (Attachment 2).

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

SB:blg

Attachments:
Attachment 1: Additional Tree and Hedgerow Retention Diagram
Attachment 2: Red-lined Version of Revised Rezoning Considerations
Schedule E: Revised Preliminary Tree Management Plans

Attachment 1
To memo dated September 30, 2020



City of Richmond

Memorandum

Planning and Development Division
Development Applications

To:	Mayor and Councillors	**Date:**	February 3, 2021
From:	Wayne Craig Director, Development	**File:**	RZ 18-836123
Re:	**Application by Polygon Talisman Park Ltd. to Create the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone, and Rezone the Site at 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road from the "Single Detached (RS1/F)" Zone to the "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)" Zone**		

The purpose of this memo is to provide revised rezoning considerations for the above reference rezoning application as directed by Planning Committee at the February 2, 2021 meeting.

Planning Committee requested that the rezoning considerations be revised to include registration of a legal agreement to prohibit a future strata corporation from imposing any bylaws that would:

- restrict the ability for any residential dwelling unit to be rented; or
- restrict the age of occupants of any residential strata unit.

The revised rezoning considerations (Revised Attachment E), including the new legal agreement as rezoning consideration number 25, are attached. The applicant has agreed to the registration of this agreement.

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

SB:blg

Attachments:
Revised Attachment E: Red-lined Version of Revised Rezoning Considerations

Richmond

Application Intent

Polygon Talisman Park Ltd. and IBI Group are pleased to resubmit this master plan rezoning application in response to comments received through the public process by staff, community stakeholders, and City Council.

This application seeks to rezone 13.5 acres of the block bounded by Capstan Way, Sexsmith Road, Garden City Road, and Cambie Road.

The southwest quadrant of the block – home to the Richmond United Church, a daycare, commercial and offices uses, and several private residences – does not form part of this redevelopment application.

This master plan rezoning application proposes:

- 118,012.24 m² (1,270,273 ft²) of Floor Area
- 1.34 acres of new City Park
- 2.10 acres of new public open space (Capstan Station Bonus) including City Park
- Over 1,341 new homes including
    - 156 affordable housing units
    - 171 market rental units
    - 1,014 market residential units

In January 2021, in response to Council's referral, the following changes to the project have been made:

- An additional 6 affordable housing units have been added to Site 1
- An additional 55 market rental homes have been added to Site 1
- Proposed Park relocated to southeast corner of the site in order to retain existing trees
- Proposed Park has increased by 680sm (0.17 acres)

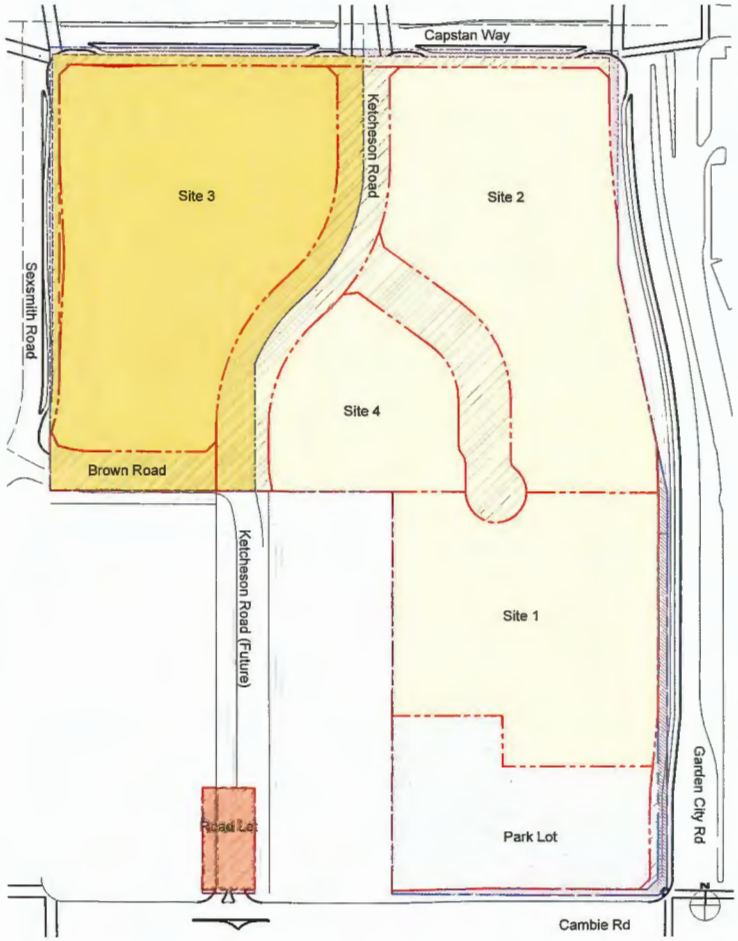
In September 2021, an additional 51 market rental homes have been added to site 2, 3, and 4.

Attachment CC
Revised Conceptual Development Plans

Land Use

IBI | POLYGON

Land Use and Density



Allowable FAR Per CCAP (Includes Affordable Housing Bonus & Capstan Station Bonus)

Parcel	Designation	Sub-Area	FAR with AH	CSB	VCB	CCAP Designation (FAR)	Net Site Area Eligible for FAR (sm)	Allowable FAR Floor Area (sm)	Allowable FAR Floor Area (sf)
Site 1	General Urban T4 (25m)	B1 Mixed-Use – Low-Rise Residential & Limited Commercial	1.20	0.50	n/a	1.70	35,546.23	60,428.59	650,447.94
Site 2									
Site 4									
Park Lot									
Site 3	Urban Centre T5 (35M)	B2 Mixed-Use – Mid-Rise Residential & Limited Commercial	2.00	0.50	n/a	2.50	16,684.77	41,711.93	448,983.42
Road Lot	General Urban T4 (25m)		1.20	0.50	1.00	2.70	783.98	2,116.75	22,784.46
Overall Total						1.97	53,014.98	104,257.26	1,122,215.83

Allowable Market Rental Density (Units): approximately 10% of total residential units.

Proposed FAR

Parcel	Proposed FAR	Net Site Area (sm)	Provided FAR Floor Area (sm)	Provided FAR Floor Area (sf)
Site 1 (Affordable Housing)	1.19	9,630.82	11,464.33	123,401
Site 1 (Market Rental)	0.91		8,735.12	94,024
Site 2	2.79	11,443.07	31,925.67	343,645
Site 2 (Market Rental)	0.10		1,202.63	12,945
Site 3	3.80	12,794.58	48,718.17	524,398
Site 3 (Market Rental)	0.09		1,202.63	12,945
Site 4	3.00	4,510.40	13,561.06	145,970
Site 4 (Market Rental)	0.27		1,202.63	12,945
Road Lot	0	0	0	0
Total	**3.07**	**38,378.87**	**118,012.24**	**1,270,273**

SITE 1, 2, 4 AREA - FAR ELIGIBLE
SITE 3 AREA - FAR ELIGIBLE
Road Lot - FAR ELIGIBLE
DEDICATION - CITY ROAD - FAR INELIGIBLE
DEDICATION - CITY ROAD - FAR ELIGIBLE
DEDICATION - CITY PARK - FAR ELIGIBLE
PROPERTY LINE (BEFORE DEDICATION)
PROPERTY LINE (AFTER DEDICATION)
BOUNDARY FOR FAR CALCULATION

Affordable Housing Density Required/ Provided:

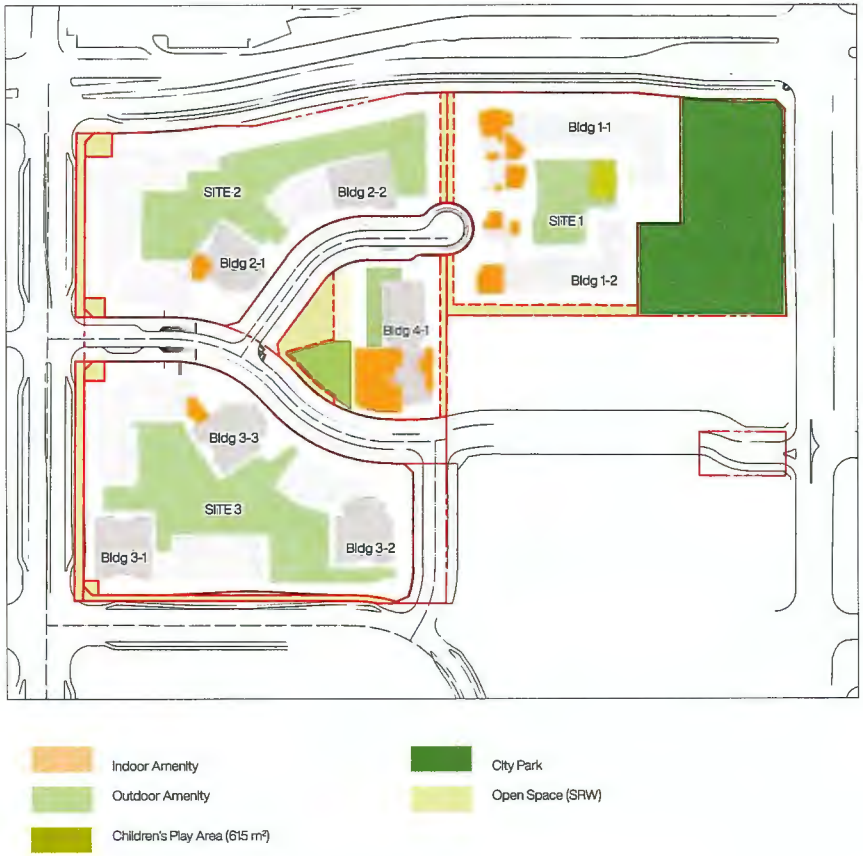
- Total Residential FAR area (exclude Market Rental):
  = 1,270,273 - 132,859 (Market Rental) - 8,438 (Site 2 Commercial) = 1,128,976 sqft
- Affordable Housing Required (Leasable Area): 10% x 1,128,976= 112,898 sqft
- Affordable Housing Provided (Leasable Area): 112,898 sqft

Market Rental Density Required/ Provided:

- Total Residential Units excluded Market Rental:
  = 1,014 (Market Condo Units) + 156 (Affordable Housing) = 1,170 Units
- Market Rental Provided (Units): 171 Units
- Market Rental Provided (Percentage): 171 / 1,170 = 14.6%

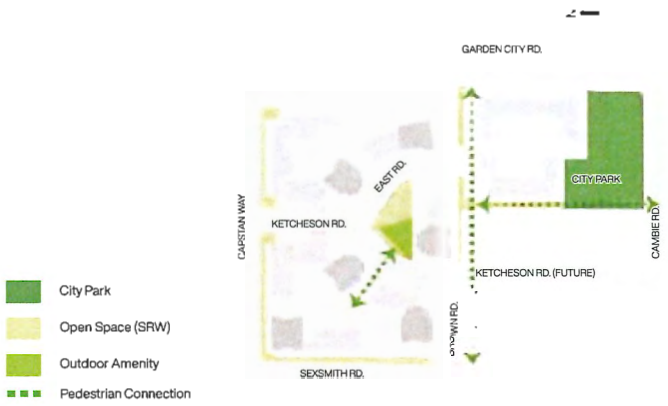
Indoor and Outdoor Amenity Space

Amenity					
Site	Items	Buildings	Units	Required (m2)	Provided (m2)
Site 1					
Wood-Frame	Indoor Amenity (CCAP: 2 m² per unit)				
		Building 1-1 (AH)	156	312	312
		Building 1-2 (MR)	120	240	240
		Sub-total	276	552	552
	Outdoor Amenity (6m² per unit)				
		Site 1	276	1,656	1,656
		Sub-total	276	1,656	1,656
Site 2 & 3 & 4					
Concrete	Indoor Amenity (CCAP: 2 m² per unit)				
		Building 2-1	231	462	82
		Building 2-2	128	256	0
		Building 3-1	189	378	0
		Building 3-2	172	344	0
		Building 3-3	183	366	74
		Building 4-1	162	324	1,876
		Sub-total	1,065	2,130	2,130
	Outdoor Amenity (6m² per unit)				
		Site 2	359	2,154	2,154
		Site 3	544	3,264	3,264
		Site 4	162	972	972
		Sub-total	1,065	6,390	6,390
Total					
	Indoor Amenity		1,341	2,682	2,682
	Outdoor Amenity		1,341	8,046	8,046



Structure

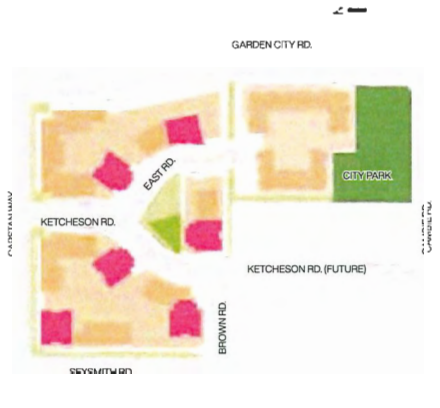
1. Open Spaces



2. Mobility

3. Heights

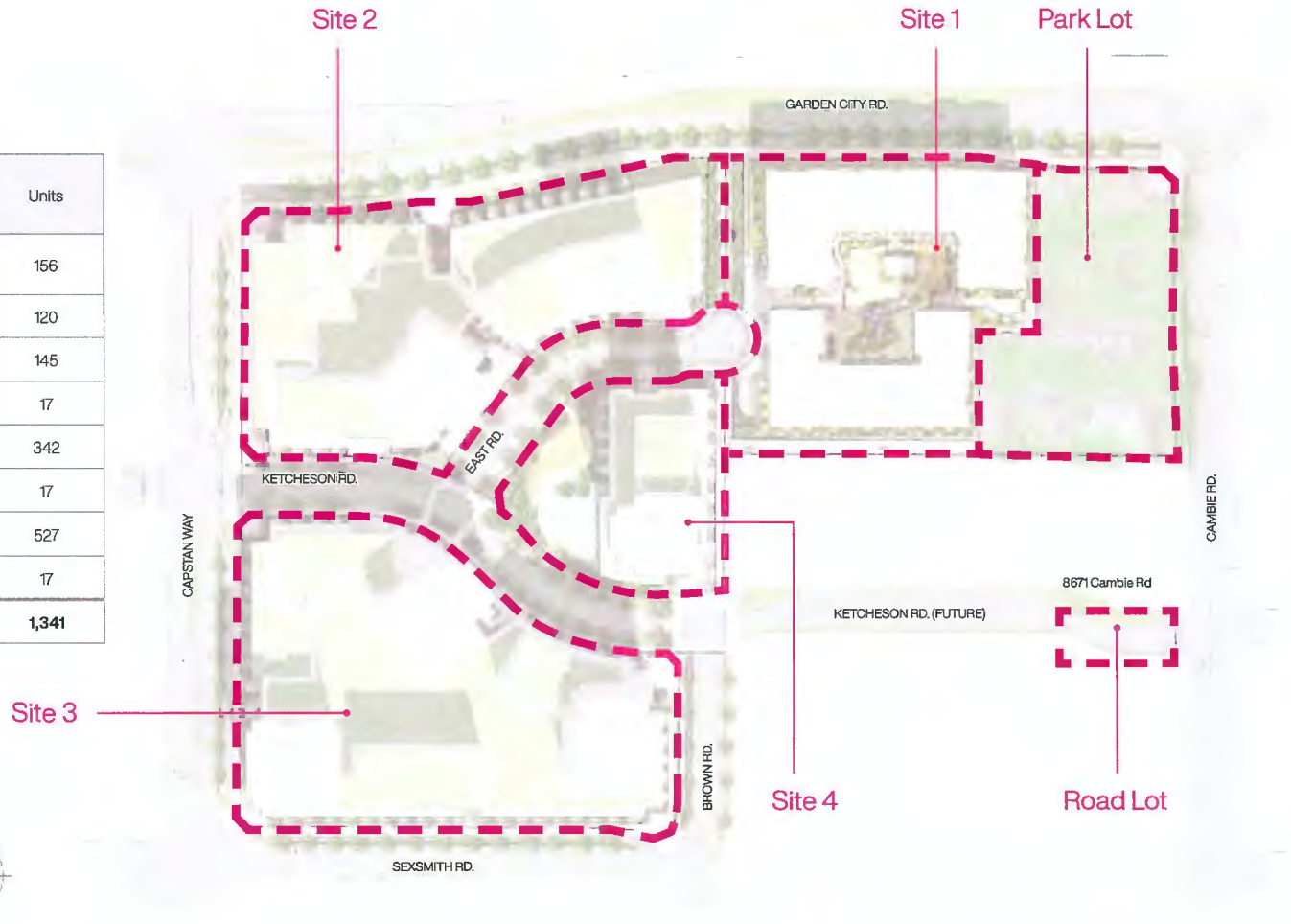
4. Density



Phasing

Density Summary

Phase	Parcel	Provided FAR Floor Area (sm)	Provided FAR Floor Area (sf)	Units
Phase 1	Site 1 (Affordable Housing)	11,464.33	123,401	156
	Site 1 (Market Rental)	8,735.12	94,024	120
Phase 2	Site 4	13,561.06	145,970	145
	Site 4 (Market Rental)	1,202.63	12,945	17
Phase 3	Site 2	3,1925.67	343,645	342
	Site 2 (Market Rental)	1,202.63	12,945	17
Phase 4	Site 3	48,718.17	524,398	527
	Site 3 (Market Rental)	1,202.63	12,945	17
	Total	**118,012.24**	**1,270,273**	**1,341**

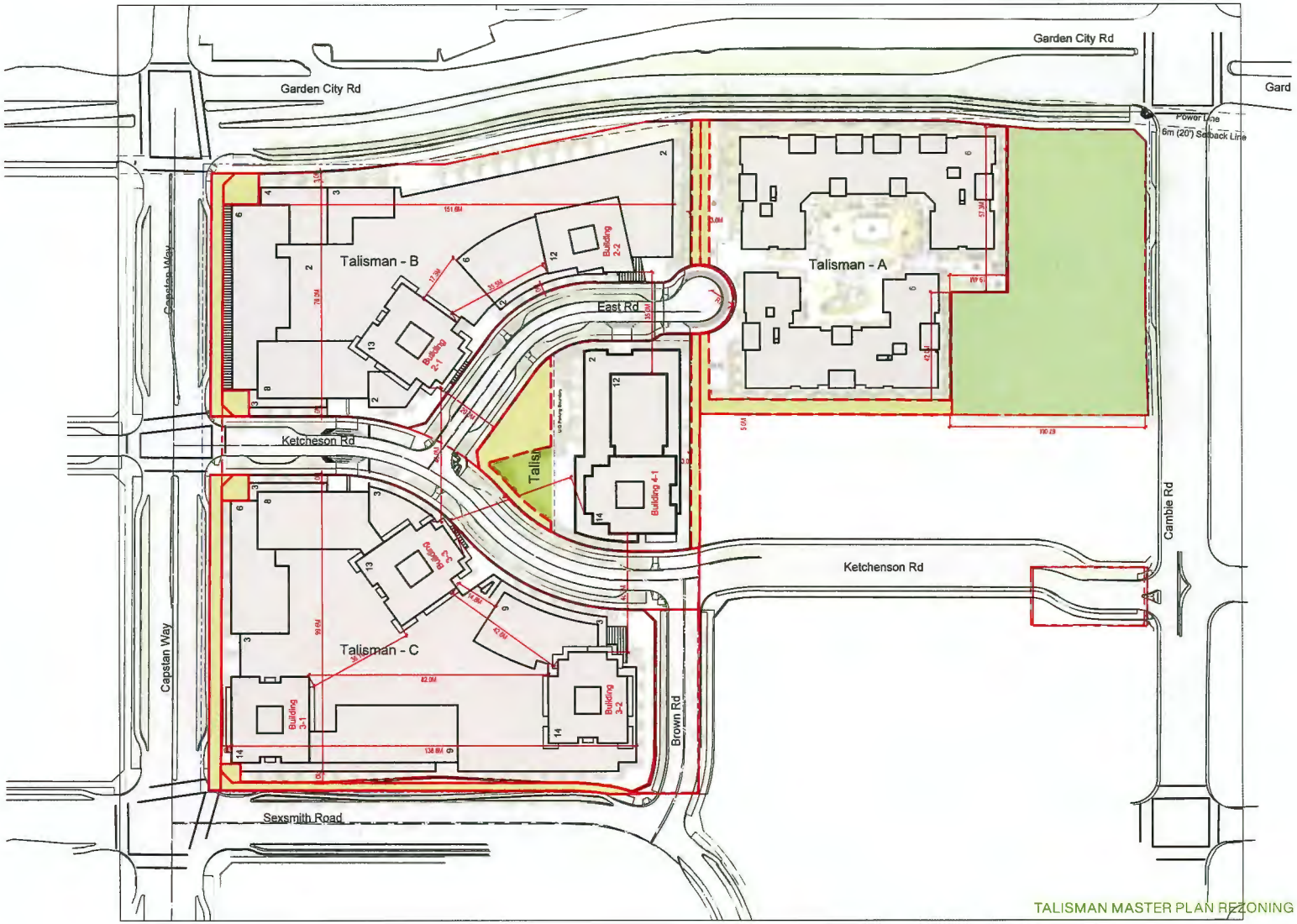


3D Massing | View from Northeast

3D Massing | View from Northwest

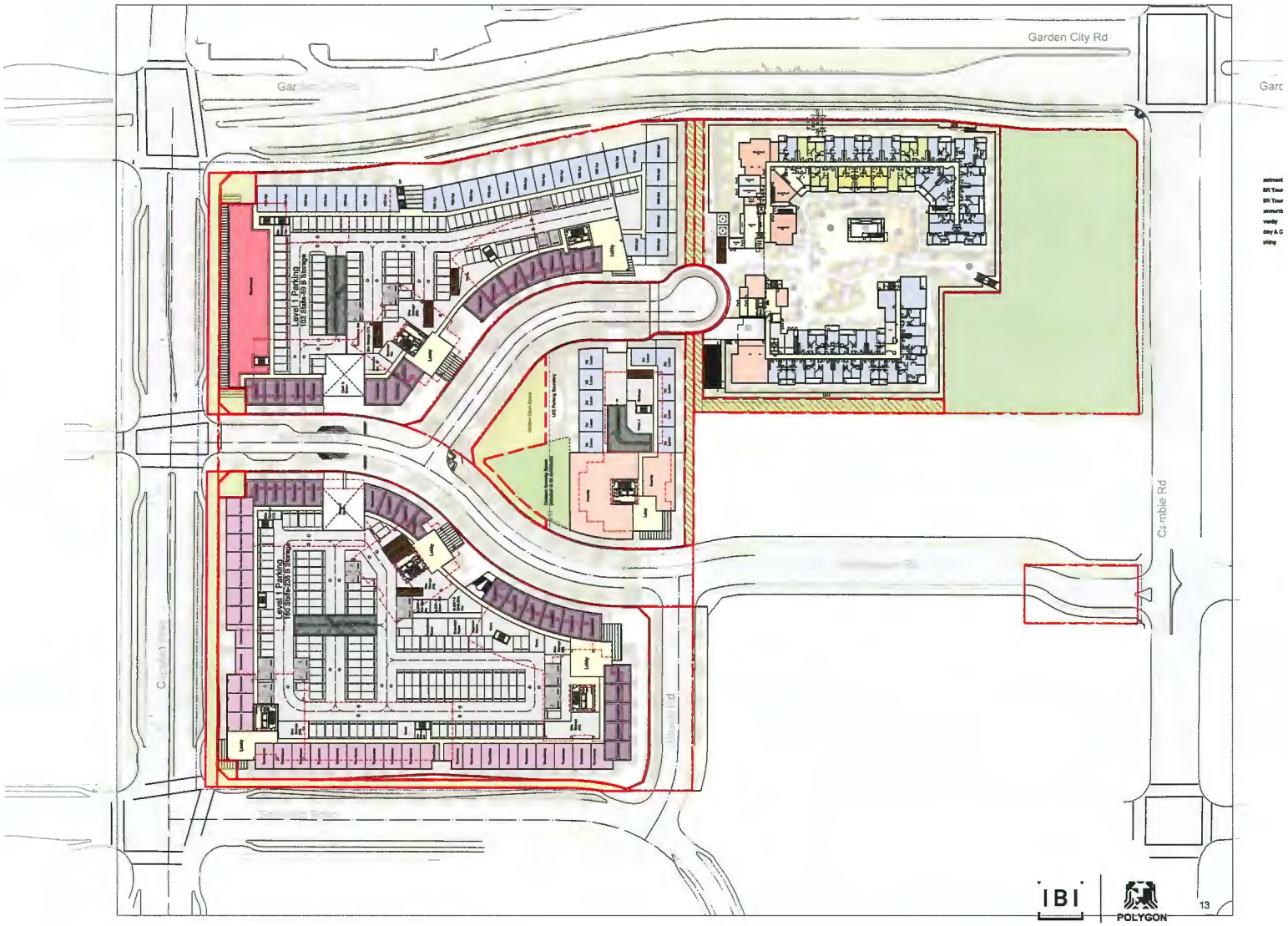
3D Massing | View from Southwest

Site Plan

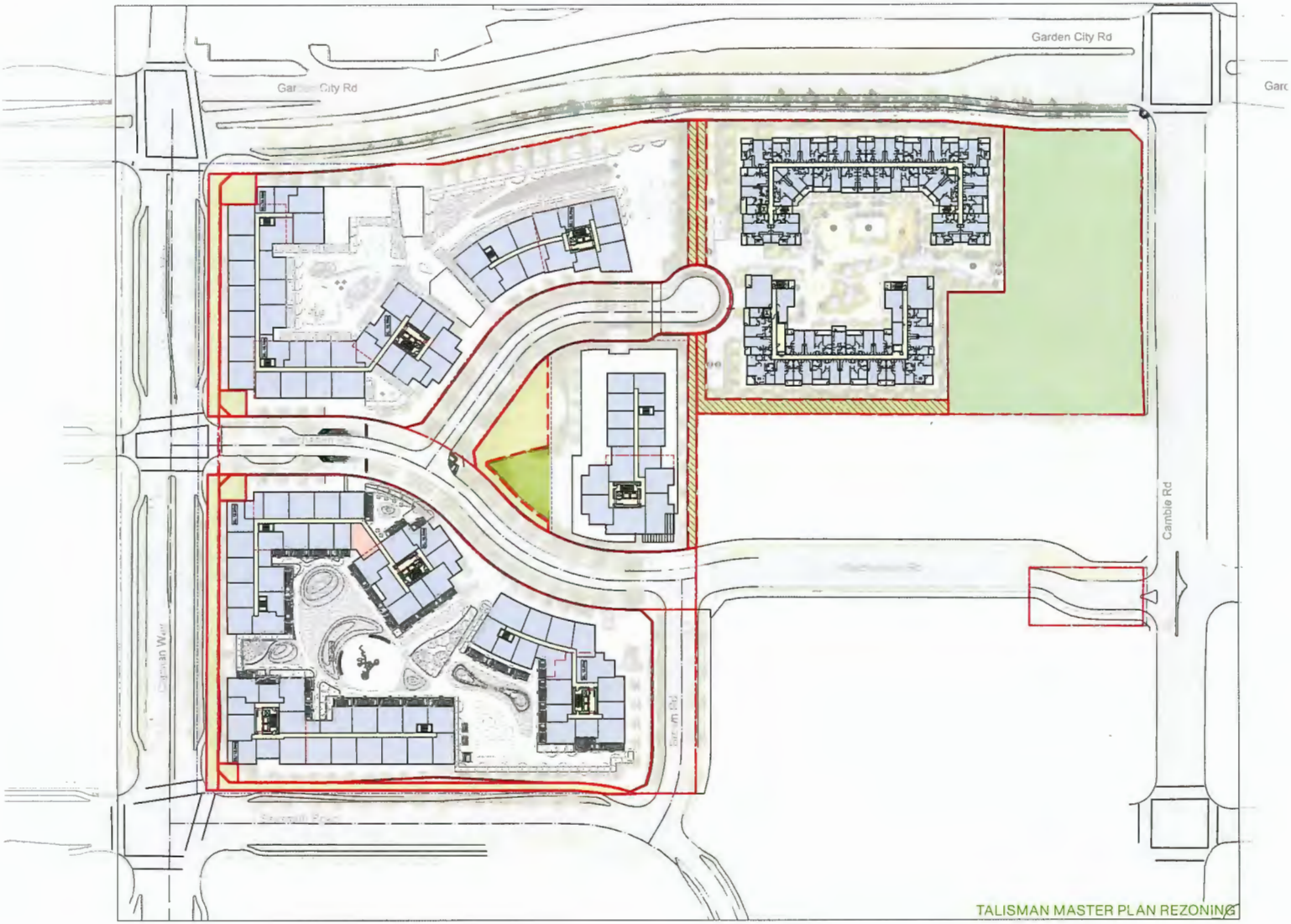


IBI | POLYGON

Level 1 Floor Plan

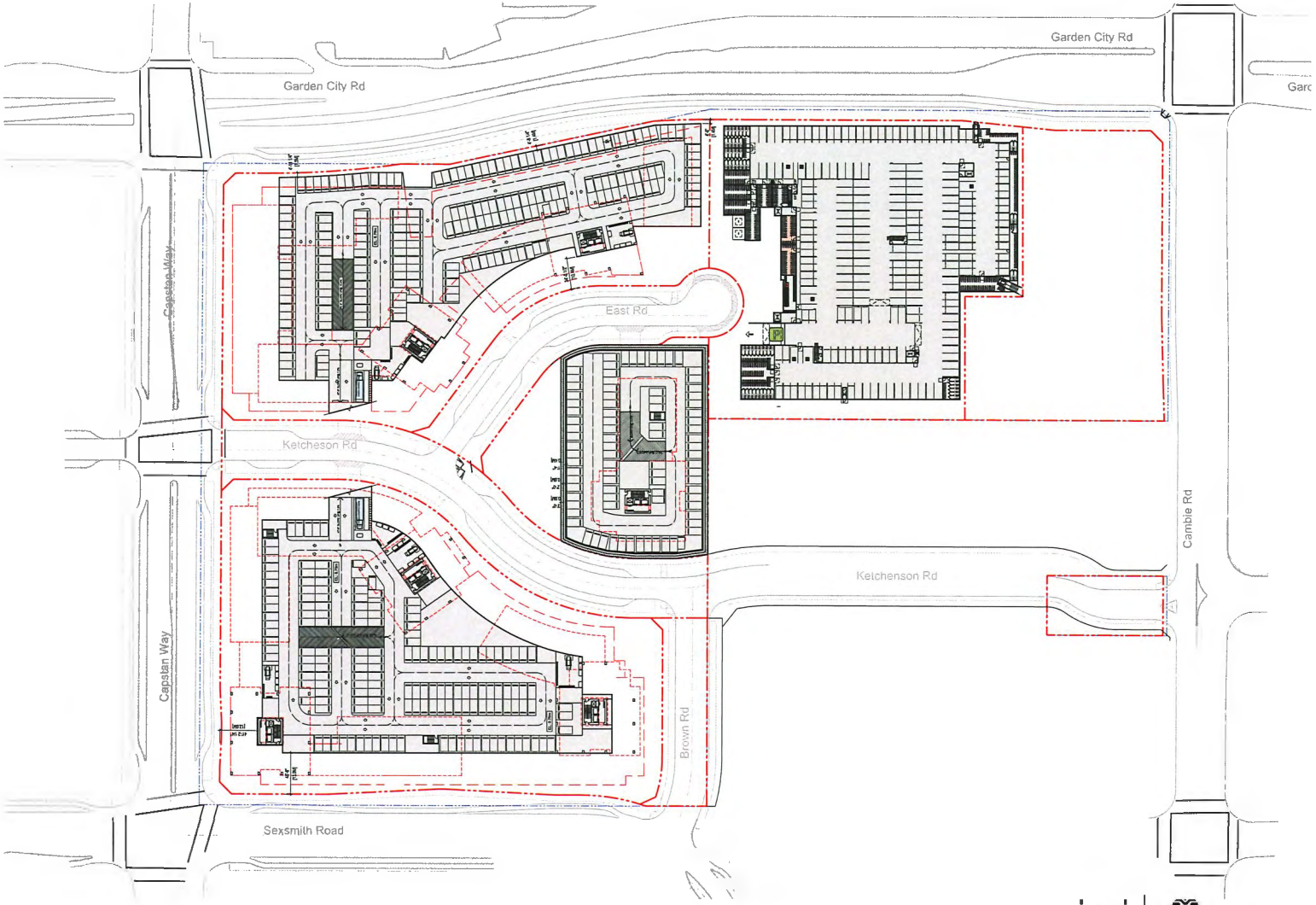


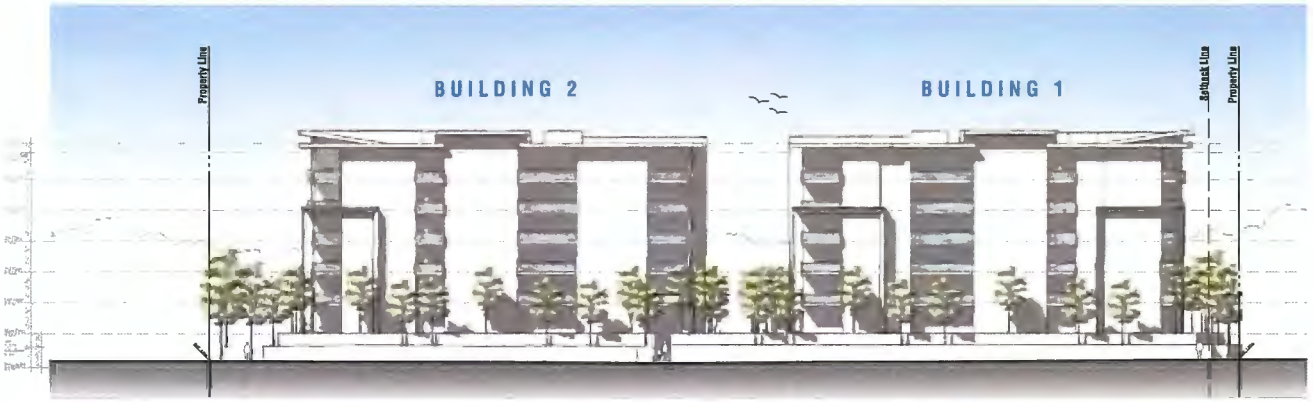
Typical Upper Floor Plan



IBI | POLYGON

Typical Parking





SOUTH ELEVATION

EAST ELEVATION

ARCHITECTS INCORPORATED

Revisions

Dec 4, 2020
Issued for Rezoning

Dec 23, 2020
Update 2: Issued for Rezoning

For

POLYGON HOMES

Project

TALISMAN
AFFORDABLE & RENTAL HOUSING

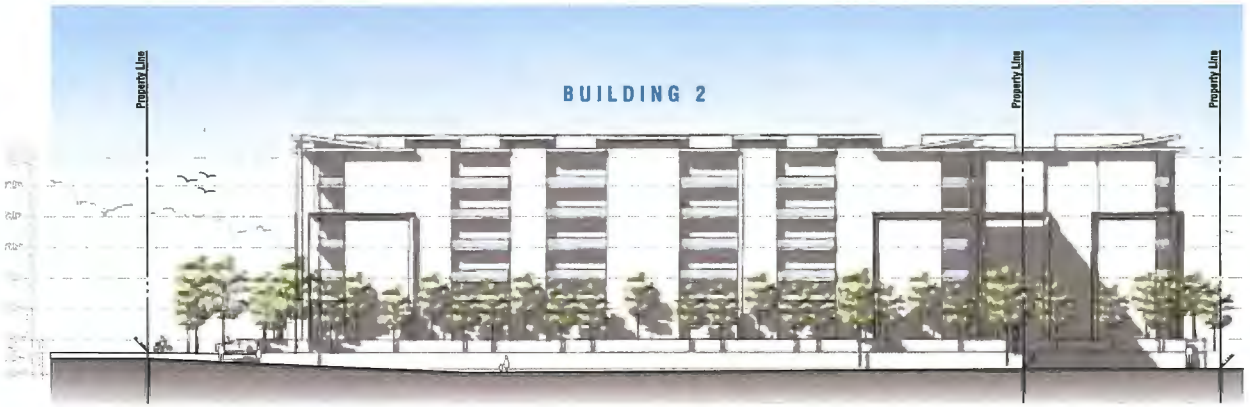
Cambie & Garden City Rd.
Richmond, B.C.

Elevations
South and East

Scale: 1/16" = 1'-0"
Dec 23, 2020

A-3.11

NORTH ELEVATION



WEST ELEVATION

ARCHITECTS INCORPORATED

Revisions

Dec 4, 2020
Issued for Rezoning

Dec 23, 2020
Update 2: Issued for Rezoning

For

POLYGON HOMES

Project

TALISMAN
AFFORDABLE & RENTAL HOUSING

Cambie & Garden City Rd.
Richmond, B.C.

Elevations
North and West

Scale: 1/16" = 1'-0"
Dec 23, 2020

A-3.10

IBI | POLYGON

Stairs to Courtyard
View Looking North

Entry Cul-De-Sac
View looking South-East

Bldg 1 & 2 and Park
View Looking North, North-east

Bldg 1 & 2 Entries
View Looking South

ARCHITECTS INCORPORATED

Revisions
Dec 4, 2020
Issued for Rezoning

Dec 23, 2020
Update 2: Issued for Rezoning

For
POLYGON HOMES

Project
TALISMAN
AFFORDABLE & RENTAL HOUSING
Cambie & Garden City Rd.
Richmond, B.C.

3D Renderings

Scale: 1/16" = 1'-0"
Dec 23, 2020

A-3.20

IBI | POLYGON

Landscape Principles

Nature Play

To inform and educate kids about the environment, play areas will be nestled within the existing mature canopy and will incorporate natural materials to enhance opportunities for tactile play in rich organic spaces.

Boundless Park

The park character will be inspired by the natural landscape of Richmond. This character will be extended throughout the development, drawing in visitors and creating a cohesive landscape approach for the entire development.

Flexibility

Create spaces that allow for multiple uses, from community events to family strolls. This will include a covered pavilion as a central meeting place for residents and a flexible space for spontaneous and planned activities.

Comfort

The park will be designed with comfort and safety front of mind. The programing will allow residents to gather, relax, and connect with their community and this pocket of nature in Richmond's ever urbanizing city centre.

Reinforce the Edge

With the park situated near noisy and busy streets, the park edge will be an important feature of the design. This edge will be designed to enclose and buffer from the urban environment.

Immersive Garden

Embrace the site's natural and existing elements as opportunities. The existing mature trees will provide ideal habitat for the existing and future birds, insects, and other residents for the community to experience and enjoy. These trees will form the edges of outdoor rooms from the existing homesteads. These rooms will have their own character and use, creating a series of intimate spaces within Richmond's urban centre.

Site Diagrams

Connectivity

Landscape Character

Streetscape and Open Space Precedent Images

Street Edges

Street Edges

Coniferous Street Tree Planting

Central Green Forest Edge

Level 1 Illustrative Plan

City of Richmond

Attachment DD

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480,3500,3520, and 3540/3560 Sexsmith Road **File No.:** RZ 18-836123

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10198, the developer is required to complete the following:

1. (***Official Community Plan Amendment Bylaw***): Adoption of OCP Bylaw 7100, Amendment Bylaw 10235.
2. (***Ministry of Transportation & Infrastructure - MOTI***): Final MOTI approval must be received.

   NOTE: Preliminary MOTI approval for original rezoning proposal is on file and expired on June 19, 2021.
3. (***NAV Canada Building Height***) Submit a letter of confirmation from a registered surveyor assuring that the proposed building heights are in compliance with Transport Canada regulations.

   NOTE: This consideration has been satisfied (REDMS # 6234621).
4. (***Consolidation, Subdivision, Dedication and Land Transfer***) Registration of a Subdivision Plan for the subject site and park land ownership transfer, to the satisfaction of the City. Prior to the registration of a Subdivision Plan, the following conditions shall be satisfied:

   4.1. (***Site Contamination – Dedicated and/or Transferred Land***) Prior to rezoning bylaw adoption, submission to the City of sufficient information and/or other assurances satisfactory to the City in its sole discretion to support the City's acceptance of the proposed dedicated and/or transferred land. Such assurances could include one or more of the following:

   4.1.1. a contaminated sites legal instrument (e.g. Certificate of Compliance (COC) or Final Site Determination (FSD) showing no contamination in the dedication lands);

   4.1.2. evidence satisfactory to the City, in its sole discretion, that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective; and

   4.1.3. a legal commitment to provide a contaminated sites legal instrument (e.g. Certificate of Compliance (COC) or Final Site Determination (FSD) showing no contamination in the dedication lands), including security therefore in the amount and form satisfactory to the City.

   4.2. Road: Dedication of approximately 10,897 m^2 (2.69 ac.) for road and related purposes, as indicated generally on the Preliminary Subdivision Plan (Schedule 1) and Preliminary Road Functional Plan (Schedule 2). Final extents and amounts to be determined through the required Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Road dedication areas include:

   4.2.1. Cambie Road widening (Across 8671 Cambie Road frontage and from West property line of 8731 Cambie Road to Garden City Road): varying width of land dedication required along the entire length to accommodate road elements to the back of the proposed sidewalk along the development frontage. Exact extent to be confirmed through the detailed design SA process to the satisfaction of the City;

   4.2.2. Garden City widening (Cambie Road to +/- 70 m northward): varying width (up to 6.53 m) of strip of land dedication required along the entire length to accommodate road elements to the back of the proposed sidewalk along the development frontage. Exact extent to be confirmed through the detailed design (SA) process to the satisfaction of the City;

   4.2.3. Capstan Way widening (Sexsmith Road to Garden City Road): 6.8 m wide strip of land dedication required along the entire length to accommodate road elements to the back of the proposed sidewalk along the development frontage;

   NOTE: Development Cost Charge (DCC) credits may apply.

   4.2.4. Sexsmith Road widening: (Capstan Way to Brown Road): varying width (3.61 m typical) strip of land dedication required along the entire length to accommodate road elements to the back of the proposed sidewalk along the development frontage;

NOTE: Development Cost Charge (DCC) credits may apply.

4.2.5. Odlin Crescent extension (Cambie Road to north property line of 8671 Cambie Road): dedication of entire lot at 8671 Cambie Road;

4.2.6. Ketcheson Road extension (Capstan Way to Brown Road extension): a 20 m wide strip of land dedication required along the entire length to accommodate road elements to the back of the proposed sidewalks along both sides of the street;

4.2.7. Brown Road extension (Sexsmith Road to Ketcheson Road extension): a 15 m wide strip of land dedication required along the entire length to accommodate road elements to the back of the proposed sidewalk along the development frontage;

4.2.8. New North-South road (Ketcheson Road extension to North property line of Lot 1 (South Lot)): a 20 m wide strip of land dedication required along the entire length to accommodate road elements to the back of the proposed sidewalk along both sides of the street, along with cul-de-sac terminus; and

4.2.9. Corner Cuts: minimum 4 m x 4 m corner cuts (measured from the new property lines) required on all corners of intersections where two dedicated roadways intersect.

4.3. Lot Consolidation and Subdivision: The creation of the following lots:

4.3.1. Four lots for development purposes, as per the Preliminary Subdivision Plan (Schedule 1), including:

a) Lot 1 (South Lot): 9,630.8 m^2 (2.38 ac.);

b) Lot 2 (East Lot): 11,443.1 m^2 (2.83 ac.);

c) Lot 3 (West Lot): 12,794.6 m^2 (3.16 ac.); and

d) Lot 4 (Central Lot): 4,510.4 m^2 (1.12 ac.).

4.3.2. One (1) lot for park and related purposes: 5,427.5 m^2 (1.34 ac.).

4.4. No Separate Sale of Development Lots: Registration of legal agreements on the four lots created for development purposes for the subject mixed use development proposal, as per the Preliminary Subdivision Plan (Schedule 1), requiring that the lots may not be sold or otherwise transferred separately without prior approval of the City, to ensure that legal agreement and business terms related to financial, legal, development, and other obligations assigned to each of the lots as a result of the subject rezoning are transferred and secured to the satisfaction of the Director of Development and City Solicitor.

4.5. Park: Transfer of the approximately 5,427.5 m^2 (1.34 ac.) lot to the City as a fee simple lot for park and related purposes, which may include, but may not be limited to, a neighbourhood park, and associated features and activities. The primary business terms of the required land transfer, including any environmental conditions, shall be to the satisfaction of the Director, Real Estate Services, the City Solicitor, the Director, Parks Services and the Director of Development. All costs associated with the land transfer shall be borne by the developer. The lands to be transferred are generally indicated on the Preliminary Subdivision Plan (Schedule 1).

NOTE: Development Cost Charge (DCC) credits shall not apply.

NOTE: This land transfer is required to satisfy the developer's CCAP and Zoning Bylaw public open space requirements with respect to the Capstan Station Bonus.

5. (***Public Rights of Passage Statutory-Rights-of-Way - SRWs***) Registration of right-of-ways for the purposes of public passage and utilities to facilitate public access, related landscaping and infrastructure, including:

5.1. Public Open Space SRWs, as shown generally on the Park and Public Open Space Key Plan (Schedule 3), of approximately 1,924.7 m^2 (0.48 ac.), including the provision of the following, to the satisfaction of the City:

5.1.1. Mid-Block Trail SRWs: approximately 1,020.8 m^2 (0.25 ac.) combined area for a landscaped trail for pedestrians and bikes, providing a public trail and recreation connection between Garden City Road, Brown Road and the neighbourhood park.

a) East: approximately 150.3 m^2 along the south side of Lot 2 (East Lot) and 150.9 m^2 along the north side of Lot 1 (South Lot) where it abuts Lot 2 (East Lot);

b) West: approximately 221 m^2 along the south side of Lot 4 (Central Lot); and

c) South: approximately 498.6 m^2 on Lot 1 (South Lot) along the west side of the lot and the north side of the lot where it abuts Lot 4 (Central Lot).

5.1.2. Corner Plaza Open Spaces SRWs: approximately 304 m^2 (0.08 ac) combined area in the form of corner plazas at all of the intersections along the north side of Lot 2 (East Lot) and Lot 3 (West Lot) for the enhancement of intersection corners accommodating landscaping, pedestrian and bike activity, including:

a) Capstan/Garden City SW corner plaza: approximately 121.4 m^2;

b) Capstan/Ketcheson SE corner plaza: approximately 73.3 m^2;

c) Capstan/Ketcheson SW corner plaza: approximately 73.4 m^2; and

d) Capstan/Sexsmith SE corner plaza: approximately 35.8 m^2;

5.1.3. Central Open Space SRW: approximately 600 m^2 (0.15 ac.) along the north side of Lot 4 (Central Lot) for park activity and public open space.

NOTE: These SRW areas are required to satisfy the developer's CCAP and Zoning Bylaw public open space requirements with respect to the Capstan Station Bonus.

5.2. The 'Public Open Space SRWs' shall provide for:

5.2.1. A public experience, use, and enjoyment of the SRW area as attractive, welcoming, well-lit, safe, and well maintained, as determined to the satisfaction of the City;

5.2.2. 24 hour-a-day, universally accessible, public access, which may include, but may not be limited to, lighting, furnishings, street trees and planting, decorative paving, and signage indicating the SRW area is publicly accessible, to the satisfaction of the City;

5.2.3. Public art;

5.2.4. Public access to fronting residential, public open space, and other on-site uses;

5.2.5. Emergency and service vehicle access, City bylaw enforcement, and any related or similar City-authorized activities;

5.2.6. City utilities, traffic control (e.g., signals), and related equipment;

5.2.7. The owner-developer's ability to close a portion of the right-of-way to public access to facilitate maintenance or repairs to the right-of-way or the fronting uses, provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;

5.2.8. Design and construction of the SRW areas, via Servicing Agreement* processes, at the sole cost and responsibility of the developer, as determined to the satisfaction of the City;

5.2.9. Maintenance of the SRW area at the sole cost of the owner-developer, except as otherwise determined via the Servicing Agreement approval process;

5.2.10. Building encroachments located fully below the finished grade of the right-of-way, provided that such encroachments do not conflict with the design, construction, or intended operation of the right-of-way (e.g., tree planting, accessible grades, underground utilities), as specified in a Development Permit* or Servicing Agreement* approved by the City;

5.2.11. The right-of-ways shall not provide for:

a) Driveway crossings;

b) Vehicle access, except as described above; or

c) Building encroachments above the finished grade of the right-of-way;

5.2.12. "No development" shall be permitted on the lot where the SRW is located, restricting Development Permit* issuance for any building on the lot where the SRW is located, in whole or in part, unless the permit includes the design of the SRW area, to the City's satisfaction;

5.2.13. No Building Permit* shall be issued for a building on the lot where the SRW is located, in whole or in part, unless the permit includes the design of the SRW area, to the City's satisfaction; and

5.2.14. "No occupancy" shall be permitted of a building on the lot where the SRW is located, restricting final Building Permit* inspection granting occupancy for any building on the lot where the SRW is located, in whole or in part, until the SRW area is completed to the satisfaction of the City and has received, as applicable, a Certificate of Completion and/or final Building Permit* inspection granting occupancy.

5.3. Other Right-of-Ways: As determined to the sole satisfaction of the City via the Servicing Agreement*, Development Permit*, and/or Building Permit* processes.

6. (***Farm Soil Recovery***) Enter into a legal agreement to relocate up to a maximum of approximately 15,900 m^3 (561,500 ft^3) of agricultural soil from a source site area on the subject site (as generally indicated on the Farm Soil Recovery Area diagram /Schedule 4 and excluding invasive plant areas as generally indicated on the Invasive Species Survey and Management Plan /Schedule 5) to the City's Garden City Lands at 5560 Garden City Road for farm use.

6.1. Parks Services to obtain Soil Deposit Permit* for the placement of the soils in the Agricultural Land Reserve (ALR) in consultation with Community Safety and Bylaws staff.

6.2. The soil relocation shall be done in accordance with applicable Agricultural Land Commission (ALC) regulations and approval conditions. The City has ALC approval to develop the Kwantlen Polytechnic University farm area on the Garden City Lands.

6.3. The developer is responsible for the payment of soil tipping fees to the City as be per the rates outlined in the City's Consolidated Fees - Bylaw 8636 for the Garden City Lands.

6.4. Under the guidance of a Qualified Environmental Professional (QEP), a Phase I Environmental Site Assessment will be conducted to determine if further testing is required as per *Contaminated Sites Regulations* (BC CSR) protocols.

6.5. The soil will be tested for overall soil composition, soil chemistry, and other characteristics required to fully profile the soil for agricultural purposes.

6.6. Any areas identified as containing invasive plants per the report titled Polygon Talisman Park Invasive Species Survey and Management Plan, prepared by QEP McTavish Resource & Management Consultants Ltd., dated December 20, 2020 will remain on the source site and soil from the identified areas will not be relocated to the Garden City Lands.

NOTE: Commence Invasive Species management as soon as possible, as outlined in the report titled Polygon Talisman Park Invasive Species Survey and Management Plan, prepared by QEP McTavish Resource & Management Consultants Ltd., dated December 20, 2020. Invasive species management should focus on noxious weeds, in areas of the site that will remain undisturbed and/or will become City land, including the Neighbourhood Park area. On-site invasive species management will be linked to the Rezoning Servicing Agreement and Neighbourhood Park development.

6.7. Soil testing results will be provided to the developer for third party verification review prior to the developer applying to the City for a soil deposit permit.

6.8. The soil is to be excavated prior to pre-load activities occurring on the source site. When excavation of soil commences, the soil is to be relocated as soon as possible directly to a specified soil deposit area within the Garden City Lands in coordination with Parks Services. Sub-soil from the source site is to be deposited onto the Garden City Lands prior to the placement of top soil from the source site.

6.9. Only uncontaminated soil meeting Agricultural Land (AL) Standards will be accepted by the City to be placed on the Garden City Lands

6.10. The developer is responsible for the costs associated with excavating and transporting the soil to the Garden City Lands. Upon receiving and accepting the soil, the City will assume management of the soil and associated costs related to managing the soil on the Garden City Lands. Soil management on the Garden City Lands includes moving the soil within the site, grading and incorporation of soil amendments.

7. (***Capstan Station Bonus - CSB***) Registration of a restrictive covenant and/or alternative legal agreement, to the satisfaction of the City, securing that "no building" will be permitted on the subject site and restricting Building Permit* issuance for the subject site, in whole or in part, until the developer satisfies the terms of the Capstan Station Bonus (CSB) as provided for via the Zoning Bylaw. More specifically, the developer shall satisfy the following requirements:

7.1. Capstan Station Reserve Contribution: Prior to Building Permit* issuance for the subject site, in whole or in part, the developer shall submit a cash contribution to the Capstan Station Reserve. The preliminary estimated value of the required developer contribution is shown in the following table. The actual value of the developer contribution shall be based on the actual number of dwelling units and the City-approved contribution rate in effect at the time of Building Permit* approval.

TABLE 1

Phase	**No. of Dwellings** *Preliminary estimate*	**CSB Contribution Rate** *Effective to Sep 30, 2021*	**CSB Voluntary Contribution** *Preliminary estimate*
1	276		$2,491,231.20
2	162		$1,462,244.40
3	359		$3,240,405.80
4	544		$4,910,252.80
Total	**1,341**	**$9,026.20 /dwelling**	**$12,104,134.20**

7.2. CSB Minimum Public Open Space Contribution:

7.2.1. Prior to the final reading of the Rezoning Bylaw, granting of at least 8,519 m^2 (2.11 ac.) of publicly-accessible open space to the City, in a combination of fee simple, dedication and/or Public Rights of Passage Statutory Right-of-Way (SRW), including:

TABLE 2

Capstan Station Bonus (CSB) Public Open Space Features		**CSB Voluntary Public Open Space Contribution**		
		Dedication (Road)	**Fee Simple Lot (Park)**	**SRW**
A	Capstan/Ketcheson SW corner plaza	-	-	73.4 m^2 (0.02 ac)
	Capstan Way additional widening	445 m^2 (0.11 ac)	-	-
B	Capstan/Garden City SW corner plaza	-	-	121.4 m^2 (0.03 ac)
	Capstan/Ketcheson SE corner plaza	-	-	73.3 m^2 (0.02 ac)
	Capstan Way additional widening	353.3 m^2 (0.09 ac)	-	-
C	Capstan/Sexsmith SE corner plaza	-	-	35.8 m^2 (0.01 ac)
	Sexsmith Road additional widening	368.5 m^2 (0.09 ac)	-	-
D	Mid-block Trail SRW – NE	-	-	150.3 m^2 (0.04 ac)
	Mid-block Trail SRW – SE	-	-	150.9 m^2 (0.04 ac)
E	Mid-block Trail SRW – S and SW	-	-	498.6 m^2 (0.12 ac)
	Mid-block Trail SRW – NW	-	-	221 m^2 (0.06 ac)
	Central open space	-	-	600 m^2 (0.15 ac)
F	Neighbourhood Park	-	5,427.5 m^2 (1.34 ac)	-
	Sub-Total	**1,167 m^2 (0.29 ac)**	**5,427.5 m^2 (1.34 ac)**	**1,924.7 m^2 (0.48 ac)**
	Total	**8,519 m^2 (2.11 ac)**		

7.2.2. Prior to Building Permit* issuance for the subject site, in whole or in part, the developer shall provide to the City publicly-accessible open space to the City, in a combination of fee simple, dedication and/or Public Rights of Passage Statutory Right-of-Way (SRW), at a rate of 5.0 m^2 (53.82 ft^2) for each dwelling unit exceeding 1,341 dwelling units.

8. (***Village Centre Bonus - VCB***): Submission of a voluntary developer cash contribution to secure the developer's commitment to satisfy Village Centre Bonus requirements contained in the ZMU47 zone with respect to the developer's lands in general and Lot 2 (West Lot) in particular.

   8.1. VCB Amenity Contribution: Submission of a voluntary developer cash contribution, in the amount of $316,450.90, divided equally, to Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund and Richmond's Child Care Reserve, in lieu of constructing community amenity space on-site, as determined based on a construction-value amenity transfer rate of $750/ft^2 and an amount of amenity transferred off-site based on 5% of the maximum VCB buildable floor area permitted on the subject site under the proposed ZMU47 zone, as indicated in the table below.

   In the event that the contribution is not provided within one year of the application receiving third reading of Council (Public Hearing), the Construction-Value Amenity Transfer Contribution Rate (as indicated in the table below) shall be increased annually thereafter based on the Statistics Canada "Non-Residential Building Construction Price Index" yearly quarter-to-quarter change for Vancouver, where the change is positive.

TABLE 3

	Maximum Permitted VCB Bonus Floor Area as per the ZMU47 Zone	VCB Community Amenity Space Area (5% of Bonus Area)	Construction-Value Amenity Transfer Contribution Rate	Minimum Voluntary Developer Cash Contribution
Total	783.98 m^2 (8,438.69 ft^2)	39.20 m^2 (421.93 ft^2)	750.00 /ft^2	$316,450.90

9. (***Community Planning***) The City's acceptance of the developer's voluntary contribution in the amount of $305,220.54 towards future City community planning studies, as set out in the City Centre Area Plan, based on $0.30/ft^2 and the maximum permitted buildable floor area under the proposed ZMU47 zone (excluding affordable housing and market rental housing), as indicated in the table below.

TABLE 4

Use	Maximum Permitted Floor Area as per ZMU47 Zone	Applicable Floor Area After Exemption (1)	Minimum Contribution Rates (1)	Minimum Voluntary Contribution
Residential	117,543.00 m^2 (1,265,222.28 ft^2)	93,735.72 m^2 (1,008,962.89 ft^2)	$0.30 /ft^2	$302,688.87
Non-Residential	784 m^2 (8,438.91 ft^2)	784 m^2 (8,438.91 ft^2)	$0.30 /ft^2	$2,531.67
Total	**114,763. 87 m^2 (1,235,307.05 ft^2)**	**94,564.39 m^2 (1,017,882.67 ft^2)**	**$0.30 /ft^2**	**$305,220.54**

10. (***Parking Strategy***) City acceptance of the developer's offer to voluntarily contribute towards various transportation-related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements with respect to Parking Zone 1 (Capstan Village) and transportation demand management (TDM) parking reductions.

    NOTE: It is the understanding of the City that the subject development will be constructed concurrently with the Capstan Canada Line Station. In light of this, the developer is not required to implement a transitional parking strategy. Zoning Bylaw "Parking Zone 1" rates shall apply, except where other requirements are stated in the ZMU47 zone and/or these Rezoning Considerations.

    10.1. Commercial and Visitor Parking at Lot 2 (East Lot): Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on title to Lot 2 (East Lot) restricting the use of parking provided on-site for all uses except resident uses. More specifically, commercial and visitor parking requirements for the lot shall include the following.

    10.1.1. Commercial and Visitor Parking shall mean any parking spaces needed to satisfy Zoning Bylaw requirements, as determined through the Development Permit*, including businesses and commercial tenants, their employees, visitors, customers, and guests and residential visitors.

    10.1.2. Commercial and Visitor Parking shall be shared and shall not be designated, sold, leased, reserved, signed, or otherwise assigned by the owner/operator for the exclusive use of employees, specific persons, specific businesses and/or specific units.

    10.1.3. Commercial and Visitor Parking shall not include tandem parking and must include a proportional number of handicapped parking spaces and regular size parking spaces as per the Zoning Bylaw.

10.1.4. 10% of commercial parking must be equipped with electric vehicle charging equipment, as per OCP DP Guidelines and legal agreement registered on title with respect to the subject rezoning.

10.1.5. "No development" shall be permitted, restricting Development Permit* issuance for a building on the lot, in whole or in part, until the developer provides for the required commercial and visitor parking and related features.

10.1.6. No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required commercial and visitor parking and a letter of confirmation is submitted by the architect assuring that the facilities satisfy the City's objectives.

10.1.7. "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required commercial and visitor parking and related features are completed and have received final Building Permit inspection granting occupancy.

10.2. Enhanced Bicycle Facilities at Lot 1 (South Lot), Lot 2 (East Lot) and Lot 4 (Central Lot):

10.2.1. The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:

a) "Class 1" Bike Storage at Lot 1 (South Lot): provided at an increased rate of 2 Class 1 bicycle spaces per unit for the Market Rental Housing and Affordable Housing.

b) "Class 1" Family Bike Storage: 10% of the required Class 1 bicycle spaces for all residential units provided in the form of over-sized lockers for family bike storage (e.g., bike trailers). "Class 1" Over-Sized Bicycle Locker" means an over-sized locker for long-term secured storage of bicycles, with a minimum dimension of 1.2 m wide and 3.0 m long (which will accommodate multiple bicycles of a single household to be stored within locker).

c) Bicycle maintenance and repair facility: one bicycle maintenance and repair facility for the shared use of all of the residents of all buildings on the lot, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.

10.2.3. "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.

10.2.4. No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.

10.2.5. "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.

10.3. Bicycle-share Membership Program at Lot 1 (South Lot), Lot 2 (East Lot) and Lot 4 (Central Lot): Registration of a legal agreement on title to ensure the execution and completion of a bicycle-share program, including the following method of administration and terms:

10.3.1. Affordable Housing and Market Rental Housing Residents: Provide one year of bicycle-share service membership for 100% of the market rental housing (154 units), and 100% of the affordable housing (156 units) located on the lot.

10.3.2 Letter of Credit provided to the City for 100% of bicycle-share service membership program value in the amount of $50,000;

10.3.3. Administration by bicycle-share service, housing society or management company. The owner is not responsible for the monitoring of use of bicycle-share service membership but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;

10.3.4. If the bicycle-share service membership program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year bicycle-share service membership program has been exhausted. Should not all bicycle-share service memberships be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed memberships are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.

10.3.5. The availability and method of accessing the bicycle-share service memberships is to be clearly explained in the tenancy agreements.

10.4. Transit Pass Program at Lot 1 (South Lot), Lot 2 (East Lot), and Lot 4 (Central Lot): Registration of a legal agreement on title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:

10.4.1. Residents: Provide one year of two-zone monthly transit passes for 25% of the market strata residential (122 of 487 units), and 100% of the market rental housing (154 units). Provide two years of two-zone monthly transit passes for 100% of the affordable housing (156 units) located on the lot.

10.4.2 Letter of Credit provided to the City for 100% of transit pass program value;

10.4.3. Administration by TransLink, housing society or management company. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;

10.4.4. If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.

10.4.5. The availability and method of accessing the two-zone transit passes is to be clearly explained in the tenancy and sales agreements.

10.5. Car-Share Parking, Vehicles and Membership at Lot 1 (South Lot), Lot 2 (East Lot) and Lot 4 (Central Lot): Registration of a legal agreement on title requiring that no development shall be permitted on Lot 1 (South Lot), Lot 2 (East Lot) and/or Lot 4 (Central Lot), restricting Development Permit* issuance until the developer provides for parking for the lot's required proportion of six (6) car-share vehicles (2 on Lot 1, 2 on Lot 2 and 2 on Lot 4), together with electric vehicle (EV) charging stations, car-share vehicles, contractual arrangements with a car-share operator, and car-share service membership, all to the satisfaction of the City. More specifically, the car-share parking and vehicle requirements shall include the following:

10.5.1. The car-share parking spaces shall be located together on the ground floor of the lot where they will be with safe, convenient, universally-accessible, and provide for 24/7 public pedestrian and vehicle access.

10.5.2. The car-share spaces shall be provided as part of residential visitor parking requirements.

10.5.3. The car-share spaces shall be equipped with electric vehicle (EV) quick-charge (240 V) charging stations for the exclusive use of car-share vehicles parked in the required car-share spaces.

10.5.4. Users of the car-share spaces shall not be subject to parking fees, except as otherwise determined at the sole discretion of the City.

10.5.5. "No development" shall be permitted on the lot, restricting Development Permit* issuance, until the developer:

a) Designs the lot to provide for the required car-share facility, including car-share parking spaces, 24/7 public access for vehicles and pedestrians, and related features (e.g., EV 240V chargers, signage).

b) Secures the car-share facility on the lot via a statutory right-of-way(s) and easement(s) registered on title and/or other legal agreements.

c) Provides a car-share security Letter of Credit (LOC) to the City to secure the developer's commitment to provide the two (2) car-share vehicles on the lot, the value of which shall be the estimated retail value of the car-share vehicles at the time of purchase or as otherwise determined to the satisfaction of the Director of Transportation and Director of Development. The car-share security is to be returned to the developer, without interest, upon developer submitting confirmation that required car-share vehicle(s) have been provided to the car-share operator. If the developer fails to provide the two (2) car-share vehicles for the lot within two years of "occupancy", the remaining car-share security shall be transferred to the City, at no cost to the City, and the City at its sole discretion, without penalty or cost, shall determine how the funds shall be used going forward.

d) Registers legal agreement(s) on title requiring that, unless otherwise agreed to in advance by the City, in the event that the car-share facility is not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), control of the car-share facility shall be transferred to the City, at no cost to the City, and the City at its sole discretion, without penalty or cost, shall determine how the facility shall be used going forward.

10.5.6. No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required car-share facility.

10.5.7. "No occupancy" shall be permitted on the lot, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the developer:

a) Completes the required car-share facility on the lot and it has received final Building Permit inspection granting occupancy.

b) Enters into a contract with a car-share operator for the operation of the car-share spaces on the lot for a minimum term of three (3) years, which contract shall include, that:

i) The developer provides one (1) car-share vehicle on the lot at no cost to the operator;

ii) The developer provides up to an additional one (1) car-share vehicle at no cost to the operator, subject to car-share usage demand, to the satisfaction of the Director of Transportation. To determine if there is sufficient demand for additional car(s), information is to be provided by the operator to the City on the usage of the car-share vehicle(s) on a yearly basis; and

iii) The required car-share facility and vehicle(s) will be 100% available for use upon Building Permit inspection granting occupancy of the first building on the lot, in whole or in part (excluding parking intended as an ancillary use to non-parking uses), unless otherwise determined to the satisfaction of the car-share operator and the City.

10.5.8. Car-share Membership Program at Lot 1 (South Lot), Lot 2 (East Lot) and Lot 4 (Central Lot): Registration of a legal agreement on title to ensure the execution and completion of a car-share membership program, including the following method of administration and terms:

a) Affordable Housing and Market Rental Housing Residents: Provide one year of car-share service membership for 100% of market rental housing (154 units), and 100% of the affordable housing (156 units) located on the lot.

b) Letter of Credit provided to the City for 100% of car-share membership program value in the amount of $35,000;

c) Administration by car-share service, housing society or management company. The owner is not responsible for the monitoring of use of car-share membership but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;

d) If the car-share membership program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year car-share membership program has been exhausted. Should not all car-share memberships be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed car-share memberships are to be

transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.

e) The availability and method of accessing the car-share memberships is to be clearly explained in the tenancy agreements.

11. (***Tandem Parking***) Registration of a legal agreement(s) on title, ensuring that:

11.1. Resident Parking: Where two parking spaces are provided in a tandem arrangement for the use of resident parking, as per the Zoning Bylaw, both parking spaces must be assigned to the same dwelling unit; and

11.2. Elsewhere: Tandem parking shall be prohibited for all other purposes including, but not limited to, parking for residential visitors and commercial uses.

11.3. Affordable Housing and Market Rental Housing: Tandem parking shall be prohibited for parking for affordable housing and market rental housing.

12. (***Electric Vehicles - EV***) Charging Infrastructure for Vehicles & "Class 1" Bicycle Storage: Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging infrastructure within the building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot), and Lot 4 (Central Lot) for the use of the building's residents, commercial tenants, and others as determined to the satisfaction of the City through a approved Development Permits*. More specifically, the minimum permitted rates for EV charging infrastructure shall be as indicated in the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit* approval , whichever is greatest.

TABLE 5

<table>
<tr><th rowspan="2">User/Use</th><th colspan="2">Energized Outlet – Minimum Permitted Rates</th></tr>
<tr><th>Vehicle Parking (1)</th><th>"Class 1" (Secured) Bike Storage (2)</th></tr>
<tr><td>Market Residential
(i.e. resident parking & bike storage)</td><td rowspan="2">(as per zoning bylaw)</td><td rowspan="3">1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker)</td></tr>
<tr><td>Market Rental and
Affordable Housing
(i.e. resident parking & bike storage)</td></tr>
<tr><td>Non-Residential
(i.e. commercial)</td><td>1 per 10 parking spaces
(as per OCP)</td></tr>
<tr><td>Market Rental and Affordable Housing Visitors</td><td>1 per parking space
(as per TDMs)</td><td>N/A</td></tr>
<tr><td>Car-Share</td><td>1 per parking space
(as per TDMs)</td><td>N/A</td></tr>
</table>

(1) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.

(2) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet.

13. (***District Energy Utility - DEU***): Registration of a restrictive covenant and Statutory Right-of-Way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory Right-of-Way(s) necessary for supplying the DEU services to the building(s), which covenant and Statutory Right-of-Way and/or legal agreement(s) will include, at minimum, the following terms and conditions:

13.1. No Building Permit* will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.

13.2. If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the Development Permit* for the subject site, no Building Permit* will be issued for a building on the subject site unless:

13.2.1. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and

13.2.2. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;

13.3. The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.

13.4. If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:

13.4.1. the building is connected to the DEU;

13.4.2. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and

13.4.3. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.

13.5. If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the Development Permit* for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:

13.5.1. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

13.5.2. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;

13.5.3. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;

13.5.4. prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and

13.5.5. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.

13.6. If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the Development Permit* for the subject site, no final building inspection permitting occupancy of a building will be granted until:

13.6.1. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and

13.6.2. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

14. (***Affordable Housing***) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish in the first phase of development, on Lot 1 (South Lot), at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to each lot to secure the affordable housing units. The form of the Housing Agreements and Covenants shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* for Lot 1 (South Lot) and other non-materials changes resulting thereof and made necessary by the Lot 1 (South Lot) Development Permit* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

14.1. The required minimum floor area of the affordable (low-end market rental) housing shall be equal to a combined habitable floor area of at least 10,488.53 m^2 (112,897.61 ft^2), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 10% of th e total maximum residential floor area, excluding market rental housing residential floor area, of 104,885.31 m^2 (1,128,976.12 ft^2) proposed on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and Lot 4 (Central Lot) under the ZMU47 zone; and

14.2. The developer shall, as generally indicated in the table below:

14.2.1. Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and

14.2.2. Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit*.

TABLE 6

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. LEMR Rent	Max. Household Income	Unit Mix	BUH
Studio	37 m^2 (400 ft^2)	$811/month	$34,650 or less	12% (18 units)	100%
1-Bedroom	50 m^2 (535 ft^2)	$975/month	$38,250 or less	37% (58 units)	100%
2- Bedroom	69 m^2 (741 ft^2)	$1,218/month	$46,800 or less	30% (47 units)	100%
3-Bedroom	91 m^2 (980 ft^2)	$1,480/month	$58,050 or less	21% (33 units)	100%
Total	**10,488.53 m^2 (112,897.61 ft^2)**	**N/A**	**N/A**	**100% (156 units) 10,488.57 m^2 (112,898 ft^2)**	**100%**

(1) Values adopted by Council on July 24, 2017. May be adjusted periodically, as provided for under City policy.
(2) Project Targets may be revised through an approved Development Permit* process provided that the total area comprises at least 10% of the subject development's total residential building area.

14.3. The affordable housing units shall be distributed /located on Lot 1 (South Lot) as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit*. Dispersed or clustered unit configurations may be considered; however, dispersed units are generally encouraged unless a non-profit operator (that requires a clustered unit arrangement) is involved with a development.

NOTE: The applicant has indicated to the City that it plans to pursue an agreement with a non-profit organization to manage the development's required LEMR units on Lot 1 (South Lot). To support this partnership, the City is willing to accept clustering of the required units and, in light of this, recommends clustering of other building features intended for the exclusive use of the affordable housing tenants (e.g.,

parking and Class 1 bike storage). Prior to Development Permit* approval, the applicant is requested to submit, for consideration by the City, a memorandum of understanding with a non-profit operator(s) demonstrating, among other things, support for the developer's proposed clustered affordable housing unit arrangement on Lot 1 (South Lot).

14.4. Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces provided for residents of the building and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).

14.5. On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance on a lot-by-lot basis or as otherwise determined to the satisfaction of the City.

14.6. The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.

14.7. "No development" shall be permitted, restricting Development Permit* issuance for any building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot), and Lot 4 (Central Lot) in whole or in part, until the developer, to the City's satisfaction:

14.7.1. Designs the lot to provide for the affordable housing units and ancillary spaces and uses;

14.7.2. If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit*; and

14.7.3. As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.

14.8. No Building Permit* shall be issued for a building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and/or Lot 4 (Central Lot), in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.

14.9. "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and/or Lot 4 (Central Lot), in whole or in part, until, on a lot-by-lot basis, the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.

15. (***Market Rental Housing***) Entering into a Market Rental Agreement and registration of a Covenant for the provision of market rental housing in the first phase of development, on Lot 1 (South Lot) and in subsequent phases on Lot 2 (East Lot), Lot 3 (West Lot), and Lot 4 (Central Lot), to the satisfaction of the City. The terms shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

15.1. The required minimum floor area of the market rental housing building shall be equal to a combined habitable floor area of at least 12,343.01 m^2 (132,859.05 ft^2), excluding standard Floor Area Ratio (FAR) exemptions, as per the OCP Market Rental Policy and the ZMU47 zone.

15.2. All market rental housing units shall be maintained under single ownership (within one air space parcel or one strata lot) on a lot-by-lot basis.

15.3. Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of all on-site indoor amenity spaces provided for residents of the building and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements.

15.3. Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of the following at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use):

15.3.1. All indoor amenity spaces and outdoor amenity spaces provided for residents of the building as per OCP, City Centre Area Plan, and Development Permit* requirements.

15.3.2. All parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations provided for the use of market rental housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* requirements.

15.4. The terms of the market rental agreement shall indicate that they apply in perpetuity and provide for the following:

15.4.1. Ensure that Basic Universal Housing features shall be provided in a minimum of 100% of the market rental housing units in accordance with the OCP Market Rental Policy.

15.4.2. Achieve following the Unit Mix or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

TABLE 7

Unit Type	Lot 1 (South Lot)	Lot 2 (East Lot)	Lot 3 (West Lot)	Lot 4 (Central Lot)	BUH
Studio	5% (6 units)	6% (1 units)	6% (1 units)	6% (1 units)	100%
1-Bedroom	39% (46 units)	35% (6 units)	35% (6 units)	35% (6 units)	100%
2- Bedroom	56% (68 units)	59% (10 units)	59% (10 units)	59% (10 units)	100%
3-Bedroom	-	-	-	-	-
Total	**100% (120 units) (8,735.12 m²)**	**100% (17 units) (1,202.63 m²)**	**100% (17 units) (1,202.63 m²)**	**100% (17 units) (1,202.63 m²)**	**100%**

15.5. "No development" shall be permitted, restricting Development Permit* issuance for a building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and/or Lot 4 (Central Lot), in whole or in part, until the developer:

15.4.1. Designs the lot to provide for the market rental housing units and ancillary spaces;

15.4.2. If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the market rental housing units and ancillary spaces as per the approved Development Permit*.

15.6. No Building Permit* shall be issued for a building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and/or Lot 4 (Central Lot), in whole or in part, until the developer provides for the required market rental housing units and ancillary spaces.

15.7. "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and/or Lot 4 (Central Lot), in whole or in part, until the required market rental housing units and ancillary spaces are completed and have received final Building Permit inspection granting occupancy.

16. (***Public Art***) City acceptance of the developer's offer to voluntarily contribute towards Public Art, the terms of which voluntary developer contribution shall include:

16.1. Prior to final adoption of the rezoning bylaw, the developer shall provide for the following:

16.1.1. Submission of a Public Art Plan that:

a) Includes the entirety of the subject site comprising Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and Lot 4 (Central Lot), together with related City park, public open space, and public road, as determined to the City's satisfaction;

b) Is prepared by an appropriate professional and based on the Richmond Public Art Program, City Centre Public Art Plan, and any relevant supplementary public art and heritage planning undertaken by the City for Capstan Village, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services (including review(s) by the Public Art Advisory Committee and presentation for endorsement by Council, as required by the Director, Arts, Culture, and Heritage Services); and

c) Is based on the full value of the developer's voluntary public art contribution (at least $901,943.26), based on a minimum rate of $0.89/ft^2 for residential uses and $0.47/ft^2 for non-residential uses and the maximum buildable floor area permitted under the subject site's proposed ZMU47 zone, excluding affordable housing and market rental housing, as indicated in the table below.

16.1.2. Registration of legal agreement(s) on title to facilitate the implementation of the Public Art Plan.

TABLE 8

	Maximum Permitted Floor Area as per ZMU47 Zone	Applicable Floor Area After Exemption (1)	Minimum Contribution Rates (1)	Minimum Voluntary Contribution
Residential	117,543.00 m^2 (1,265,222.28 ft^2)	93,735.72 m^2 (1,008,962.89 ft^2)	$0.89 /ft^2	$897,976.98
Non-Residential	784 m^2 (8,438.91 ft^2)	784 m^2 (8,438.91 ft^2)	$0.47 /ft^2	$3,966.29
Total	**118,327.00 m^2 (1,273,661 ft^2)**	**94,519.72 m^2 (1,017,401.80 ft^2)**	**Varies**	**$901,943.26**

(1) As per City policy, floor area excludes the development's 11,464.33 m^2 (123,401 ft^2) affordable housing building and 12,343 m^2 (132,859 ft^2) market rental housing building.

(2) The Council-approved contribution r.18ates in effect at the time of writing these Rezoning Considerations.

16.2. "No development" shall be permitted, restricting Development Permit* with respect to Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and/or Lot 4 (Central Lot), until the developer:

16.2.1. Enters into any additional legal agreement(s) required to facilitate the implementation of the City-approved Public Art Plan, which may require that, prior to entering into any such additional agreement, a Detailed Public Art Plan is submitted by the developer and/or an artist(s) is engaged (as generally set out in the legal agreement entered into and the Public Art Plan submitted prior to final adoption of the rezoning bylaw), to the City's satisfaction; and

16.2.2. Submits a Letter of Credit and/or cash contribution (as determined at the sole discretion of the City) to secure the developer's implementation of the Public Art Plan, the total value of which shall be at least $901,943.26, including 5% as a cash contribution in the amount of $45,097.16 towards Public Art administration, and a Public Art security Letter of Credit in the amount of $856,846.10.

16.3. "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy of a building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and/or Lot 4 (Central Lot), in whole or in part for each lot to the City's satisfaction, for which the City-approved Public Art Plan requires the developer's implementation of a public artwork(s) until:

16.3.1. The developer, at the developer's sole expense, commissions an artist(s) to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork, and causes the public artwork to be installed on City property, if expressly permitted by the City, or within a statutory right-of-way on the developer's lands (which right-of-way shall be to the satisfaction of the City for rights of public passage, public art, and related purposes, in accordance with the City-approved Public Art Plan);

16.3.2. The developer, at the developer's sole expense and within thirty (30) days of the date on which the public art is installed, executes and delivers to the City a transfer of all of the developer's rights, title, and interest in the public artwork to the City if on City property or to the subsequent Strata or property owner if on private property (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture, and Heritage Services; and

NOTE: It is the understanding of the City that the artist's rights, title, and interest in the public artwork will be transferred to the developer upon acceptance of the artwork based on an agreement solely between the developer and the artist. These rights will in turn be transferred to the City if on City property, subject to approval by Council to accept the transfer of ownership of the artwork.

16.3.3. The developer, at the developer's sole expense, submits a final report to the City promptly after completion of the installation of the public art in respect to the City-approved Public Art Plan, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include:

a) Information regarding the siting of the public art, a brief biography of the artist(s), a statement from the artist(s) on the public art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require;

b) A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligation(s) to the artist(s) have been fully satisfied;

c) The maintenance plan for the public art prepared by the artist(s); and

d) Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.

17. (***Flood Construction***) Registration of a flood indemnity covenant(s) on title, as per Flood Plain Designation and Protection Bylaw No. 8204, Area "A" (i.e. as per bylaw 8204, minimum flood construction level of 2.9 m GSC, with exemptions permitting commercial use at sidewalk level and residential use at 0.3 m above highest adjacent crown of road).

18. (***Aircraft Noise***) Registration of the City's standard aircraft noise sensitive use covenants on title to Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and Lot 4 (Central Lot), as applicable to sites with aircraft noise sensitive uses. The owner-developer shall notify all initial purchasers of the potential aircraft noise impacts. Furthermore, on a phase-by-phase basis, prior to each Development Permit* and Building Permit* issuance, the owner-developer shall submit a report(s) and/or letter(s) of assurance prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within dwelling units must achieve CMHC standards follows:

TABLE 9

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

19. (***Mixed-Use Noise***) Registration of a legal agreement on title that identifies the building as a mixed use building, and indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal non-residential use from penetrating into residential areas on-site and on neighbouring sites that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.

20. (***View and Other Development Impacts***) Registration of a legal agreement on title to Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and Lot 4 (Central Lot), stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

21. (***Tree Removal, Replacement & Relocation***) Removal and protection of on-site and off-site trees, providing tree replacement and tree survival securities entering into legal agreement(s) to the satisfaction of the City (as generally indicated on the Preliminary Tree Management Plan /Schedule 6), including:

21.1. On-Site Tree Removal Bird and Wildlife Considerations: Provide to the City a Wildlife/Bird Inventory and an up to date Nesting Bird Survey prior to issuance of any T3 permit(s) to facilitate the proposed removal of remaining onsite trees. The QEP is to provide confirmation that the removal of the onsite trees specific to a T3 permit application will not impact wildlife, birds, or their nests. The inventory and nesting surveys should be timed such that there is as small of a time lag as possible between the date that they are completed and the date that the tree removal works are scheduled for. The City's Tree Protection, Planning and Environment groups should be provided copies of the surveys for review prior to tree permit issuance.

21.2. On-Site Tree Planting Security: Enter into a legal agreement and submission of Landscape Security (Letter of Credit) in the amount of $154,500, to secure the developer's planting and maintenance (for a period of one year) of 206 replacement trees on the subject site (based on a 2:1 rate for the removal of 103 existing bylaw-size trees from the site) and a value of $750 for the planting of each replacement tree. This includes the removal of 74 trees from the development and internal road areas (tag# 36, 47, 114, 117-118, 123-177, 179, 183, 186, 192, 390-391, 393-394, 396, D, E, F) and the removal of 29 trees from the proposed City Neighbourhood Park area (tag # 16-18, 20, 26, 68-72, 74 75, 78-82, 307-311, 313, 316, 326, 329, 334, 337, 343). This security will be applied towards future tree replacement on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and Lot 4 (Central Lot) as part of the landscape plans for the developer's Development Permit* applications, which plans will be secured with the City's standard Development Permit* landscape Letter of Credit.

Execution of legal agreement regarding use and return of the Landscape Security, to the satisfaction of the City, including but not limited to the following:

21.2.1. Landscape Security returned to the developer, without interest, at Development Permit* issuance, at a rate of $750 for each of the required 206 replacement trees included in a Development Permit* regarding Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) and Lot 4 (Central Lot); and

21.2.2. If the required 206 replacement trees cannot be accommodated on-site in the Development Permit* applications, the City, in its sole discretion, cash the Landscape Security and utilize the funds as a cash-in-lieu contribution to the City's Tree Compensation Fund for off-site tree planting to the value of $750 per replacement trees not accommodated on-site. If the developer fails to obtain all Development Permits* for all phases of the development before the 10th anniversary of rezoning bylaw adoption, the outstanding replacement trees will be deemed to not have been accommodated.

21.2.A. On-Site Tree Protection:

21.2.A.1. Arborist Contract: Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any work conducted within the tree protection zone of the 12 on-site trees to be protected (tag# 35-46). The contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.

21.2.A.2. Tree Protection Fencing: Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

21.2.B. On-Site Tree Relocation: Enter into a legal agreement and submission of a tree survival security (Letter of Credit) in the amount of $5,000, to secure the required relocation of one tree within the subject site to another location within the proposed neighbourhood park, at the developer's sole cost. Developer to coordinate tree relocation with City Parks staff to a location within the proposed neighbourhood park to the sole satisfaction of the City. All tree relocation works are to be undertaken under the direct supervision of the Developer's certified arborist. The tree to be relocated is an approximately 12.5cm calliper Norway Maple (tag# 502) undersized tree. Subject to tree survival, the security is to be released 90% at completion of tree relocation works and the remaining 10% at the end of a one year maintenance period. In the event tree survival is not achieved, the developer shall be required to make a cash-in-lieu contribution for the planting of two

replacement trees elsewhere in Richmond (based on a cost per replacement tree determined to the sole satisfaction of the City).

21.3. Off-Site and Neighbourhood Park City and Neighbouring Trees:

21.3.1. Neighbouring Tree Survival Security: Enter into a legal agreement and submission of a tree survival security (Letter of Credit) in the amount of $85,000, to secure the required protection of all trees on neighbouring properties (including tag# 27-34, 196), at the developer's sole cost, through the project's Development Permit* processes. Subject to tree survival, the security is to be released 90% at completion of Development Permit works and the remaining 10% at the end of a one year maintenance period. In the event tree survival is not achieved, the developer shall be required to make a cash-in-lieu contribution for the planting of replacement trees elsewhere in Richmond (based on a rate of at least 2:1 for each tree removed and a cost per replacement tree determined to the sole satisfaction of the City).

NOTE: As noted in the Preliminary Tree Management Plan (Schedule 6), the arborist has identified potential root zone conflict areas between required roads and existing neighbouring trees, which must be resolved through either through the developer receiving the neighbouring property owners permission and tree removal permit issuance, or detail design through the required SA process to ensure the critical root zones of off-site trees are adequately protected in the interim until the required roads widened to ultimate width when neighbouring properties are redeveloped in the future.

21.3.2. City Tree Survival Security:

a) Sexsmith Road and Cambie Road: Enter into a legal agreement and submission of a tree survival security (Letter of Credit) in the amount of $260,000, to secure the required protection of 32 existing City trees along the subject site's Sexsmith Road and Cambie Road frontages (tag# 1, 3, 14, 15, 48, 49, 51-57, 59-65, 66, 180, 181, 184, 185, 197-200, 330, 332, 333), at the developer's sole cost, through the project's Development Permit* processes. Subject to tree survival, the security is to be released 90% at completion of Development Permit works and the remaining 10% at the end of a one year maintenance period. In the event tree survival is not achieved, the developer shall be required to make a cash-in-lieu contribution for the planting of replacement trees elsewhere in Richmond (based on a rate of at least 2:1 for each tree removed and a cost per replacement tree determined to the sole satisfaction of the City).

b) Neighbourhood Park: Enter into a legal agreement and submission of a tree survival security (Letter of Credit) in the amount of $430,000, to secure the required protection of 54 existing trees located within the proposed neighbourhood park (tag# 19, 21-25, 67, 73, 76, 77, 83-93, 93A, 94, 95, 99, 100, 301-306, 312, 314, 315, 317-325, 327, 328, 331, 335, 336, 338-340, undersized tree 501, relocated undersized tree 502). Subject to tree survival, the security is to be released 90% at completion of City neighbourhood Park Servicing Agreement works and the remaining 10% at the end of a one year maintenance period. In the event tree survival is not achieved, the developer shall be required to make a cash-in-lieu contribution for the planting of two replacement trees elsewhere in Richmond (based on a cost per replacement tree determined to the sole satisfaction of the City).

NOTE: As noted in the Preliminary Tree Management Plan (Schedule 6), the arborist has identified potential root zone conflict areas between required road works and ten existing City trees (tag# 1, 3, 180, 181, 184, 185, 197, 198, 199, 200), which must be resolved through detail design as part of the required SA process. All efforts must be made to design and work around these trees. If the potential conflicts cannot be addressed the retention of these trees will need to be reviewed.

NOTE: Submission of a separate tree survival security (Letter of Credit) in the amount of $250,000, is required through the project's Servicing Agreement* processes to secure the required protection of 34 existing City trees, including the relocation of 14 existing street trees along the south side of Capstan Way to facilitate required road widening (tag# 101-110, 113, 115, 119, 120), and the protection of 20 existing trees in the Garden City Road median (tag# 363-382), at the developer's sole cost, through the development's required Servicing Agreement (SA)* review/approval processes

(secured with the SA* Letter of Credit), as determined to the sole satisfaction of the Director, Parks Services. In the event that the City determines that the fourteen (14) City street trees cannot be relocated, the developer shall be required to make a cash-in-lieu contribution for the planting of replacement trees elsewhere in Richmond (based on a rate of at least 2:1 for each tree removed and a cost per replacement tree determined to the sole satisfaction of the City).

21.3.3. Tree Survival Security Agreements: Execution of legal agreements with respect to each tree survival security regarding use and return of each security, to the satisfaction of the City.

21.3.4. Arborist Contract: Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any work conducted within the tree protection zone of the Neighbouring and City trees to be protected. The Contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.

21.3.5. Tree Protection Fencing: Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

NOTE: This includes installation of construction hoarding around entire perimeter of proposed City neighbourhood park prior to any construction activities occurring onsite, including preloading, for public safety and tree protection purposes.

21.3.6. City Tree Removal Compensation: The City's acceptance of the developer's voluntary contribution in the amount of $40,000 towards the City's tree compensation fund for tree planting elsewhere in the City in compensation for the removal of 33 existing City trees (tag# 11, 50, 58, 96-98, 111, 112, 116, 121, 122, 182, 341, 342, 344-362).

22. (***Development Permit* - DP***) Submission and processing of a Development Permit* for Lot 1 (South Lot) completed to a level deemed acceptable by the Director of Development, including working with a Qualified Environmental Professional (QEP) to address bird safety adjacent to the proposed neighbourhood park.

23. (***Phasing Agreement***) Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on title, to the satisfaction of the City, securing that "no development" will be permitted on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot) or Lot 4 (Central Lot) and restricting Development Permit* issuance (together with various Building Permit* and occupancy restrictions, as determined to the satisfaction of the City), unless the developer satisfies the following requirements:

23.1. Development Sequencing Requirements: Development must proceed on the following basis:

23.1.1. General: The development shall include a maximum of four (4) phases (i.e. Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot), and Lot 4 (Central Lot)), the comprehensive design and development of which shall be approved through four (4) Development Permits*, unless otherwise determined to the satisfaction of the Director of Development.

23.1.2. Development Permit*: The order in which development of the phases proceeds shall be Lot 1 (South Lot) first, then Lot 4 (Central Lot), then Lot 2 (East Lot), and Lot 3 (West Lot); prior to adoption of the subject rezoning, a Development Permit* application for Lot 1 (South Lot) must be submitted by the developer and completed to a level deemed acceptable by the Director of Development.

23.2. Servicing Agreement (SA) – Transportation, Engineering, and Park Requirements: The required works shall be undertaken via a maximum of five (5) Servicing Agreements*. The City, at its discretion, may permit one or more of the Servicing Agreements* to be broken into "parts" (i.e. smaller, topic-specific SAs) such that, for example, Park works are administered independently of transportation works, provided that the content and completion of all such "parts" complies with the requirements set out below, as determined to the satisfaction of the City. The sequencing of transportation works is generally indicated on the attached Preliminary SA Phasing Plan /Schedule 7.

23.2.1. Servicing Agreement* (SA) Sequencing:

a) The "Lot 2 (East Lot) and Lot 4 (Central Lot) SA", and "Lot 3 (West Lot) SA" may proceed together or independently, but may not proceed ahead of the "Neighbourhood Park SA", "Barn Owl Hunting Habitat Enhancement SA" and "Rezoning SA".

b) The developer must enter into the "Barn Owl Hunting Habitat Enhancement SA", "Neighbourhood Park SA" and "Rezoning SA" in advance of entering into either of the other two Servicing Agreements and complete the "Barn Owl Hunting Habitat Enhancement SA", "Neighbourhood Park SA" and "Rezoning SA" in advance of completing either of the other two Servicing Agreements; however, the developer may proceed with one or both of the other two Servicing Agreements, in whole or in part, concurrently with the "Barn Owl Hunting Habitat Enhancement SA", "Neighbourhood Park SA" and "Rezoning SA".

23.2.2. Barn Owl Hunting Habitat Enhancement Servicing Agreement*: The rezoning bylaw with respect to RZ 18-836123 shall not be adopted until the developer enters into the "Barn Owl Hunting Habitat Enhancement SA" (secured with a Letter of Credit in the amount of $205,000), to the City's satisfaction.

a) All required works must be completed prior to final Building Permit inspection granting occupancy of the first building on Lot 2 (East Lot), Lot 3 (West Lot), or Lot 4 (Central Lot) in whole or in part.

b) Habitat Enhancement Works shall include:

i) Detailed assessment prepared by a Qualified Environmental Professional (QEP) of the extent of invasive species impacts on the three enhancement sites and detailed designs for the restoration of the impacted areas. Scope of invasive species management will target the removal of Himalayan Blackberry and Reed Canary Grass. Knotweed already identified on the no access property will be addressed separately through the City's Knotweed management programs;

ii) Coordination with the City's Parks Operations on management of the invasive species identified in the required QEP detailed assessment. Developer is to cover 40% (up to a maximum of $90,000) of the cost of invasive species removal with the remainder coming from Park's operational budgets for the three City owned sites.

iii) Restoration of the areas impacted by invasive species removal with the installation of grassland habitat with some shrub, boulder and log habitat features, as described in the detailed designs for the restoration developed by the QEP. The boulders and logs will be supplied by Parks. The developer is solely responsible for all the costs associated with the seed mix, planting, and the labour to install the new habitat, including boulders and logs; and

iv) After initial invasive species management and successful habitat installation has been completed (inspection requested by developer) and accepted by the City, the developer is responsible for retaining a QEP and providing one year of monitoring and maintenance.

23.2.3. Rezoning Servicing Agreement*: The rezoning bylaw with respect to RZ 18-836123 shall not be adopted until the developer enters into the "Rezoning SA" (secured with a Letter of Credit), to the City's satisfaction.

a) All required works must be completed prior to final Building Permit inspection granting occupancy of the first building on Lot 1 (South Lot), Lot 2 (East Lot), Lot 3 (West Lot), or Lot 4 (Central Lot), in whole or in part.

b) Open Space Works shall include:

i) "Mid-Block Trail SRWs" along the west and north property lines of Lot 1 (South Lot), connecting to Garden City Road, new North-South road, and the neighbourhood park.

ii) "Mid-Block Trail SRW Emergency Access Route" along the north property line of Lot 1 (South Lot) and the south property line of Lot 2 (East Lot).

NOTE: Development Cost Charges (DCC) credits shall NOT apply.

NOTE: The developer shall be responsible for the design and construction, at the developer's sole cost, of the network of park and public open space improvements for which design/construction shall be subject to "Parks SA Requirements" (generally indicated in the attached Park Concept Plan /Schedule 8 and the Park and Public Open Space Key Plan / Schedule 3), as determined to the City's satisfaction.

c) Tree Management Works shall include: Protection and relocation of off-site City trees, protection of trees designated for retention in the neighbourhood park area, providing tree survival securities, and entering into legal agreement(s) to the satisfaction of the City (as generally indicated on the Preliminary Tree Management Plan /Schedule 6).

NOTE: This includes installation of construction hoarding around entire perimeter of proposed City neighbourhood park prior to any construction activities occurring onsite, including preloading, for public safety and tree protection purposes.

d) Road Works shall include:

i) Cambie Road: ultimate standards to the new property line along neighbourhood park frontage.

ii) Garden City Road:

- Ultimate standards to the back of the sidewalk along neighbourhood park and Lot 1 (South Lot) frontage.
- Full road widening (including curb and gutter) and interim 2 m wide off-road bike path and interim 2 m wide sidewalk along Lot 2 (East Lot) frontage.

iii) Capstan Way: full road widening (including curb and gutter) and ultimate standards to the back of the sidewalk along Lot 2 (East Lot) and Lot 3 (West Lot) frontages.

iv) Odlin Crescent extension: ultimate standards from Cambie Road to north property line of 8671 Cambie Road, except along the east side, construct up to and including curb and gutter and transition to the private property to the east, including a new raised median and right-in/right-out diverter on Cambie Road.

v) Ketcheson Road extension:

- Full road widening (including curb and gutter on both sides of the road) from Capstan Way to North-South road, interim 2 m wide sidewalk on one side of the street along Lot 2 (East Lot) frontage.
- Interim emergency vehicle access from North-South road to Brown Road extension.

vi) Brown Road extension: interim emergency vehicle access.

vii) New North-South road: full road widening (including curb and gutter on both sides of the road), interim 2 m wide sidewalk on one side of the street along Lot 2 (East Lot) frontage.

viii) Garden City Road/Cambie Road: full intersection (traffic signal and road upgrades) improvements.

ix) Garden City Road/Capstan Way: full intersection (traffic signal & road upgrades) improvements.

x) Ketcheson Road/Capstan Way: full intersection improvements.

xi) Sexsmith Road/Capstan Way: interim intersection (traffic signal and road upgrades) improvements to accommodate the noted road widening, as necessary.

NOTE: Development Cost Charges (DCC) credits may apply.

e) Other Works shall include:

i) All underground City and private utilities;

ii) Above-grade City and private utilities where feasible; and

iii) Other off-site improvements, as determined at the sole discretion of the City.

23.2.4. Neighbourhood Park Servicing Agreement*: No final Building Permit* inspection permitting occupancy shall be issued for any building on Lot 1 (South Lot) and/or Lot 4 (Central Lot), in whole or in part, until the developer enters into the "Neighbourhood Park SA" (secured with a Letter of Credit), to the City's satisfaction.

a) All required works must be completed prior to final Building Permit inspection granting occupancy of the first building on Lot 2 (East Lot), in whole or in part.

b) Neighbourhood Park Works shall be limited to City-approved park improvements to the 5,247.5 m^2 (1.34 ac.) area to be transferred to the City for park and related purposes, at the developer's sole cost, to satisfy CCAP park requirements. The park will be designed and constructed consistent with a Park Concept approved by Council, including retention of 54 existing trees located within the neighbourhood park (tag# 19, 21-25, 67, 73, 76, 77, 83-95, 99, 100, 301-306, 312, 314, 315, 317-325, 327, 328, 331, 335, 336, 338-340, 401, 402, 501, 502), and features that may include (but not limited to) plant material, pathways, site furniture, playground structures, fencing, lighting, shelters, decks, boardwalks, open lawn areas, rain gardens, and may contain Public Art. The neighbourhood park will be fully serviced and will seek to incorporate the existing, mature trees currently within the park area to the greatest extent possible. Existing trees identified as healthy and not presenting a risk to the public will be retained. The provision of park elements and site features will be guided by existing City policies and Plans and will meet the needs of present and future residents. Neighbourhood park construction will commence once a park conceptual design has been finalized and approved by Council. The design process will include a thorough public consultation process. Provision of any park features and the infrastructure required to support a future neighbourhood park as determined through a public consultation process and approved by Council.

NOTE: The developer shall be responsible for the design and construction, at the developer's sole cost, of the network of park and public open space improvements for which design/construction shall be subject to "Neighbourhood Park SA Requirements" (generally indicated in the attached Park Concept Plan /Schedule 8 and the Park and Public Open Space Key Plan / Schedule 3), as determined to the City's satisfaction.

NOTE: Development Cost Charges (DCC) credits shall NOT apply. For clarity, design/construction of park improvements undertaken by the developer on lands secured for park/public open space (City-owned or SRW) with respect to the Capstan Station Bonus and/or on land for which the developer is otherwise permitted to calculate density shall NOT be eligible for Development Cost Charge (DCC) credits. Likewise, temporary improvements (regardless of their location) and improvements on lands not owned by the City shall NOT be eligible for Development Cost Charge (DCC) credits.

NOTE: Street frontages are outside the scope of the park improvements and, therefore, are described under Transportation "Road Works" requirements. Street frontages must be designed and constructed in coordination with the park and public open space improvements and, as determined to the satisfaction of the City, elements identified along those frontages under the Transportation "Road Works" requirements may be varied via the SA detailed design processes to better achieve the inter-related objectives of the City's parks, transportation, engineering, and related interests.

c) Management and preservation of any existing trees deemed safe for retention by a Certified Arborist and under the guidance of the Registered Landscape Architect retained by the developer

to design the Neighbourhood Park. Prior to commencing Park construction, a certified arborist will conduct an updated Tree Health and Hazard Assessment of the trees identified in Section 23.2.4 (b) for retention. Any trees identified as hazardous in the updated Assessment and those previously identified for removal will be removed prior to Park construction proceeding.

d) Long term tree health management plan for managing surface and subsurface water on the Park site. The Park site's existing hydrology and drainage patterns will change due to development on adjacent sites.

e) Required removal of 29 existing trees for safety and tree health reasons from the proposed City Neighbourhood Park area (tag # 16-18, 20, 26, 68-72, 74 75, 78-82, 307-311, 313, 316, 326, 329, 334, 337, 343).

f) Invasive Species Management Works: The developer is responsible for implementing the Polygon Talisman Park Invasive Species Survey and Management Plan, prepared by QEP McTavish Resource & Management Consultants Ltd., dated December 20, 2020 in the area of the Neighbourhood Park. Prior to City acceptance of the Park works, the City will require confirmation from McTavish that the noxious weeds (including Japanese Knotweed, Canada Thistle and Perennial Sowthistle), and invasive species mapped within the footprint of the park have been fully managed. The Invasive Species Survey and Management Plan will be a living document that is updated yearly based on the most current assessments of the status of noxious weeds and invasive plants on the site and will be updated with revised timelines and management approaches as needed.

NOTE: Submission of a security (Letter of Credit) is required through the project's Rezoning Servicing Agreement to secure invasive species management.

23.2.5. Lot 2 (East Lot) and Lot 4 (Central Lot) Servicing Agreement*: No Building Permit* shall be issued for a building on Lot 2 (East Lot) or Lot 4 (Central Lot), in whole or in part, until the developer enters into the "Lot 2 (East Lot) and Lot 4 (Central Lot) SA" (secured with a Letter of Credit), to the City's satisfaction.

a) All required works must be completed prior to final Building Permit inspection granting occupancy of the first building on Lot 2 (East Lot) or Lot 4 (Central Lot), in whole or in part.

b) Open Space Works shall include:

i) "Mid-Block Trail SRWs", which shall be limited to City-approved park improvements to the entire SRW area along the south property line of Lot 2 (East Lot) and Lot 4 (Central Lot), together with areas and/or features required to accommodate pedestrian and bicycle activity, and frontage integration, and emergency vehicle access, as determined to the City's satisfaction; and

ii) "Central Open Space SRW", which shall be limited to City-approved park improvements to the entire SRW area along the north portion of Lot 4 (Central Lot), together with areas and/or features required to accommodate public open space, pedestrian and bicycle activity, and frontage integration as determined to the City's satisfaction.

iii) "Capstan Way Corner Plaza SRWs", which shall be limited to City-approved park improvements to the entire corner SRW areas along Capstan Way along the north property line of Lot 2 (East Lot), together with areas and/or features required to accommodate pedestrian and bicycle activity, and frontage integration as determined to the City's satisfaction.

NOTE: The developer shall be responsible for the design and construction, at the developer's sole cost, of the network of park and public open space improvements for which design/construction shall be subject to "Parks SA Requirements" (generally indicated in the attached Park and Public Open Space Key Plan / Schedule 3), as determined to the City's satisfaction.

NOTE: Development Cost Charges (DCC) credits shall NOT apply.

c) Road Works shall include:

i) Garden City Road: ultimate standards to the back of the sidewalk along Lot 2 (East Lot) frontage.

ii) Sexsmith Road: full road widening (including curb and gutter) and interim 2 m wide off-road bike path and interim 2 m wide sidewalk along Lot 3 (West Lot) frontage.

iii) Ketcheson Road extension: full road widening (including curb and gutter on both sides of the road) from North-South road to Brown Road extension, ultimate standards to back of the sidewalk along Lot 2 (East Lot) and Lot 4 (Central Lot) frontage.

iv) Brown Road extension: full road widening (including curb and gutter on both sides of the road), interim 2 m wide sidewalk on one side of the street along Lot 3 (West Lot) frontage.

v) New North-South road: ultimate standards to back of the sidewalk along both sides of street.

vi) Sexsmith Road/Capstan Way: full intersection improvements.

NOTE: Development Cost Charges (DCC) credits may apply.

d) Other Works shall include, as applicable, the relocation of above-grade City/private utilities.

23.2.6. Lot 3 (West Lot) Servicing Agreement*: No Building Permit* shall be issued for a building on Lot 3 (West Lot), in whole or in part, until the developer enters into the "Lot 3 (West Lot) SA" (secured with a Letter of Credit), to the City's satisfaction.

a) All required works must be completed prior to final Building Permit inspection granting occupancy of the first building on Lot 3 (West Lot), in whole or in part.

b) Open Space Works shall include: "Capstan Way and Sexsmith Road Corner Plaza SRWs", which shall be limited to City-approved Parks improvements to the entire corner SRW areas along Capstan Way and Sexsmith Road along the north property line of Lot 3 (West Lot)), together with areas and/or features required to accommodate pedestrian and bicycle activity, and frontage integration as determined to the City's satisfaction.

NOTE: The developer shall be responsible for the design and construction, at the developer's sole cost, of the network of park and public open space improvements for which design/construction shall be subject to "Parks SA Requirements" (generally indicated in the attached Park and Public Open Space Key Plan / Schedule 3), as determined to the City's satisfaction.

NOTE: Development Cost Charges (DCC) credits shall NOT apply.

c) Road Works shall include:

i) Sexsmith Road: ultimate standards to the back of the sidewalk along Lot 3 (West Lot) frontage.

ii) Ketcheson Road extension: ultimate standards to back of the sidewalk along Lot 3 (West Lot) frontage.

iii) Brown Road extension: ultimate standards to back of the sidewalk along Lot 3 (West Lot) frontage.

iv) Sexsmith Road/Brown Road: full intersection (traffic signal & road upgrades) improvements.

NOTE: Development Cost Charges (DCC) credits may apply.

d) Other Works shall include, as applicable, the relocation of above-grade City/private utilities.

23.2.7. Road Works: The developer shall be responsible for the design and construction of the road works, to the satisfaction of the City, subject to the review and approval of the detailed SA designs, which shall include, but may not limited to, the following. Final MOTI approval is required prior to rezoning adoption.

The following cross-sections are intended to be "typical". The approved design may be required to vary from the "typical" conditions to address site-specific conditions and/or requirements, as determined to the sole satisfaction of the City through the SA design/approval processes. While the list below provides a general description of the minimum frontage work requirements to the standards of which are schematically shown in the approved road functional plan prepared by Core Group, the exact details and scope of the frontage works to be completed by the developer will be confirmed through the detailed design (SA) process to the satisfaction of the City.

NOTE: In addition to the following, landscape features are required to the satisfaction of the City, as determined via the SA and Development Permit* review and approval processes. Landscape improvements may include, but shall not be limited to, street trees, landscaped boulevards, hard- and soft-scape features, street furnishings, and decorative paving. Measures that enhance the viability of City street trees are encouraged (e.g., continuous soil trenches, silva cell system, etc.), taking into account necessary coordination with City/private utilities and other infrastructure, as determined to the City's satisfaction.

a) Cambie Road: The developer is responsible for the design and construction of the following works across the subject site's entire Cambie Road frontage, to the satisfaction of the City.

   i) Cross-Section: (described from south to north):
      - Existing curb on the north side of the street to be maintained;
      - 1.5 m wide landscaped boulevard; and
      - 3.0 m wide saw-cut concrete sidewalk.

b) Garden City Road: The developer is responsible for the design and construction of the following works along the subject site's entire Garden City Road frontage to the satisfaction of the City.

   i) Cross-Section: (described from east to west):
      - Maintain existing curb and gutter along the west edge of the centre median;
      - Maintain / widen to provide the two south traffic lanes at 3.6m each;
      - 0.15 m wide curb and gutter;
      - 2.0 m wide landscaped boulevard;
      - 2.0 m wide bike path (asphalt with +/-0.15 m wide 200 mm thick concrete bands along each edge);
      - 1.5 m wide buffer strip, pedestrian lighting, decorative planting, and furnishings; and
      - 3.0 m wide saw-cut concrete sidewalk (at the future property line).

c) Capstan Way: The developer is responsible for the design and construction of the following Interim Cross-Section works across the subject site's entire Capstan frontage, to the satisfaction of the City, taking into consideration the following Ultimate Cross-Section works in the design and construction of those road works.

   i) Interim Cross-Section (described from north to south) from Sexsmith Road to Ketcheson Road extension:
      - Maintain the existing curb on the north side of the street;
      - 3.1 m (min.) widening to 5.2m wide westbound vehicle travel lane;
      - 3.1 m area for 1) 3.1m wide left-turn lane at Sexsmith Road intersection (west leg) and 3.1 m painted median at Ketcheson Road intersection (east leg);
      - 5.4 m reducing to 3.3m wide eastbound vehicle travel lane;
      - 3.3 m wide eastbound vehicle travel / parking lane;
      - 0.15 m wide curb and gutter;
      - 2.5 m wide landscaped boulevard;
      - 2.5 m wide bike path (asphalt with +/-0.2 m wide 200 mm thick concrete bands along each edge);
      - 0.7 m wide buffer strip, pedestrian lighting, decorative planting, and furnishings; and
      - 2.5 m wide saw-cut concrete sidewalk.

ii) Interim Cross-Section (described from north to south) Ketcheson Road extension to Garden City Road:
- Maintain the existing curb on the north side of the street;
- 5.1 m reducing to 5.0 m wide westbound vehicle travel lane;
- 3.3 m wide left-turn lane at intersections;
- 3.3 m wide eastbound vehicle travel lane;
- 3.3 m wide eastbound right-turn lane;
- 0.15 m wide curb and gutter;
- 2.5 m wide landscaped boulevard;
- 2.5 m wide bike path (asphalt with +/-0.2 m wide 200 mm thick concrete bands along each edge);
- 0.7 m wide buffer strip, pedestrian lighting, decorative planting, and furnishings; and
- 2.5 m wide saw-cut concrete sidewalk.

iii) Ultimate Cross-Section: (described from north to south):
- Maintain the proposed curb on the south side (established as noted above);
- 6.6 m (2 lanes @ 3.3 m) wide eastbound vehicle travel lanes;
- 3.3 m wide left-turn lane / landscaped median;
- 6.6 m (2 lanes @ 3.3 m) wide westbound vehicle travel lanes;
- 0.15 m wide curb and gutter;
- 2.5 m wide landscaped boulevard;
- 2.5 m wide bike path (asphalt with +/-0.2 m wide 200 mm thick concrete bands along each edge);
- 0.7 m wide buffer strip, pedestrian lighting, decorative planting, and furnishings; and
- 2.5 m wide saw-cut concrete sidewalk.

d) Sexsmith Road: The developer is responsible for the design and construction of the following Interim Cross-Section works across the subject site's entire Sexsmith Road frontage, to the satisfaction of the City, taking into consideration the following Ultimate Cross-Section works in the design and construction of those road works. Note: Interim cross-section is to be constructed along the frontage of 8388 Sexsmith Road and ultimate cross-section is to be constructed along the frontage of 3699 Sexsmith Road in coordinated with SA 17-791396.

i) Interim Cross-Section (described from east to west) along the entire Sexsmith Road frontage:
- 2.0 m wide saw-cut concrete sidewalk (at the new property line);
- 0.75 m wide buffer strip;
- 1.8 m wide bike path (asphalt with +/-0.15 m wide 200 mm thick concrete bands along each edge);
- 1.75 m wide landscaped boulevard;
- 0.15 m wide curb and gutter; and
- Road upgrade to widen/maintain existing 12.7 m pavement width between the proposed new curb and gutter along the east side and the existing curb and gutter along the west side of the road. The design should accommodate the following:
- 3.3 m (min) northbound vehicle travel lane
- 3.3 m (min) southbound vehicle travel lane
- 2.5 m parking lane
- 1.2 m wide buffer
- 1.8 m wide bike lane

ii) Ultimate Cross-Section (described from east to west):
- Maintain the proposed curb on the east side (established as noted above);
- 2.5 m wide northbound parking lane;
- 9.9 m (3 x 3.3 m lanes) wide vehicle travel lanes (note: 3.3 m wide left-turn lane and 3.3 m wide landscaped median where intersection turning lanes are not required);

- 2.5m wide southbound parking lane;
- 0.15 m wide curb and gutter;
- 1.75 m wide landscaped boulevard;
- 1.8 m wide bike path (asphalt with +/-0.15 m wide 200 mm thick concrete bands along each edge);
- 0.75 m wide buffer strip; and
- 2.0 m wide saw-cut concrete sidewalk (at the future property line).

e) Odlin Crescent extension: The developer is responsible for the design and construction of the following Cross-Section works from Cambie Road to north property line of 8671 Cambie Road, to the satisfaction of the City. The developer is required to design and construct a new raised median and right-in/right-out diverter on Cambie Road and a transition between the improvements and the existing conditions west and east of the subject site to the satisfaction of the City.

i) Cross-Section: (described from west to east):
- 2.0m wide saw-cut concrete sidewalk;
- 1.35m wide landscaped boulevard;
- 0.15m wide curb and gutter;
- Road construction to provide a 10m wide pavement at Cambie Road, narrowing to 6.5m at the north property line of 8671 Cambie Road;
- 0.15m wide curb and gutter; and
- Transition to 8711 Cambie Road.

f) Ketcheson Road extension: The developer is responsible for the design and construction of the following Cross-Section works along its entire length south of Capstan Way, to the satisfaction of the City.

i) Cross-Section: (described from west to east):
- 2.0 m wide saw-cut concrete sidewalk on both sides;
- 1.7 m wide landscaped boulevard on both sides;
- 0.15 m wide curb and gutter on both sides (0.15 m wide 300 mm thick concrete band at areas with parking lane);
- 7 m wide driving surface for two-way traffic and a 2.5 m wide parking lane on each side, separated by mountable curbs; and
- At Capstan Way intersection (south leg), 1.5 m landscaped boulevard on east side and 3.1 m wide northbound right-turn & left-turn lanes

g) Brown Road extension: The developer is responsible for the design and construction of the following Interim Cross-Section works, taking into consideration the following ultimate cross-section in the design and construction of those road works.

i) Interim Cross-Section (described from north to south) with a 15 m wide dedication, the road cross-section should include the following as the minimum elements:
- 2.0 m wide saw-cut concrete sidewalk;
- 2.25 m wide landscaped boulevard;
- 0.15 m wide curb and gutter;
- 8.5 m wide driving surface for two-way traffic;
- 1.0 m wide asphalt shoulder; and
- Jersey barriers with retaining wall (where required) within 1.0 m asphalt shoulder.

ii) Ultimate Cross-Section (described from north to south) with a 20 m wide dedication (additional 5 m wide strip of land as dedication along the entire south frontage of Brown Road extension):
- Maintain the proposed curb on the north side (established as noted above);
- Widen 8.5 m wide driving surface to 11.2 m;
- 0.15 m wide curb and gutter;
- 2.25 m wide landscaped boulevard; and

- 2.0 m wide saw-cut concrete sidewalk.

NOTES:

1. Brown Road extension at interim condition to be used for Emergency Access only; removal bollards required at both ends;
2. Driveway required at Sexsmith Road; and
3. Hammerhead turnaround required at the Ketcheson Road intersection (east leg).

h) New North-South road: The developer is responsible for the design and construction of the following Cross-Section works along its entire length south of Ketcheson Road extension to the North property line of Lot 1 (South Lot) , to the satisfaction of the City.

i) Cross-Section: (described from west to east):

- 2.0 m wide saw-cut concrete sidewalk on both sides;
- 1.7 m wide landscaped boulevard on both sides;
- 0.15 m wide curb and gutter on both sides (0.15 m wide 300 mm thick concrete band at areas with parking lane); and
- 7 m wide driving surface for two-way traffic and a 2.5 m wide parking lane on each side, separated by mountable curbs.

ii) Cul-de-sac terminus:

- Minimum 7.7 m radius cul-de-sac bulb driving surface;
- 0.15 m wide curb and gutter;
- 1.5 m wide landscaped boulevard, except hard paved and designed to support fire trucks where needed for fire truck access; and
- 2 m wide saw-cut concrete sidewalk, designed to support fire trucks where needed for fire truck access.

NOTE: Hammerhead required at south end in on-site SRW.

i) Garden City Road/Cambie Road: The developer is responsible for the design and construction of the following intersection improvements, to the satisfaction of the City:

i) Intersection improvements:

- Road upgrade to include a 3.1 m (min) wide southbound to westbound right-turn lane with a minimum storage length of approximately 35 m;
- 0.15 m wide curb and gutter;
- 2.0 m wide landscaped boulevard;
- 2.0 m wide bike path (asphalt with +/-0.15 m wide 200 mm thick concrete bands along each edge);
- 1.5 m wide buffer strip, pedestrian lighting, decorative planting, and furnishings; and
- 3.0 m wide saw-cut concrete sidewalk (at the future property line).

j) Garden City Road/Capstan Way: The developer is responsible for the design and construction of the following intersection improvements, to the satisfaction of the City.

i) Intersection improvements:

- South leg - realign the pedestrian crosswalk to connect to the proposed road improvements;
- West leg - widen pedestrian crosswalk to 4.5 m;
- North leg - Road upgrade and widen to include a 3.1 m (min) wide southbound to westbound right-turn lane with a minimum storage length of approximately 35 m. Relocation of existing infrastructure required (i.e. sidewalk, curb and gutter, utility pole, bus stop, streetlight pole, etc.).

k) Sexsmith Road/Capstan Way: The developer is responsible for the design and construction of the following Intersection Improvements, to the satisfaction of the City.

i) Intersection improvements:

- East leg and South leg - realign the pedestrian crosswalks to connect to the proposed road improvements;
- North leg - modify existing lane markings to accommodate a southbound right-turn lane and change in lane designation of existing southbound left-turn lane to left-turn/through lane; and
- Install bike box with green surface treatment for southbound bike lane.

l) Traffic Signals: Works include, but are not limited to, the following:

i) Upgrade existing traffic signals: With the road and intersection improvements noted above, as well as the need to upgrade other existing traffic signals to accommodate enhanced traffic operations, applicant is to upgrade (as necessary) the following existing traffic signals:

- Sexsmith Road & Capstan Way;
- Garden City Road & Capstan Way;
- Brown Road & Sexsmith Road; and
- Garden City Road & Cambie Road.

NOTE: Signal upgrades to include but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals), traffic cameras, and illuminated street name sign(s), etc.

ii) Install new Traffic Signal Device: With the road and intersection improvements noted in above, new traffic signal devices (i.e., intersection pre-ducting, special x-walk with downward lighting, pedestrian signals, or full traffic signals) will be necessary at the following locations, with the exact upgrade to be determined with a traffic signal warrant to the satisfaction of the City.

- Capstan Way & Ketcheson Road

NOTE: New signal to include but not limited new signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals), traffic cameras, and illuminated street name sign(s), etc.

24. (***Servicing Agreement* - SA***): Enter into a Servicing Agreement(s)* for the design and construction, at the developer's sole cost, of full upgrades across the subject site's street frontages, together with various engineering, transportation, parks and sustainability works, to the satisfaction of the City, which include, but may not be limited to the following.

Except as expressly provided for and in compliance with the subject development's "Phasing Agreement", related legal agreement(s), and security, to the satisfaction of the Director of Development, Director of Engineering, Director of Transportation, Director, Parks Services, and Director, Sustainability and District Energy:

NOTE: Prior to final adoption of the rezoning bylaw, all Servicing Agreement (SA) works must be secured via a Letter(s) of Credit;

NOTE: All works shall be completed prior to final Building Permit inspection granting occupancy of the first building on the subject site (excluding parking intended as an ancillary use to non-parking uses), in whole or in part; and

NOTE: Development Cost Charge (DCC) credits may apply.

24.1. Barn Owl Hunting Habitat Enhancement Servicing Agreement* Requirements: The developer shall be responsible for the design and construction, at the developer's sole cost, of works as described in the "Phasing Agreement" above.

24.2. Neighbourhood Park Servicing Agreement* Requirements: The developer shall be responsible for the design and construction, at the developer's sole cost, of works as described in the "Phasing Agreement" above.

24.3. RZ Servicing Agreement Parks Requirements: The developer shall be responsible for the design and construction, at the developer's sole cost, of the following, to the City's satisfaction.

24.3.1. Open Space Works shall include:

a) "Mid-Block Trail SRWs", which shall be limited to City-approved park improvements to the SRW areas along the west and north property lines of Lot1 (South Lot), connecting to Garden City Road, new North-South road, and the neighbourhood park, together with areas and/or features required to accommodate park integration, pedestrian and bicycle activity and frontage integration as determined to the City's satisfaction.

b) "Mid-Block Trail SRW Emergency Access Route", which shall include emergency vehicle access from the new North-South Road to Garden City Road with bollards at both ends within the SRW area along the north property line of Lot 1 (South Lot) and the south property line of Lot 2 (East Lot), as determined to the City's satisfaction.

NOTE: The developer shall be responsible for the design and construction, at the developer's sole cost, of the network of park and public open space improvements for which design/construction shall be subject to "Parks SA Requirements" (generally indicated in the attached Park and Public Open Space Key Plan / Schedule 3), as determined to the City's satisfaction.

NOTE: Development Cost Charges (DCC) credits shall NOT apply.

24.3.2. Neighbourhood Park Invasive Species Management Works: The developer is responsible for implementing the Polygon Talisman Park Invasive Species Survey and Management Plan, prepared by QEP McTavish Resource & Management Consultants Ltd., dated December 20, 2020 in the area of the Neighbourhood Park.

a) Submission of an invasive species security (Letter of Credit) in the amount of $36,410, as defined by the cost estimate prepared by McTavish. The security is to be released 50% ($18,205) at completion of two year invasive species treatment period. The QEP must provide written confirmation that the treatment period is complete and that it is acceptable to move into the five year maintenance and monitoring period. The remaining $18,205 of the security will be divided into five equal portions of $3,641 (10% of the total security value). Upon successful completion of each year of maintenance and monitoring, confirmed in writing by the QEP, $3,641 of the remaining security will be released (10% of the total security per year).

b) Prior to City acceptance of the Park works, the City will require confirmation from a QEP that the noxious weeds (including Japanese Knotweed, Canada Thistle and Perennial Sowthistle), and invasive species mapped within the footprint of the park have been fully managed.

c) The Invasive Species Survey and Management Plan will be a living document that is updated yearly based on the most current assessments of the status of noxious weeds and invasive plants on the site and will be updated with revised timelines and management approaches as needed.

24.3.3. Tree Management Works shall include: Protection and relocation of off-site City trees, and neighbourhood park City trees, providing tree survival securities, and entering into legal agreement(s) to the satisfaction of the City (as generally indicated on the Preliminary Tree Management Plan /Schedule 6), including:

a) Park protective tree fencing – installation of construction hoarding around entire perimeter of proposed City neighbourhood park prior to any construction activities occurring onsite, including preloading, for public safety and tree protection purposes.

b) Submission of a tree survival security (Letter of Credit) in the amount of $155,000, to secure the required protection of 20 existing trees in the Garden City Road median (tag# 363-382). Subject to tree survival, the security is to be released 90% at completion of adjacent SA works and the remaining 10% at the end of a one year maintenance period. In the event tree survival is not achieved, the developer shall be required to make a cash-in-lieu contribution for the planting of

replacement trees elsewhere in Richmond (based on a rate of at least 2:1 for each tree removed and a cost per replacement tree determined to the sole satisfaction of the City).

NOTE: Submission of a separate tree survival security (Letter of Credit) in the amount of $260,000, is required through the project's Rezoning and Development Permit* processes to secure the required protection of 32 existing City-owned trees along the subject site's Sexsmith Road and Cambie Road frontages (tag# 1, 3, 14, 15, 48, 49, 51-57, 59-65, 66, 180, 181, 184, 185, 197-200, 330, 332, 333), at the developer's sole cost, through the project's Development Permit* processes.

NOTE: As noted in the Preliminary Tree Management Plan (Schedule 6), the arborist has identified potential root zone conflict areas between required road works and ten existing City trees (tag# 1, 3, 180, 181, 184, 185, 197, 198, 199, 200), which must be resolved through detail design as part of the required SA process.

c) Relocation of fourteen (14) existing street trees located along the south side of Capstan Way to facilitate required road widening (tag# 101-110, 113, 115, 119, 120), at the developer's sole cost, to the satisfaction of the Director, Parks Services, including the submission of a tree survival security (Letter of Credit) in the amount of $95,000. Subject to tree survival, the security is to be released 90% at completion of tree relocation works and the remaining 10% at the end of a one year maintenance period. In the event tree survival is not achieved, the developer shall be required to make a cash-in-lieu contribution for the planting of replacement trees elsewhere in Richmond (based on a rate of at least 2:1 for each tree removed and a cost per replacement tree determined to the sole satisfaction of the City).

NOTE: In the event that the City determines that the fourteen (14) City street trees cannot be relocated, the developer shall be required to make a cash-in-lieu contribution for the planting of replacement trees elsewhere in Richmond (based on a rate of at least 2:1 for each tree removed and a cost per replacement tree determined to the sole satisfaction of the City).

d) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any work conducted within the tree protection zone of the City-owned trees to be protected. The Contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.

e) Installation of appropriate tree protection fencing around all trees to be protected prior to any construction activities, including building demolition, occurring on-site.

f) Execution of legal agreement for each tree survival security taken, in form and content satisfactory to the City.

24.4. RZ Servicing Agreement Transportation Requirements: The developer shall be responsible for the design and construction of the road works, to the satisfaction of the City, subject to the review and approval of the detailed SA designs, which shall include, but may not limited to, the "Road Works" as described in the "Phasing Agreement" for the "Rezoning SA".

24.5. RZ Servicing Agreement Engineering Requirements:

24.5.1. Water Works:

a) Using the OCP Model, there is 197 L/s of water available at a 20 psi residual at the Sexsmith Road frontage, 120 L/s of water available at 20psi residual along the Garden City Road frontage, 416L/s at 20psi residual at Capstan Way and 642 L/s at 20psi residual at Cambie Road. Based on the proposed development, the subject site requires a minimum fire flow of 220 L/s. The available flows along Sexsmith Road and Garden City Road are NOT adequate and the existing watermains require upgrades.

b) At the Developer's cost, the Developer is required to:

i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection at the Building Permit* stage. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs.

ii) Provide the following since the available flows are not adequate to service the proposed development:

- Install approximately 274 m of 200 mm diameter water main along proposed development roads, proposed Ketcheson Road to Brown Road connecting to the mains at Sexsmith Road and Capstan Way.
- Install approximately 175 m of 200 mm diameter water main along proposed North-South road to the north property line of proposed Lot 1 (South Lot) and along a utility SRW in the publicly accessible Mid-block Trail SRW connecting to new main at Garden City Road.
- Upgrade approximately 190 m of the existing 150 mm diameter water main along Sexsmith Road to 200 mm diameter from proposed Brown Road extension to Capstan Way. Tie-in to the north shall be to the existing water main along Capstan Way and tie-in to the south shall be to the existing water main along Sexsmith Road.
- Install approximately 348 m of 200 mm diameter water main along the west side of Garden City Road (development frontage) complete with fire hydrants spaced as per City's Engineering specifications. Tie-in to the north shall be to the existing water main along Capstan Way and tie-in to the south shall be to the existing water main at Cambie Road.
- Provide fire hydrants on the north side of Cambie Road, along development's frontage as per City standards.
- Provide fire hydrants along all new and upgraded water mains to achieve maximum 75 m spacing per City standards. Fire hydrants required on west side of Garden City Road, along new water main.

iii) Provide a watermain complete with hydrants (to meet City standards) along the proposed Odlin Crescent extension road in 8671 Cambie Road. The watermain shall be from the north property line of 8671 Cambie Road to the tie-in point at the existing watermain in Cambie Road. Watermain sizing shall be determined via the SA design process.

iv) Provide a utility SRW for water meter chamber. The exact dimensions and location of the SRW shall be finalized at the Servicing Agreement process.

v) Provide a 6 m wide utility SRW extending from the southern extent of the proposed North-South road to Garden City Road. This may be shared with the required publicly accessible Mid-block Trail SRW.

c) At the Developer's cost, the Developer is required to:

i) Cut and cap at main the existing water service connections for 3480, 3500, 3540 and 3660 Sexsmith Road. As well as the connection at 8791 Cambie Road.

ii) Install new water service connection(s) for the proposed lots.

iii) Complete all required tie-ins to existing City water mains.

24.5.2. Storm Sewer Works:

a) At the Developer's cost, the Developer is required to:

i) Upgrade the existing twin storm sewers at Sexsmith Road frontage, approximately 175 m in length, into a single 1200 mm diameter storm sewer system in the middle of Sexsmith Road. Tie-in to the north shall be via the existing Manhole (STMH 131076). Tie-in to the south shall be to the existing storm sewers along the east and west sides of Sexsmith Road. Tie-ins shall be via the use of new manholes. Developer is to remove existing 1050 mm storm sewer on east side of Sexsmith Road, along development frontage to the new manhole.

ii) Install new storm service connections complete with an IC, utility SRW may be required to accommodate IC.

iii) Provide approximately 265 m of 600 mm diameter storm sewers along proposed internal roads from Capstan Way and proposed Ketcheson Road to proposed Brown Road, connecting to the new main at Sexsmith Road. Install a manhole at the high end of system, at future Capstan Way and proposed Ketcheson Road intersection.

iv) Provide approximately 110 m of 600 mm diameter storm sewer along proposed North-South road to the north property line of proposed Lot 1 (South Lot). Tie-in to the main along Ketcheson Road to the west.

v) Remove approximately 79 m existing 250 mm AC drainage line along north side of Cambie fronting lots 8791, 8771 and 8731 Cambie Road. Restore sidewalk and curb-and-gutter if required.

vi) Provide storm sewers complete with manholes (as per City standards) along the proposed Odlin Crescent extension in 8671 Cambie Road. The storm sewer shall be from the north property line of 8671 Cambie Road to the tie-in point at the existing box culvert in Cambie Road. Storm sewer sizing shall be determined via the SA design process.

vii) Install approximately 210 m of 600 mm storm sewer, from the intersection of Garden City road and Capstan way to STMH6589. Install new manholes at pipe bends and to connect to existing main at Capstan Way. Connect existing catch basins to the proposed drainage main.

viii) Cap and fill the old drainage main, north of STMH6589, with low density flowable concrete as per MMCD standards.

b) At the Developer's cost, the City will:

i) Cut and cap all existing storm sewer service connections at all frontages of the subject site.

ii) Complete all required tie-ins to the existing City drainage system.

24.5.3. Sanitary Sewer Works:

a) At the Developer's cost, the Developer is required to:

i) Provide approximately 100 m of 300 mm diameter sanitary sewer within the roadway along Sexsmith Road from existing manhole SMH56774 located at the intersection of Sexsmith Road and Capstan Way southward to a new manhole.

ii) Provide approximately 85 m of 250 mm diameter sanitary sewer from the new manhole at Sexsmith Road southward to the future Brown Road extension and Sexsmith Road intersection.

iii) Provide approximately 90 m of 250 mm diameter sanitary sewer from the intersection of Sexsmith Road and future Brown Road, east along Brown Road.

iv) Provide approximately 135 m of 300 mm diameter sanitary sewer within the roadway along Capstan Way from the intersection at proposed Sexsmith Road and Capstan Way east towards future Ketcheson Road intersection. Tie-in to the west via manhole SMH56774.

v) Provide approximately 100 m of 250 mm diameter sanitary sewer along future Ketcheson Road to the intersection with future North-South Road.

vi) Provide approximately 120 m of 250 mm diameter sanitary sewer along the proposed North-South road to the north property line of proposed Lot 1 (South Lot). Tie-in to future Ketcheson Road via a manhole and provide a manhole at the high end of the system.

b) At the Developer's cost, the City will:

i) Install new sanitary service laterals to proposed development.

ii) Complete all required tie-ins to the existing City sanitary system (at Capstan Way).

24.5.4. Frontage Improvements:

a) At the Developer's cost, the Developer is required to:

i) Provide other frontage improvements (including 8671 Cambie Road) as per the city's Transportation Department requirements. Improvements shall be built to the ultimate condition wherever possible.

ii) Coordinate with BC Hydro to put underground the existing overhead lines and remove the poles that conflict with the curb lane along the east side of the ultimate Sexsmith Road.

iii) Pre-duct for future hydro, telephone and cable utilities along all road frontages.

iv) Coordinate with BC Hydro regarding the required relocation of transmission poles along Garden City Road frontage such that the poles and anchors do not conflict with future cycle path or side walk.

v) Provide private utility services (e.g., BC Hydro, Telus, Shaw and gas main) in the future road within 8671 Cambie Road. The new BC Hydro, Telus, Shaw and gas lines shall be from the north property line of 8671 Cambie Road to the tie-in point at the existing systems in Cambie Road.

vi) Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

	(Width x Depth)	Street light kiosk	1.5m x 1.5m
BC Hydro LPT	3.5m x 3.5m	Telus FDH Cabinet*	1.1m x 1m
BC Hydro PMT	4m x 5m	Traffic signal kiosk	1m x 1m
Shaw cable kiosk*	1m x 1m	Traffic signal UPS	2m x 1.5m
*show possible location in functional plan			

24.5.5. Street Lighting Improvements:

a) At the Developer's cost, the Developer is required to:

i) Provide street lighting along both the existing public street frontages (Cambie Road, Garden City Road, Capstan Way, and Sexsmith Road) and along proposed new development roads (Odlin Crescent extension, Ketcheson Road extension, Brown Road extension, and proposed North-South road). General requirements for street lighting are as follows, to be confirmed through the SA process:

- Capstan Way (South side of street), Sexsmith Road (East side of street) and Cambie Road (North side of street): Pole colour: Grey; Roadway lighting at back of curb: Type 7 (LED), including 1 street luminaire and 1 duplex receptacle, but excluding any pedestrian luminaires, banner arms, flower basket holders, or irrigation; and pedestrian lighting between sidewalk & bike path: Type 8 (LED) including 2 pedestrian luminaires set perpendicular to the roadway and 1 duplex receptacle and 2 flower basket holders along Cambie road only (none elsewhere), but excluding any irrigation.

  NOTE: Requirements may change if it is decided that there will be no bike path/lane or and an on-street bike lane.

- Garden City Road (West side of street): Existing roadway lighting at median to remain (no change); Pole colour: Grey; Pedestrian lighting between sidewalk & bike path: Type 8 (LED) including 2 pedestrian luminaires set perpendicular to the roadway and duplex receptacles, but excluding any banner arms, flower basket holders, or irrigation. NOTE: Requirements may change if it is decided that there will be no bike path/lane or and an on-street bike lane.
- Odlin Crescent extension in 8671 Cambie Road: To be determined via the SA process.
- Ketcheson Road Extension (both sides of street) and Brown Road Extension (North side of street): Pole colour: Grey; Roadway lighting at back of curb: Type 7 (LED) including 1 street luminaire, but excluding any pedestrian luminaires, banner arms, flower basket holders, irrigation, or duplex receptacles.
- New North-South road (both sides of street): Pole colour: Grey; Roadway lighting at back of curb: Type 8/Custom 6.0 m Height (LED) including 1 street luminaire, flower basket holders, and 1 duplex receptacle, but excluding any banner arms or irrigation. (For reference: Drawing #615759-12-09)
- Mid-Block Trail SRW: Pole colour: Grey; Pedestrian lighting: Type 8 (LED) including 1 or 2 pedestrian luminaires, but excluding any banner arms, flower basket holders, irrigation, or duplex receptacles.

24.5.6. General Items:

a) The Developer is required to, at the developer's cost:

   i) Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations.

   ii) Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit*(s), and/or Building Permit*(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

   iii) Not encroach in to City Rights-of-Ways with any proposed trees, permanent retaining wall or other non-removable structures.

b) All infrastructure designed and constructed as part of the required Servicing Agreement shall be coordinated with adjacent developments, both existing and future. The Developer's civil engineer shall submit a signed and sealed letter with each submission confirming that they have coordinated with the civil engineer(s) of the adjacent project(s) and that the Servicing Agreement designs are consistent. The City will not accept the first SA design submission without the letter indicating coordination with the adjacent developments.

i) The coordination should cover, but not be limited to, the following:

- Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
- Pipe sizes, material and slopes.
- Location of manholes and fire hydrants.
- Road grades, high points and low points.
- Alignment of ultimate and interim curbs.
- Proposed street lights design.

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

1. (***Legal Agreements***) Satisfy the terms of legal agreements secured through the rezoning application (RZ 18-836123) with respect to the development's Development Permit.
2. (***Additional Requirements***) Discharge and registration of additional right-of-way(s) and/or legal agreements, as determined to the satisfaction of the Director of Development, Director of Transportation, Director of Engineering, Manager of Real Estate Services, and Senior Manager of Parks.
3. (***Waste Management Plan***) As part of the permit drawings, submit a plan (i.e. drawings and related specifications) to the City's satisfaction, indicating the nature of all waste management-related facilities proposed on the subject site and their compliance with City bylaws and policies, including, but not limited to, carts/bins (e.g., uses, types, and numbers), waste/holding rooms (e.g., uses, locations, sizes and clear heights), loading facilities (e.g., locations, sizes, and clear heights), pedestrian/vehicle access (e.g., routes and vehicle turning templates), and related features, as required (e.g., signage, janitor sinks, floor drains, lighting, ventilation, safety measures, and door/gate operations).

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

1. (***Legal Agreements***) Satisfy the terms of legal agreements registered on title prior to final adoption of the rezoning bylaw (RZ 18-836123) and/or Development Permit issuance with respect to the development's Building Permit.
2. (***Rezoning and Development Permit Features***) Incorporation of urban design, accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. (***Construction Parking and Traffic Management Plan***) Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. (***Latecomer Agreements***) If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. (***Construction Hoarding***) Obtain a Building Permit* (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit*. For additional information, contact the Building Approvals Department at 604-276-4285.

NOTE:

* This requires a separate application.

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

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

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

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

[signed copy on file]

Signed Date

Schedule 1: Preliminary Subdivision Plan (December 3, 2020)
Schedule 2: Preliminary Road Functional Plan (December 2, 2020)
Schedule 3: Park and Public Open Space Key Plan (October 20, 2021)
Schedule 4: Farm Soil Recovery Area Diagram (December 16, 2020)
Schedule 5: Invasive Species Survey and Management Plan (December 20, 2020)
Schedule 6: Preliminary Tree Management Plans (September 30, December 3 and 18, 2020 Amendment #4 and 5)
Schedule 7: Preliminary SA Phasing Plan (January 18, 2021)
Schedule 8: Park Concept Plan (January 11, 2021)

PLAN EPP_____

SUBDIVISION PLAN OF
LOT 2 PLAN 15930 SECTION 28,
LOT 3 PLAN 15930 SECTION 28 EXCEPT:
FIRSTLY PARCEL 'A' (REFERENCE PLAN 29821)
SECONDLY PART SUBDIVIDED BY PLAN 30573 AND
THIRDLY PART SUBDIVIDED BY PLAN 47080,
WEST HALF LOT 4 AND EAST HALF LOT 4 PLAN 4037 SECTION 28,
EAST HALF LOT 5 PLAN 4037 SECTION 27 AND 28
EXCEPT: PART ON BYLAW PLAN 57403,
LOT 9 PLAN 7749 SECTION 28,
LOT 48 PLAN 30573 SECTION 28,
LOT 67 PLAN 46711 SECTION 28
AND LOT 69 PLAN 47080 SECTION 27 AND 28,
ALL OF BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

BCGS 92G.015

0 25 50

SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 1120 mm IN WIDTH BY 864 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA No. 16, RICHMOND, NAD83(CSRS) 4.0.0.BC.1.VRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS V=0000 AND V=3001 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE BASCOT PUBLISHED COORDINATES FOR GEODETIC CONTROL MONUMENTS V=0000 AND V=0001

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999_____ WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS V=0000 AND V=0001

BOOK OF REFERENCE

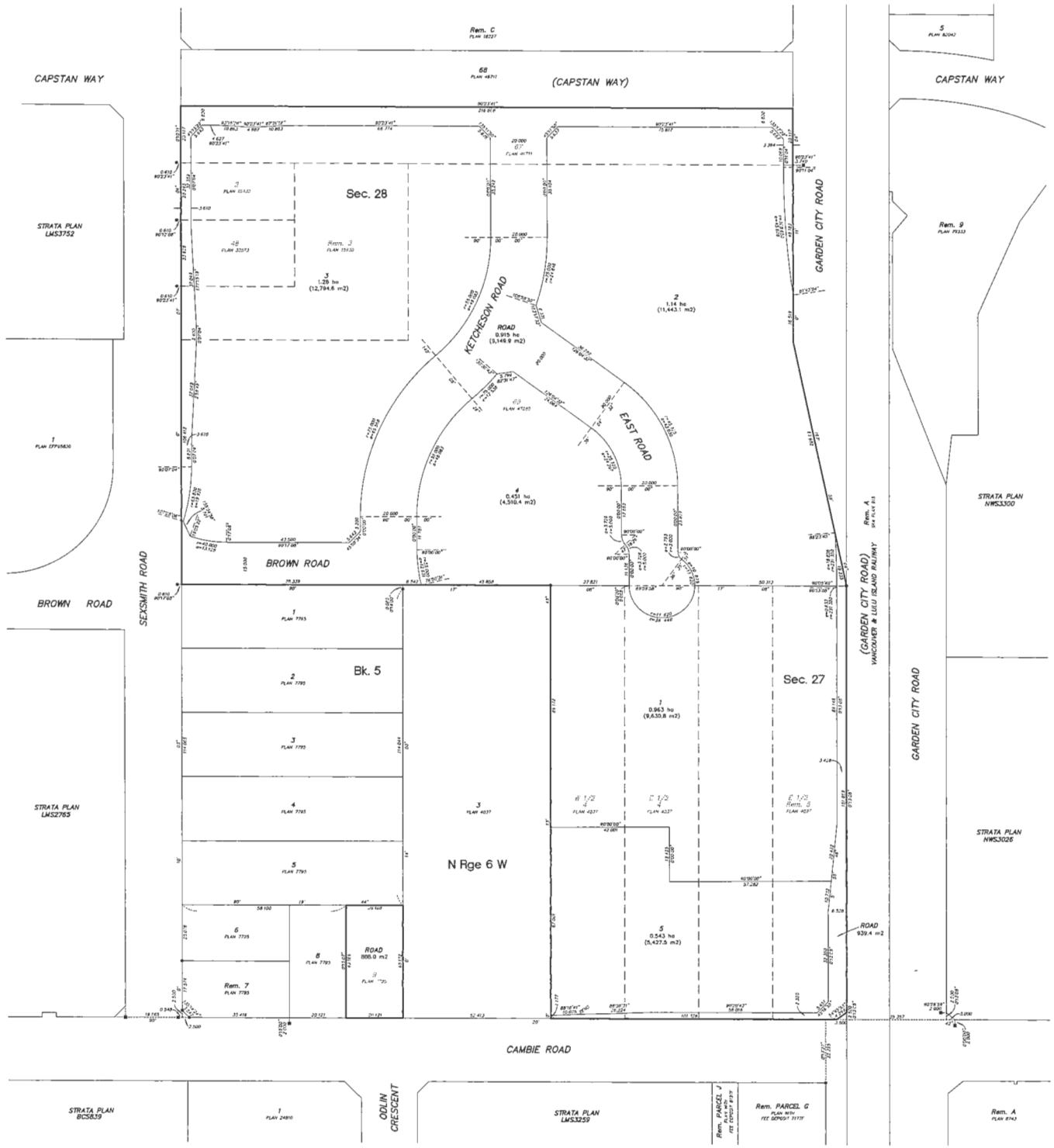
DESCRIPTION	AREA
LOT 1 SECTION 27 AND 28 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN EPP_____	0.963 ha
LOT 2 SECTION 27 AND 28 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN EPP_____	1.14 ha
LOT 3 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN EPP_____	1.28 ha
LOT 4 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN EPP_____	0.451 ha
LOT 5 SECTION 27 AND 28 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN EPP_____	0.543 ha
ROAD DEDICATION CAPSTAN WAY, SEXSMITH ROAD AND ON SITE	0.915 ha
ROAD DEDICATION CAMBIE STREET AND GARDEN CITY ROAD	938.4 m2
ROAD DEDICATION ON LOT 9 PLAN 7749	808.0 m2
TOTAL	5.47 ha

LEGEND

FOUND PLACED

- ⊕ DENOTES CONTROL MONUMENT
- ■ LI DENOTES LEAD PLUG
- ● D DENOTES IRON POST
- WI DENOTES WITNESS

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF RICHMOND

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 2nd DAY OF DECEMBER, 2020

GARY SUMERHOE, BCLS (831)

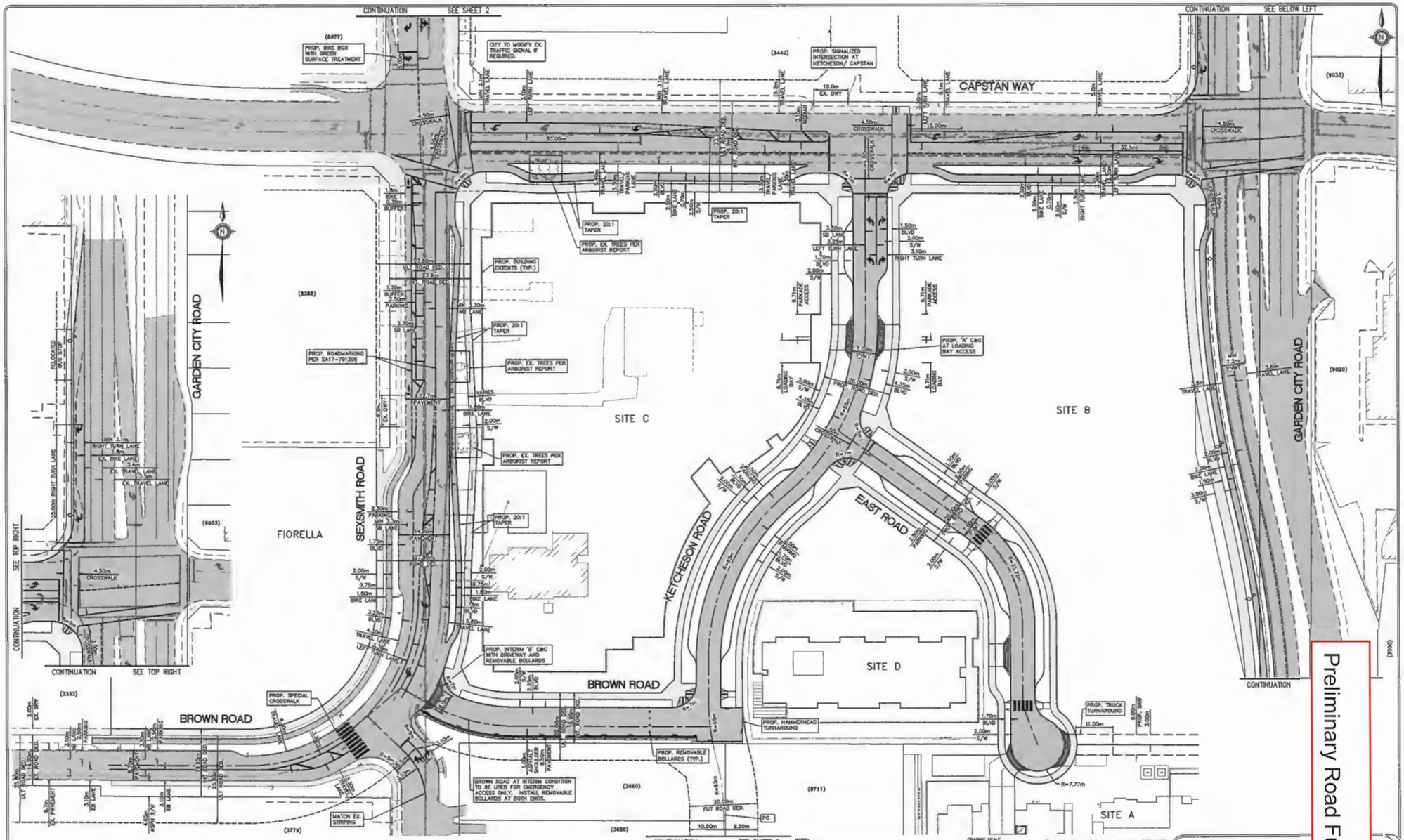
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

Schedule 1

Preliminary Subdivision Plan

DF

DEC



NOTED
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY BUTLER SUNDIANCE. CORE GROUP CIVIL CONSULTANTS TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

City of Rich
8811 No. 3 ROAD RICHMOND

Schedule 2
Preliminary Road Functional Plan

BENCHMARK

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:

ELEVATIONS ARE DERIVED FROM MPK BENCHMARK #166 LOCATED AT BROWN ROAD AND BROWN GATE.

ELEVATION = 1.763m (CVD28 GVRD DATUM)

ELEVATION 1.792m FIELD BOOK #P

CITY WORK ORDER #P TENDER / PROJECT #P

CONSTRUCTION WORK ORDER #P ACCOUNT #P

DEVELOPER
POLYGON TALISMAN PARK HOMES LTD.
900–1333 WEST BROADWAY STREET
VANCOUVER, BC V6H 4C2
tel. (604)671–4181

ENGINEER
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320–8088 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)259 0805 fax. (604)259 0829

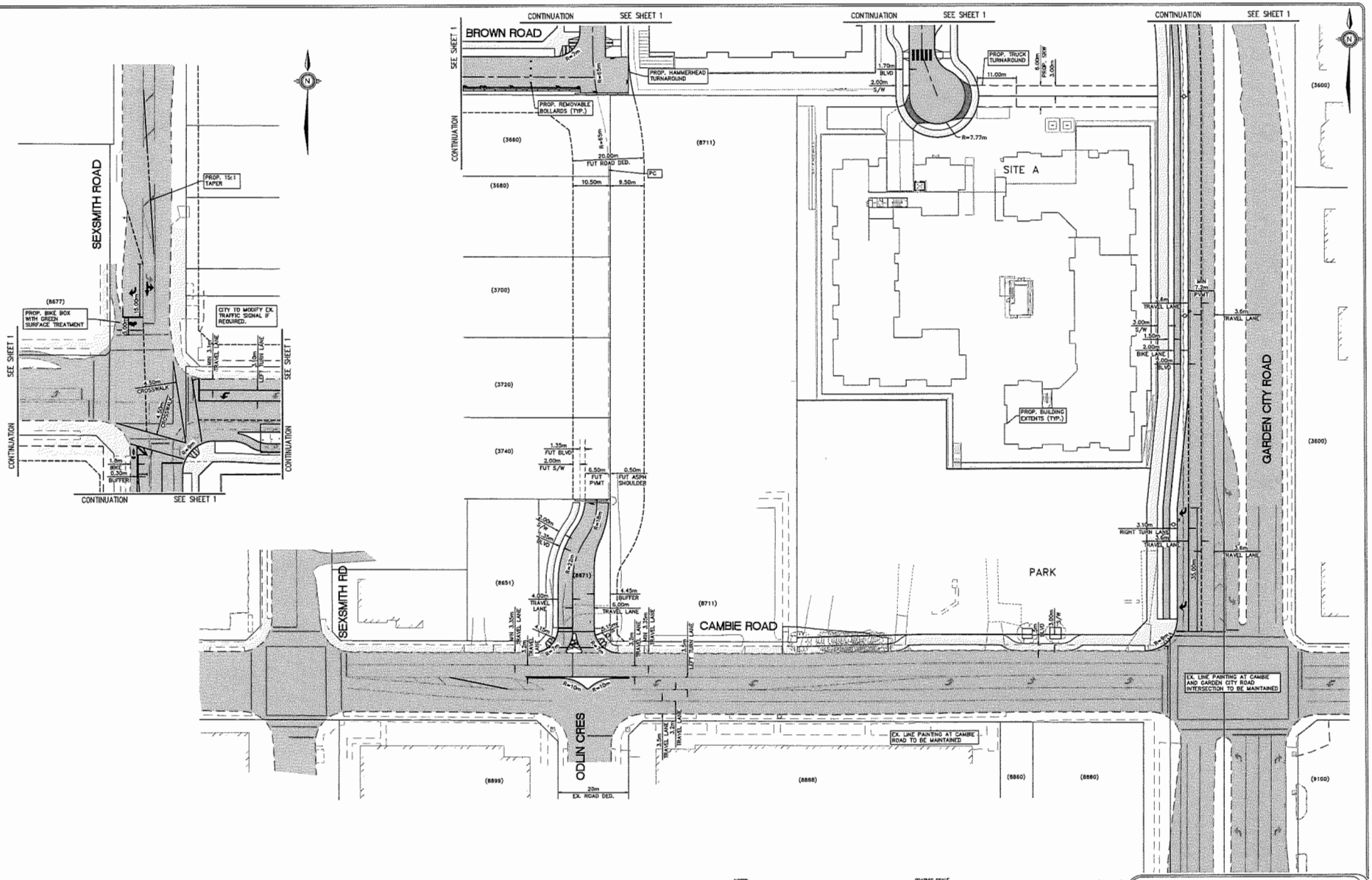
NO	DATE	BY	CH.	DESCRIPTION
H	12/02/2020	D.B.	C.N.	REVISED EAST ROAD
G	08/18/2020	D.B.	C.N.	SEVENTH SUBMISSION
F	06/02/2020	D.B.	C.N.	SIXTH SUBMISSION
E	12/12/2019	D.B.	C.N.	FIFTH SUBMISSION
D	08/19/2019	D.B.	C.N.	FOURTH SUBMISSION
C	08/20/2019	D.B.	C.N.	THIRD SUBMISSION
B	06/17/2019	D.B.	C.N.	SECOND SUBMISSION
A	06/18/2018	D.B.	C.N.	FUNCTIONAL PLAN

REVISIONS

TITLE: INTERIM ROAD FUNCTI
TALISMAN PAR

CITY FILE: –

DESIGN:	C.N.		
DRAWN:	D.B.	DWG. NO:	
CHECKED:	C.N.	SCALE:	1:500
ENGINEER:	C.N.	SEC. NO:	0-0-0



NOTES:
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY BUTLER SUNDIOK. CORE GROUP CIVIL CONSULTANTS TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

GRAPHIC SCALE
SCALE: 1:500

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

BENCHMARK

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:

ELEVATIONS ARE DERIVED FROM HPN BENCHMARK #196 LOCATED AT BROWN ROAD AND BROWN GATE.

ELEVATION = 1.793m (CVD28 OVRD DATUM)

ELEVATION 1.793m FIELD BOOK NO

CITY WORK ORDER NO TENDER / PROJECT NO

CONTRACTOR WORK ORDER NO ACCOUNT NO

DEVELOPER
POLYGON TALISMAN PARK HOMES LTD.
900-1333 WEST BROADWAY STREET
VANCOUVER, BC V6H 4C2
tel. (604)871-4151

ENGINEER
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-8900 FRADDITON COURT
BURNABY, BC V5J 5H8
tel. (604)294 0605 fax. (604)299 0629

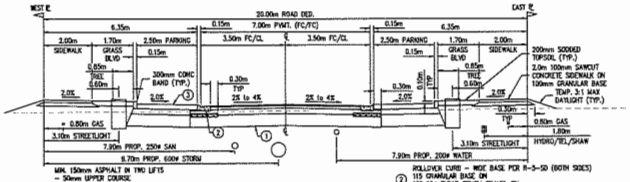
NO	DATE	BY	CH.	DESCRIPTION
H	12/02/2020	D.B.	C.N.	REVISED EAST ROAD
G	06/18/2020	D.B.	C.N.	SEVENTH SUBMISSION
F	06/02/2020	D.B.	C.N.	SIXTH SUBMISSION
E	12/12/2019	D.B.	C.N.	FIFTH SUBMISSION
D	09/19/2019	D.B.	C.N.	FOURTH SUBMISSION
C	08/20/2019	D.B.	C.N.	THIRD SUBMISSION
B	06/17/2019	D.B.	C.N.	SECOND SUBMISSION
A	06/18/2018	D.B.	C.N.	FUNCTIONAL PLAN

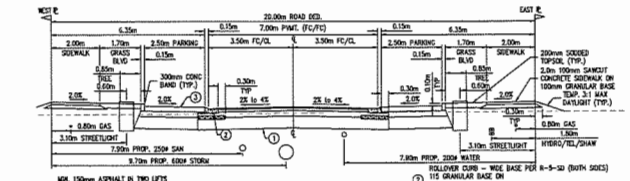
REVISIONS

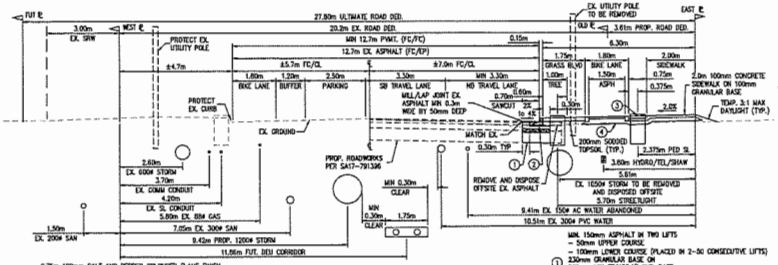
TITLE: INTERIM ROAD FUNCTIONAL PLAN
TALISMAN PARK

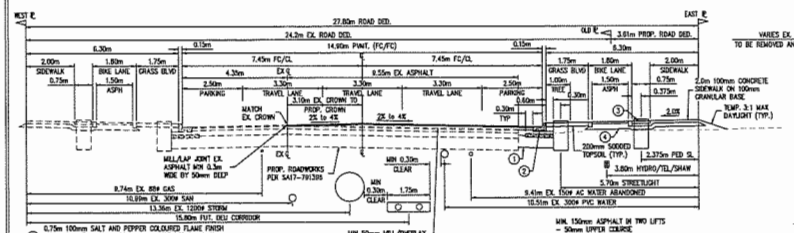
CITY FILE: –

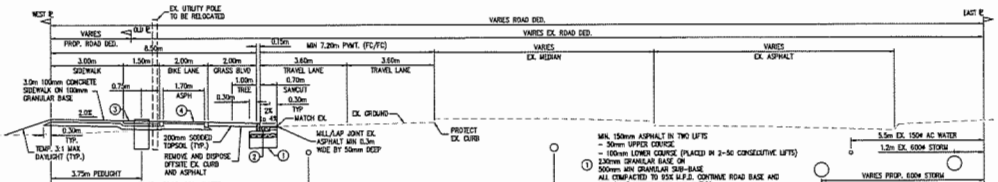
DESIGN:	C.N.		
DRAWN:	D.B.	DWG. NO:	-
CHECKED:	C.N.	SCALE: 1:500	DATE: 12/02/2020
ENGINEER:	C.N.	SEC. NO: 0-0-0	SHT. NO: 2 OF 3

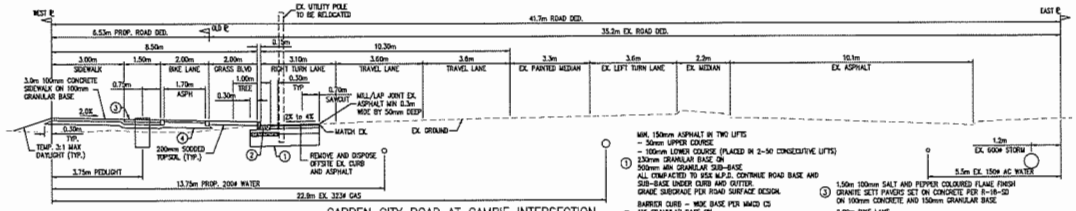


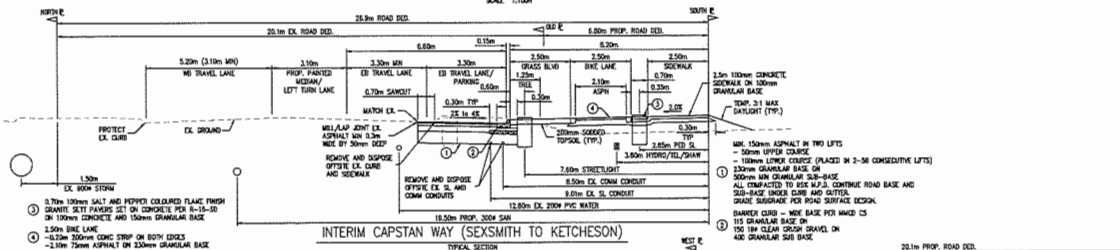


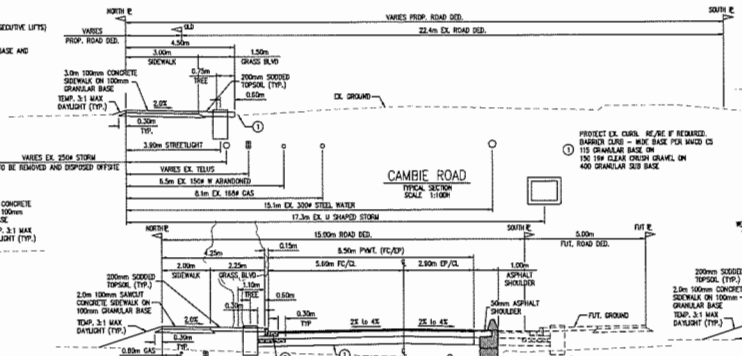


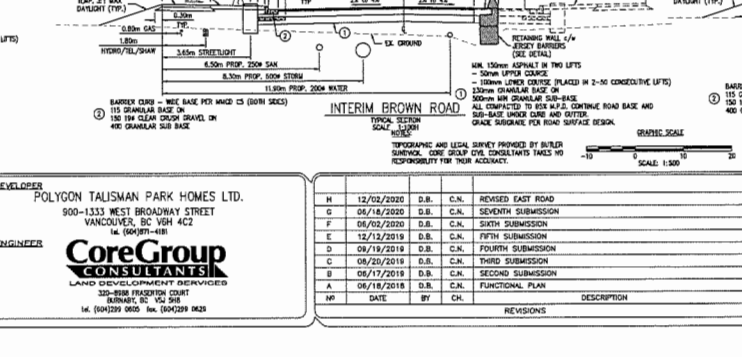


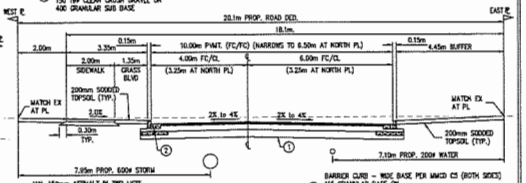


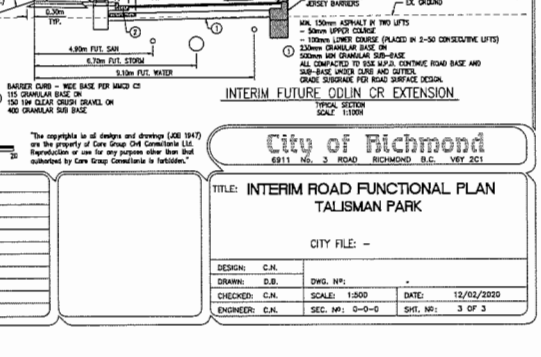












TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY BUTLER SUNDVICK. CORE GROUP CIVIL CONSULTANTS TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

GRAPHIC SCALE
SCALE: 1:500

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

BENCHMARK

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER: _____

ELEVATIONS ARE DERIVED FROM HPN BENCHMARK #186 LOCATED AT BROWN ROAD AND BROWN GATE.

ELEVATION = 1.793m (CVD28 DVRD (NAVM)

ELEVATION 1.793m FIELD BOOK NO _____

CITY WORK ORDER NO _____ TENDER / PROJECT NO _____

CONTRACTOR WORK ORDER NO _____ ACCOUNT NO _____

DEVELOPER
POLYGON TALISMAN PARK HOMES LTD.
900-1333 WEST BROADWAY STREET
VANCOUVER, BC V6H 4C2
tel. (604)871-4181

ENGINEER
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-9188 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0605 fax. (604)299 0625

NO	DATE	BY	CH.	DESCRIPTION
H	12/02/2020	D.B.	C.N.	REVISED EAST ROAD
G	06/18/2020	D.B.	C.N.	SEVENTH SUBMISSION
F	06/02/2020	D.B.	C.N.	SIXTH SUBMISSION
E	12/13/2019	D.B.	C.N.	FIFTH SUBMISSION
D	09/19/2019	D.B.	C.N.	FOURTH SUBMISSION
C	08/20/2019	D.B.	C.N.	THIRD SUBMISSION
B	05/17/2019	D.B.	C.N.	SECOND SUBMISSION
A	06/18/2018	D.B.	C.N.	FUNCTIONAL PLAN

REVISIONS

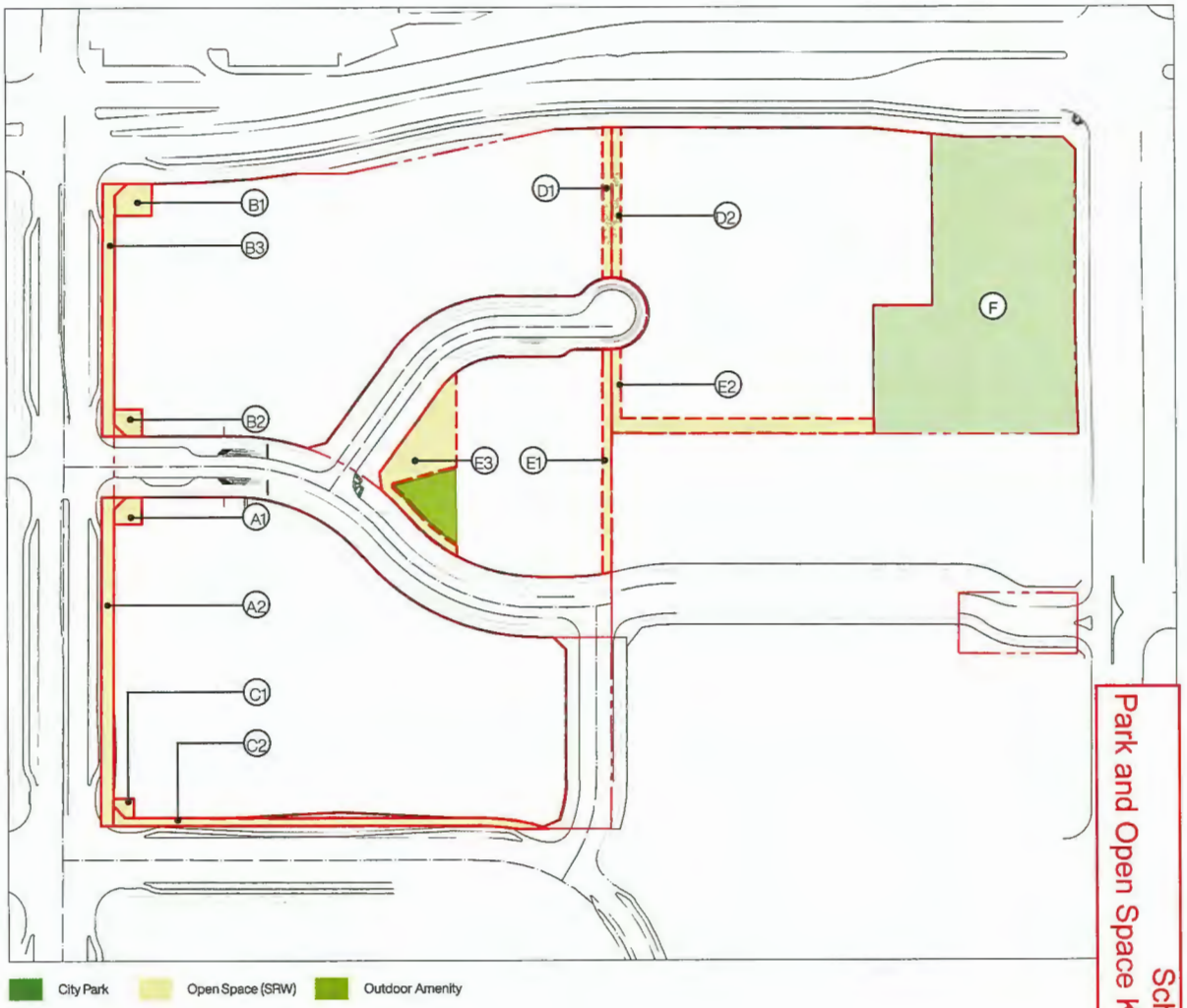
TITLE: INTERIM ROAD FUNCTIONAL PLAN
TALISMAN PARK

CITY FILE: –

DESIGN:	C.N.		
DRAWN:	D.B.	DWG. NO:	-
CHECKED:	C.N.	SCALE: 1:500	DATE: 12/02/2020
ENGINEER:	C.N.	SEC. NO: 0-0-0	SHT. NO: 3 OF 3

City Park & CSB Calculations

Capstan Station Bonus Open Space			
Required			
1 CCAP required: 5m2 per unit			5 m²
2 Total proposed units			1,341 units
3 Total CSB required			6,705 m²
Provided			
	Dedication (Road)	Dedication (Park)	SRW
A1 - Capstan Way corner plaza			73.4 m²
A2 - Capstan Way additional widening	445.0 m²		
B1 - Capstan Way corner plazas			121.4 m²
B2 - Capstan Way corner plazas			73.3 m²
B3 - Capstan Way additional widening	353.3 m²		
C1 - Sexsmith Road corner plaza			35.8 m²
C2 - Sexsmith Road additional widening	368.5 m²		
D1 - Northeast Lot Mid-block Trail SRW			150.3 m²
D2 - South Lot Mid-block Trail SRW			150.9 m²
E1 - Central Lot Open Space			221.0 m²
E2 - South Lot Open Space			498.6 m²
E3 - Central Lot Open Space			600.0 m²
F - Park		5,427.4 m²	
Sub-total	1,166.8 m²	5,427.4 m²	1,924.7 m²
Total	**8,518.9 m²**		
Surplus	1,813.9 m²		

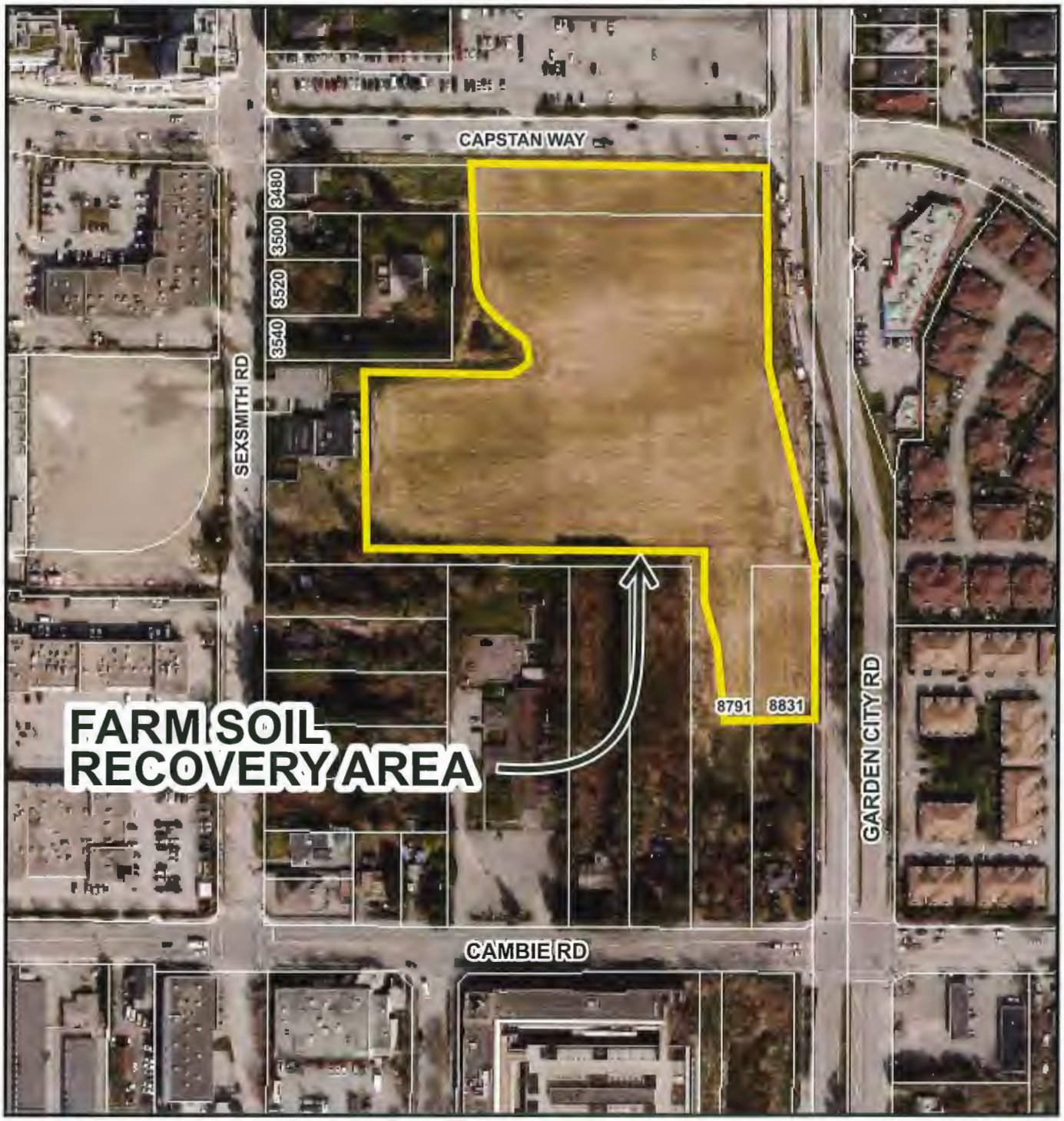


Schedule 3
Park and Open Space Key Plan

IBI | POLYGON

Schedule 4
Farm Soil Recovery Diagram

City of Richmond



Farm Soil Recovery Area
RZ 18-836123

Original Date: 04/07/20

Revision Date: 12/16/20

Note: Dimensions are in METRES

McTAVISH
RESOURCE & MANAGEMENT CONSULTANTS LTD.

Polygon Talisman Park
Invasive Species Survey and Management Plan

Prepared for: Polygon Talisman Park Ltd.

December 20, 2020

Revision Index			
Revision #	Approved by	Date (YYYY-MM-DD)	Issued Status
0	M. McTavish	2020-12-10	Issued for Review
1	M. McTavish	2020-12-17	Issued for Use
2	M. McTavish	2020-12-20	Issued for Use

Polygon Talisman Park Ltd.

Date: December 20, 2020

Attn: Robin Glover c/o Polygon Talisman Park Ltd.

Re: Invasive Species Survey and Management Plan for Polygon Talisman Park Development in Richmond, BC

McTavish Resource & Management Consultants Ltd. (McTavish) was retained by Polygon Talisman Park Ltd. to carry out an invasive species survey and develop an invasive species management plan for Polygon Talisman Park located in Richmond, BC. This management plan has been prepared using an integrated pest management approach in accordance with applicable legislation and regulations.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,

MCTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.

PER:

Taisha Mitchell, BSc RPBio PBiol PAg
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1.0 Introduction

McTavish Resource & Management Consultants Ltd. (McTavish) was retained by Polygon Talisman Park Ltd. (Polygon) to conduct an invasive plant species survey for a proposed development site bounded by Sexsmith Road, Capstanway, Garden City Road and Cambie Road in Richmond, BC (the "site").

This assessment 1) identifies and documents invasive species that occur on site including regionally and provincially noxious weeds; and 2) outlines an invasive species management plan using an integrated pest management approach.

2.0 Study Area and Project Description

The site is comprised of nine (9) properties in Richmond, BC (**Table 1; Figure 1**).

Table 1 Properties within Polygon Talisman Park Site Boundaries

Address	PID	Area (m^2)
3600 Sexsmith Road	006-162-843	32,385.00
3480 Sexsmith Road	006-111-998	4,378.00
8851 Cambie Road	003-576-485	4,043.00
8771 Cambie Road	004-174-135	4,048.00
8731 Cambie Road	003-923-088	4,047.00
8671 Cambie Road	004-504-909	808.00
3560 Sexsmith Road	004-197-666	3,294.00
3520 Sexsmith Road	001-943-090	956.00
3500 Sexsmith Road	004-272-200	808.00
	Total	**54,767.00**

Approximately half of the site is in agricultural use while the remainder is in residential use. The agricultural area is mainly flat and has been in perennial forage production for over 30 years (Pers. Comm. B. Milligan). The residential areas are vegetated with sod-forming grasses, maintained and unmaintained ornamental shrubs, native and non-native trees, and invasive species. The site occurs in an urban center and is surrounded by mixed-density residential and commercial areas to the north, south, east, and west.

Polygon intends to develop much of the site to multi-family residential. A park will be developed in the southeastern corner of the site. It is understood that the park will be dedicated to the City of Richmond following its construction.

Polygon Talisman Park - Overview Map

POLYGON

Location: Polygon Talisman Park Site, Richmond, British Columbia

UTM: 10 U 508500.28 m E 5438658.49 m N

Legend

Site Boundary

0 10 20 30 40 50 m

Coordinate System: NAD83 UTM 10N

Mapping by:

McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.

Project number: OT-32
Drawn by: TM
Date: 2020-12-10

3.0 Regulatory Framework

Provincial and federal legislation and regulations and municipal bylaws that apply are outlined in **Table 2**.

Table 2 Regulatory Framework Applicable to the Proposed Development

Jurisdiction	Legislation/Regulation	Applicability
Provincial	*Weed Control Act* and *Regulation*	Noxious weeds must be controlled in accordance with regulation.
Provincial	*Integrated Pest Management Act* and *Regulation*	Regulates the sale and use of pesticides. Includes standards for integrative pest management programs and use of pesticides aimed to ensure protection of human health and the environment.
Municipal	*Pesticide Control Use Bylaw No. 8514*	Regulates pesticide use in the City or Richmond. Prohibits use for the purpose of maintaining outdoor trees, shrubs, flowers, other ornamental plants or turf on private residential property or City land. There are several exceptions including use of pesticide in response to a noxious weed.
Municipal	*Unsightly Premises Regulations Bylaw No. 7162*	The owner or occupier of real property, or their agents, must clear or cause such property to be cleared of noxious weeds (as defined in the BC *Weed Control Regulation*) and their seeds.

4.0 Methods

4.1 Invasive Species Survey

The invasive plant species survey was conducted on November 24, 2020 by Taisha Mitchell (RPBio, PBiol, PAg) and Devin Robinson (BNRSc, BIT, AAg). The visual inspection was carried out on foot and included collection of the following data:

- Location of infestation(s) on and adjacent to the site
- Species and common name
- Growth stage and height
- Distribution and density (**Appendix I**)
- Site environmental data and/or potential areas of concern

4.2 Invasive Species Management Plan

Based on the invasive species survey, a site-specific management plan was developed to address invasive species concerns on site. The management plan follows an integrated pest management approach and addresses prevention, control, monitoring, and evaluation of invasive species identified at the site. Recommended strategies use a combination of control approaches that adhere to applicable regulatory requirements and best management practices.

5.0 Invasive Species Survey Results

Multiple invasive species including several provincially noxious species under the Weed Control Regulation of the BC *Weed Control Act* were observed on the site (**Appendix II**). Select photographs are provided in **Appendix III.**

Invasive species identified on site include an infestation of Japanese knotweed (*Fallopica japonica*), large swathes of Himalayan blackberry (*Rubus armeniacus*) that occur across the site, and one area that has been identified to have a well-developed weed-seed bank. Additional invasive species occur in low to moderate densities across the site.

5.1 Japanese Knotweed

One Japanese knotweed (provincially noxious) infestation was observed within the yard of a now demolished residence (PID: 004-174-135). This infestation is approximately 300 m^2 in size with multiple patches of mature knotweed. This infestation is situated in an area that will be the future location of a public park and grows adjacent to mature trees that will be retained. At the time of the assessment the knotweed had died back for the winter.

Japanese knotweed is tolerant to a variety of site conditions including highly shaded areas, areas with high salinity, high heat, drought, or saturation. This highly pervasive species has environmental, economic, and social impacts.

Knotweed is a perennial species (*i.e.,* persistent plants where above ground vegetation dies back after the first frost and below ground vegetation lies dormant during the winter before re-sprouting in the spring). Knotweed species typically spread by rhizomes (underground lateral stems) that can extend up to three metres deep and up to 20 metres wide. New plants may sprout from fragments of rhizome and stem material from as little as 0.7 grams and can sprout from depths of one metre or more.

5.2 Himalayan Blackberry

Himalayan blackberry (non-regulated) was also observed in large thickets across the site. Dense infestations occurred along the inner periphery of the agricultural field, along the edges of the residential yards, and has overgrown several of the residential yards.

Himalayan blackberry is widespread across the lower mainland and is often found on disturbed sites, streamside areas, utility corridors, urban areas, forest edges, and ravines. Himalayan blackberry prefers rich, well-drained soils with high light availability, however, tolerates a wide variety of soil and light

conditions. Himalayan blackberry forms dense thickets of live and dead canes and degrades habitat quality through competition and can obstruct roads, right of ways, and walkways.

Himalayan blackberry is primarily a biennial species (*i.e.,* plant that takes two years to complete lifecycle) that reproduces both vegetatively and by seed. This species propagates new plants when the tips of first year canes come into contact with the ground and spreads via underground runners that produce new shoots.

5.3 Weed Seed Bank

An infestation with a well-developed weed-seed bank was observed in the southeast corner of the site. This 2,000 m^2 infestation was comprised of multiple species including provincially noxious Canada thistle (*Cirsium arvense*) and perennial sowthistle (*Sonchus arvensis*). Within the infested area, invasive species observed had a moderate to high density and distribution.

The following provides a list of the most prevalent species and their seed production and longevity to provide context for the extent of the possible weed seed bank.

- Canada thistle – 1,000 to 1,500 seeds per flowering shoot. Un-germinated seeds may remain dormant and viable for up to three years (ISCBC, 2019)
- Bull thistle – 100 to 300 per flowerhead with up to 4,000 seeds produced per mature plant. Ungerminated seeds may remain dormant and viable for up to three years (WCNWCB, Nd.)
- Perennial sow thistle – ~30 seeds per flowerhead up to 4,000 seeds per mature plant (USFS, 2007). Ungerminated seed may remain dormant and viable for up to three years (MSU, 2020b).
- Curled dock – 100 to over 60,000 seeds per plant. Ungerminated seed may remain dormant and viable for up to 17 years (seed bank reduced 50% over three years; MSU, 2020a)
- Tufted vetch – With 10 – 30 flowers per plant, which can produce 4-8 seeds per pod, 40 to 240 seeds per plant. Ungerminated seeds remain dormant and viable for five to seven years (YISC, 2010).

5.4 Other Invasive Species

Other invasive species on site include herbaceous species observed in low densities on the periphery of the managed agricultural field and across the residential properties. One 300 m^2 infestation of bull thistle (*Cirsium vulgare*) was observed in a residential property off Cambie Road.

English ivy (*Hedera helix*) and common holly (*Ilex aquifolium*) were observed along the eastern boundary of the site intermixed with trees along Garden City Road.

6.0 Prevention

The following table outlines mitigation measures to be implemented on site during development to prevent the spread of invasive species.

- The Japanese knotweed infestation and the weed-seed bank shall be delineated by a Qualified Environmental Professional (QEP) prior to the commencement of works on site to limit access and prevent the spread of weed-species of concern.
    - Japanese knotweed visible infestation + 5 m buffer
    - Extent of visible infestation where weed seed bank occurs + 2 m buffer
- All machinery, vehicles and equipment entering the subject property are to arrive clean and free of visible soil and debris.
- Soil and vegetative disturbances should be reduced within the delineated infestations.
- Where contact to delineated infestation cannot be avoided, all machinery, vehicles, tools, equipment, and footwear are to be cleaned prior to working outside the infestation area. Cleaning should include mechanical removal of soil and visible vegetative debris *within* the delineated infestation (and immediate washing for knotweed-infested areas). Footwear and clothing are also to be free of soil and vegetative debris prior to leaving the marked limits of a delineated infestation.
- During any tree clearing and grubbing, mechanically brush excess soils off felled trees and grubbed roots prior to the removal of the material from any delineated infestation.
- Any excavated soils within the delineated infestations are to stay within the infested area from which it came. If infested soils are to be removed from site, they must be disposed of at an approved facility (see Section 8.0 Disposal, below).

7.0 Invasive Species Control and Site Specific Management Plan

The following section outlines best management practices that are applicable for control of Japanese knotweed, Himalayan blackberry infestations, the weed seed bank and other invasive species including provincially noxious species. These best management practices are non-exhaustive and provide a summary of those relevant to the site based on the infestations, scheduling of development, local bylaw restrictions and other applicable regulations.

Section 8.0 outlines the site-specific recommendations for control of the identified invasive species issues on site.

7.1 Japanese Knotweed

Japanese knotweed control strategies on site include mechanical, manual, and chemical treatment. The strategies outlined considers the *Best Management Practices for Knotweed Species in the Metro Vancouver Region* (Metro Vancouver & the ISCMV et al. 2018).

Manual and Mechanical Removal

Manual control involves cutting established above-ground vegetation during the growing season, thus weakening the plant, and reducing the stored energy in the above ground vegetation prior to translocation to the rhizomes in the fall. Manual removal may also be used to remove died-back canes during the fall and winter.

Mechanical removal of the rhizomes and rhizome "root ball" can further weaken the plant as the rhizome network can account for over two thirds of the mature plants' biomass. A more aggressive approach is to completely excavate the rhizome material (20 m wide and 3 m deep). The best management for full rhizome material removal is to excavate soils 20 m out from the visible infestation boundary and 3 m deep. Chemical treatment follow-up is recommended.

Extreme care must be taken while using these methods to prevent further spread either through dispersal of live vegetative material or soils infested with knotweed. All knotweed material and knotweed infested soils are to be disposed of appropriately (see Section 8.0).

Chemical Treatment

Chemical control application methods include foliar application and stem injection with approved herbicide (**Table 3**). Foliar application can be applied using a backpack or handheld sprayer or by wicking/wiping herbicide on the underside of leaf surfaces. Stem injection involves injecting herbicide into each individual stem and can be very effective.

Timing for chemical treatment varies based on the herbicide (follow label instructions). Generally, herbicide should be applied during the growing season when there is sufficient foliage on the stem to ensure adequate surface area for absorption (i.e. stems are at least one metre high). For stems over 1-m tall, stems can first be bent downward (without breaking stem) or cut back to a manageable height to avoid spraying over head. Any knotweed material lost from bending, or cut back is to be disposed of appropriately (see Section 8.0).

Table 3 Summary of Herbicides Suitable for Knotweed Treatment at Sumas Terminal

Herbicide Category[1]	Herbicide(s)[2]	Application	Persistence[4]	Timing
Non-selective	Glyphosate	Foliar	Non-residual	During growing season
		Stem injection[3]		
Selective	• Imazapyr • Aminopyralid + metsulfuron methyl • Aminopyralid • Triclopyr	Foliar	Residual	During growing season

1. Non-selective controls all vegetation while selective targets specific vegetation (i.e. broadleaf species).
2. Herbicides must be applied in approved areas following labels and applicable legislation.
3. Only approved herbicide for stem injection is Roundup WeatherPRO® (PCP No. 33653). Previously, Roundup WeatherMax® with Transorb 2 Technology Liquid Herbicide (PCP No. 27487) was approved for stem injection in BC – user must ensure that stem injection is included for use on label prior to use.
4. Residual herbicides have varying levels of persistence and mobility in soil/water.

7.2 Himalayan Blackberry

Himalayan blackberry control on site will largely rely on manual and mechanical removal as outlined in *Best Management Practices for Himalayan Blackberry in the Metro Vancouver Region* (Metro Vancouver & the ISCMV et al., 2019c).

Manual and Mechanical Removal

Mechanical removal can be effective at depleting stored plant reserve and decrease the size and vigor of an infestation.

Digging and grubbing involves digging up the root crowns and lateral roots. Mechanical cutting of above-ground growth can be done with hand and powered tools. This technique is not often effective on its own and must be repeated multiple times to deplete stored plant reserves. Mechanical removal is required if digging/grubbing to access the roots and root crowns. If roots are being removed after cutting it is recommended to leave canes 30 cm in height at the root crown to easily locate. Follow up chemical treatment or chemical treatment in conjunction with manual/mechanical removal is often recommended.

7.3 Weed Seed Bank and Other Invasive Species

Weed Seed Bank

Weed seed banks are difficult to manage and recommendations are typically provided for seed banks in agricultural contexts that can be managed over multiple years. In these instances, the best management practice is to deplete the weed seed bank followed by establishment of desirable species to out-compete the invasive species in conjunction with chemical treatment (GRDC, 2010).

Other Invasive Species

Chemical spot treatment of herbaceous invasive species is the best approach for complete control. However, as pesticide use is restricted to noxious species unless treated with pesticides listed in Schedule A of the City of Richmond *Pesticide Use Control Bylaw No. 8514* within the City of Richmond, mowing is recommended. Mowing should be carried out before flowering and seed set and should be done multiple times to weaken the plant.

English ivy and common holly should be manually/mechanically removed (Metro Vancouver & the ISCMV et al., 2019a,b). English ivy can be cut and pulled using hand tools. To remove from trees, cut through ivy stems around the entire trunk of the host tree 1-2 m from the ground, being careful not to damage the tree trunk. All material below the cut can be removed, while the material above can be left to die off in place.

Common holly can be removed by pulling (for small plants up to 3 cm in diameter) or pulled, dug, or excavated (for larger plants). For larger plants consider first removing branches and/or cutting the trunk down to about 1 m in height to facilitate pulling of the trunk. When removing holly, as much of the root mass should be removed as possible to limit resprouting. Follow up treatment is recommended for both English ivy and common holly.

8.0 Site Specific Control Strategies

The recommendations outlined in this section follow an integrated pest management approach and adhere to applicable regulatory requirements (including local bylaws) and best management practices. All recommendations consider the species, size and vigor of the infestation, site conditions, intended site use, and scheduling of development.

Following any treatment, the contractor is to provide a record of treatment (including herbicides used and any non-treatment zones or pesticide-free zones) to Polygon. Estimated cost of control is included in **Appendix IV**.

Japanese Knotweed

The following provides a timeline for control of knotweed identified on site.

Winter 2020/2021

- Manual removal of above-ground knotweed canes using hand tools.

Winter 2020/2021 – Spring 2021

- Mechanical removal of knotweed crowns and rhizome material prior to growth in spring. Excess soils are to be removed from crown/rhizome ball within the delineated infestation prior to transport. These soils are to stay within the delineated area to prevent spread.

Summer 2021 and Summer 2022+

- Chemical treatment of any knotweed re-growth. Chemical treatment can be carried up to two times per growing season. Stem injection (using approved herbicide) or foliar treatment using

glyphosate is recommended due to the proximity of trees for retention near the infestation. Care is to be taken not to spray any surrounding trees or non-target vegetation.

- Chemical treatment to be continued for each subsequent growing season until complete control achieved.

Himalayan Blackberry

- Mechanical removal of all above-ground vegetation (leaving 30 cm long canes at crown). To be completed outside the bird nesting window (*i.e.* complete between August 18 and March 25).
- Digging/grubbing of root crowns and lateral roots.
- Multiple mechanical removal and/or mowing of cane re-growth during growing season.
- If canes can only be removed once in a season, then it is recommended to carry out immediately after flowering as most root reserves have been used to produce flowers.

Weed Seed Bank and Other Invasive Species

- Provincially noxious species identified on site (Canada thistle, perennial sow thistle) should be spot treated using an appropriate herbicide up to two times during the growing season. It is recommended invasive species control contractors use the map provided in **Appendix II** to target known locations of noxious species, as well as sweep the residential yards, the weed seed bank infestation, and the periphery of the agricultural field for unidentified noxious species infestations.
- If chemical control for noxious species is not possible, mowing before flowering and seed set can be carried out. Mowing should be done at least once but should be done multiple times.
- Weed seed depletion within the weed seed bank can be achieved by mowing at least once (but should be done multiple times) prior to flowering and seed set.
- English ivy and common holly are to be mechanically removed. The best timing for English ivy is in the spring or fall when vines are more flexible and the ground moist while best timing for common holly is any time during the growing season (before fruit production).

General Mitigation Measures

- Should any vegetative removal and/or mowing control measures be completed during the regional bird-nesting window (March 1 – August 30), then a Wildlife Resource Specialist should be retained to conduct a bird nest survey prior to disturbance to prevent contravention of the Federal *Migratory Birds Convention Act* and/or the BC *Wildlife Act.*
- All herbicide use is to be carried out in accordance with the BC *Pest Integrated Pest Management Act* and *Regulation*, the City of Richmond *Pesticide Control Use Bylaw No. 8514,* and as described on the herbicide label. Pesticide application can only be carried out by certified herbicide applicators under a valid Pesticide Licence.
- Care is to be taken to avoid accidental herbicide application to trees and non-target vegetation.
- Care is to be taken to prevent further spread of weeds by transporting vegetative parts, and by spreading weed seeds. Mowers and other equipment used should be swept free of soil and

vegetative debris prior to leaving the infested areas and washed prior to working in any other area or off site.

- In addition to those listed above, all preventative mitigation measures and biosecurity protocols outlined in Section 6.0 are to be adhered to.

9.0 Disposal

The following section outlines disposal recommendations for the identified invasive species concerns on site as well as additional mitigation measures. In addition to those listed below, all preventative mitigation measures and biosecurity protocols outlined in Section 6.0 are to be adhered to.

9.1 Japanese Knotweed

The best management practice for knotweed disposal is to avoid offsite disposal due to the risk of spread during transport. On site disposal may include on-site composting (on a tarp separate from other materials and secured to prevent spread) or deep burial of knotweed material (minimum depth of 5 m).

Due to the intended site use and development timeline, off site removal is most feasible. Dead canes can be removed in the winter and disposed of at an approved facility. Live canes manually removed in the summer can be elevated and left to dry on site within the delineated infestation area and disposed of at an approved facility following complete desiccation. If canes must be removed immediately following manual removal, extreme care is to be taken to avoid loss of vegetative material and to prevent spread.

Excess soils from the delineated knotweed infestation may require removal. Knotweed-infested soils must be disposed of at an approved facility and are often only accepted for deep burial at an additional charge.

The following measures are to be implemented for the disposal of non-desiccated knotweed and knotweed-infested soils (as adapted from ISCBC, 2018).

- Extreme care is to be taken when handling and disposing of knotweed and knotweed-infested soils to prevent spread.
- Vegetative knotweed materials should be bagged, tarped, and strapped securely or placed within a sealed trailer for transport.
- Dump trucks (or alternative) are to be secured in such a way that there is no chance of soil, seeds, and fragments from escaping (lining with tarps over any gapes, cracks, etc.).
- Soil within dump trucks (or alternative) is to be covered securely with heavy tarps or an appropriate non-porous alternative (the rock screen that covers dump trucks is not adequate in preventing the release of infested soils into the environment).
- Loading of knotweed vegetative debris and or infested soil is to occur within the already infested area whenever possible. If loading cannot occur within the infested area, use a single loading route. Following loading, the loading route is to be flagged and incorporated into the delineated area for monitoring unless it is deemed "not infested" by a Qualified Environmental Professional.

- A singular route between the knotweed infestation and the site exit is to be delineated. The marked route is only to be used as to limit the extent of possible spread of knotweed and/or knotweed infested soils.
- The contractor is to declare to any disposal facility that they intend to dispose of knotweed vegetative material, roots (rhizomes), and/or knotweed infested soils (any soil within 20 m wide 3 m deep from infestation) prior to disposal and acceptance.
- Should the removal of live knotweed canes and/or knotweed infested soils be required, it is recommended to retain a QEP to monitor these works to ensure the mitigation measures outlined in this document are adhered to.

9.2 Himalayan Blackberry

Himalayan blackberry disposal may be achieved on or off site. On site disposal involves chipping the material and allowing to decompose on site.

Off-site disposal at an approved facility is recommended due to the large volume of waste. The following measures are to be implemented.

- Care is to be taken to avoid the spread of plant parts during disposal.
- Plant material should be covered and secured for transport.

9.3 Weed-Seed Bank and Other Invasive Species

Following mowing, invasive species from within the weed seed bank, as well as other invasive species on site can be left on site to desiccate and compost if mowed prior to flowering/seed set. If mowed following (not recommended), then invasive species debris should be removed from and disposed of at an approved facility and the following implemented.

- Care is to be taken to avoid the spread of plant parts during disposal.
- Plant material should be covered and secured for transport.

If excess soils from the infestations within the weed seed bank is to be disposed of, soils must be disposed of at an approved facility. Soil within dump trucks is to be secured securely to prevent the release of infested soils into the environment.

10.0 Monitoring and Reporting

A QEP is to be retained to carry out periodic monitoring of weed infestations on site. Invasive species monitoring should be carried out twice per growing season (once in spring and once in fall) while control is ongoing to document the progress of ongoing control efforts.

Following control, monitoring should continue annually (late spring) for three years following complete control of noxious species (excluding knotweed) on site, and for up to five years following complete control of the knotweed on site. The monitoring period and frequency may be increased should further treatment be required.

Monitoring is to take into consideration site conditions, known and new infestations, size and condition of infestation, treatment method, and treatment effectiveness. Monitoring may also include effectiveness of biosecurity and mitigation measures implemented to prevent the spread of invasive species throughout and off site.

Monitoring of knotweed control is to be a focus. Monitoring of this infestation is to include at a minimum the known infestation area, the travel route on site used during any disposal, and the surrounding area (up to 20 m beyond these areas). Additional monitoring for live knotweed and/or knotweed infested soil removal is recommended, as outlined in Section 9.0.

Estimated cost of monitoring and reporting is provided in **Appendix IV**.

Based on monitoring observations, further mitigation measures, treatment and/or control may be recommended. Each monitoring site visit is to be documented and a summary report provided to the client.

11.0 Summary and Conclusion

Invasive species including provincially noxious Canada thistle, Japanese knotweed, and perennial sowthistle, were identified within the Polygon Talisman Park site. Dense Himalayan blackberry infestations as well as a well-developed weed seed bank were also identified on site.

Invasive species management will be carried out following an integrated pest management approach which includes prevention, control, monitoring, and evaluation of invasive species control on site. Recommended strategies will adhere to applicable regulatory requirements and best management practices.

12.0 References

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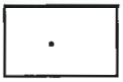
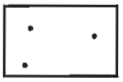
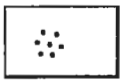
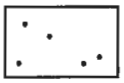
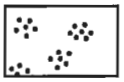
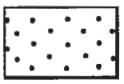
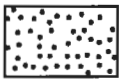
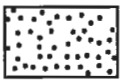
Appendix I. BC IAPP Distribution and Density Codes

BC IAPP Distribution Codes

Code	Description	Distribution
1	Rare individual, a single occurrence	
2	Few sporadically occurring individuals	
3	Single patch or clump of a species	
4	Several sporadically occurring individuals	
5	A few patches or clumps of a species	
6	Several well-spaced patches or clumps	
7	Continuous uniform occurrence of well-spaced individuals	
8	Continuous occurrence of a species with a few gaps in the distribution	
9	Continuous dense occurrence of a species	

BC IAPP Density Codes

Code	Description
1	<= 1plant/m2 (Low)
2	2-5 plants/m2 (Med)
3	6-10 plants/m2 (High)
4	>10 plants/m2 (Dense)

Appendix II. Invasive Species Survey Results and Map

Common Name	Species Name	Location	Life Stage*	Distribution (1-9)	Density (1-4)	Status
Bull thistle	*Cirsium vulgare*	Onsite	Mature	1	1	None
		Adjacent	-	-	-	
Butterfly Brush	*Buddleja davidii*	Onsite	Mature	1	1	None
		Adjacent	-	-	-	
Canada fleabane	*Conzya canadensis*	Onsite	Mature	5	3	None
		Adjacent	-	-	-	
Canada thistle	*Cirsium arvense*	Onsite	Mature	3	3	Provincially Noxious
		Adjacent	-	-	-	
Common holly	*Ilex aquifolium*	Onsite	Mature	2	1	None
		Adjacent	-	-	-	
Creeping buttercup	*Ranunculus repens*	Onsite	Mature	6	4	None
		Adjacent	-	-	-	
Curly dock	*Rumex crispus*	Onsite	Mature	3	2	None
		Adjacent	-	-	-	
Daphne	*Daphne* sp.	Onsite	Mature	1	1	None
		Adjacent	-	-	-	
English ivy	*Hedera helix*	Onsite	Mature	2	2	None
		Adjacent	-	-	-	
Field bindweed	*Convolvulus arvensis*	Onsite	Mature	4	3	None
		Adjacent	Mature	2	2	
Himalayan blackberry	*Rubus armeniacus*	Onsite	Mature	5	4	None
		Adjacent	Mature	2	2	
Japanese knotweed	*Fallopia japonica*	Onsite	Mature	3	3	Provincially Noxious

Common Name	Species Name	Location	Life Stage*	Distribution (1-9)	Density (1-4)	Status
		Adjacent	-	-	-	
Perennial sow thistle	*Sonchus arvensis*	Onsite	Mature	3	3	Provincially Noxious
		Adjacent	-	-	-	
Scotch broom	*Cystis scoparius*	Onsite	Mature	1	1	None
		Adjacent	-	-	-	
Smartweed	*Polygonum persicaria*	Onsite	-	-	-	None
		Adjacent	Juvenile	2	1	
Tufted vetch	*Vicia cracca*	Onsite	Mature	4	2	None
		Adjacent	Mature	4	1	
White sweetclover	*Melilotus albus*	Onsite	Mature	3	2	None
		Adjacent	-	-	-	
Wild chervil	*Anthriscus sylvestris*	Onsite	Juvenile	3	2	Regionally Noxious – Fraser Valley Region
		Adjacent	Juvenile	3	2	
Wild mustard	*Brassica sp.*	Onsite	Mature	3	2	None
		Adjacent	-	-	-	

* Seedling, Juvenile, or Mature

Polygon Talisman Park - Invasive Species Map

POLYGON

Location: Polygon Talisman Park Site, Richmond, British Columbia

UTM: 10 U 508500.28 m E 5438658.49 m N

Legend

- Site Boundary
- Japanese Knotweed
- 5-m Knotweed Buffer
- Himalayan Blackberry
- Weed Seed Bank
- 2-m Weed Seed Bank Buffer
- Other Invasive Species

0 10 20 30 40 50 m

Coordinate System: NAD83 UTM 10N

Mapping by:

McTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.

Project number: OT-32
Drawn by: TM
Date: 2020-12-10

Appendix III. Select Photographs

Figure 2 Facing southeast from northeast corner of property (July 14, 2020)

Figure 3 Facing east from northwest corner of property (July 14, 2020)

Figure 4 Facing south from northeast corner of property (July 14, 2020)

Figure 5 Facing northwest from eastern edge of property (July 14, 2020)

Figure 6 Facing Japanese knotweed infestation (November 24, 2020)

Figure 7 Facing northeast at Himalayan blackberry infestation in residential yard off Sexsmith Rd (November 24, 2020)

Figure 8 Facing west at residential driveway off Sexsmith Rd (November 24, 2020)

Figure 9 Facing north at Himalayan blackberry infestation in residential yard off Cambie Rd (November 24, 2020)

Figure 10 Facing southeast at infestation with weed seed bank (November 24, 2020)

Figure 11 Facing bull thistle infestation in residential yard off Cambie Rd (November 24, 2020)

Figure 12 Facing southwest at Canada fleabane infestation in residential yard off Cambie Rd (November 24, 2020)

Appendix IV. Invasive Species Control, Monitoring and Reporting Cost Estimate

The following provides an estimated cost for initial knotweed removal, invasive species control of noxious species within the area footprint of the proposed City park for two growing seasons (as outlined in this report), and oversight by a qualified environmental professional (QEP). Following the initial two-year treatment period, additional treatment may be required and a per year rate for ongoing control and monitoring works has been provided. Following control, ongoing annual QEP monitoring is recommended and the estimated cost is provided below.

Task	Estimated Cost per Task ($)	Estimated Expenses ($)	Assumptions
Initial Knotweed Removal - Contractor	2,800.00	1,090.00	Two labourers; Use of one trailer; Use of skidsteer; Use of hand tools; one tonne knotweed material or soil for disposal at rate of $250/tonne (nuisance waste).
Initial Knotweed Removal - QEP Monitoring	1,200.00	90.00	One QEP to monitor work in field and provide summary report.
Himalayan Blackberry Removal	6,400.00	8,700.00	Three labourers and two operators; Use of skidsteer with mulching attachment and mid-sized excavator; requires green bin and trucking of waste; disposal of material at rate of $175/ tonne.
Invasive Species Management - Contractor	4,000.00	$370.00	Two site visits per year for two years of invasive species management of noxious species by two labourers; use herbicide for 300 m^2 infestation using Roundup in backpack sprayer; Assumes potential use of hand and power tools for management. Does not assume disposal of material.
QEP Monitoring (Control Phase)	3,510.00	360.00	Two site visits per year and reporting for two years.
QEP Monitoring (Following Complete Control for 5 years)	4,130.00	450.00	One site visit per year and reporting for 5 years.
Sub Total	**22,040.00**	**11,060.0**	
10% Contingency	**2,204.00**	**1,106.00**	
Total	**24,244.00**	**12,166.00**	
Grand Total (Excluding GST)		**36,410.00**	

Per year cost for control (2 visits) *including expenses, excluding GST and 10% contingency*: $2,185.00
Per year cost for QEP monitoring (2 visits) *including expenses, excluding GST and 10% contingency*: $1,935.00

Schedule 6

Pacific Sun Tree Services

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604-323-4270

Tree Management Plan: Amendment #5

OVERVIEW All Trees

PRELIMINARY
Lots 1 - 4,
Park & Road Lots

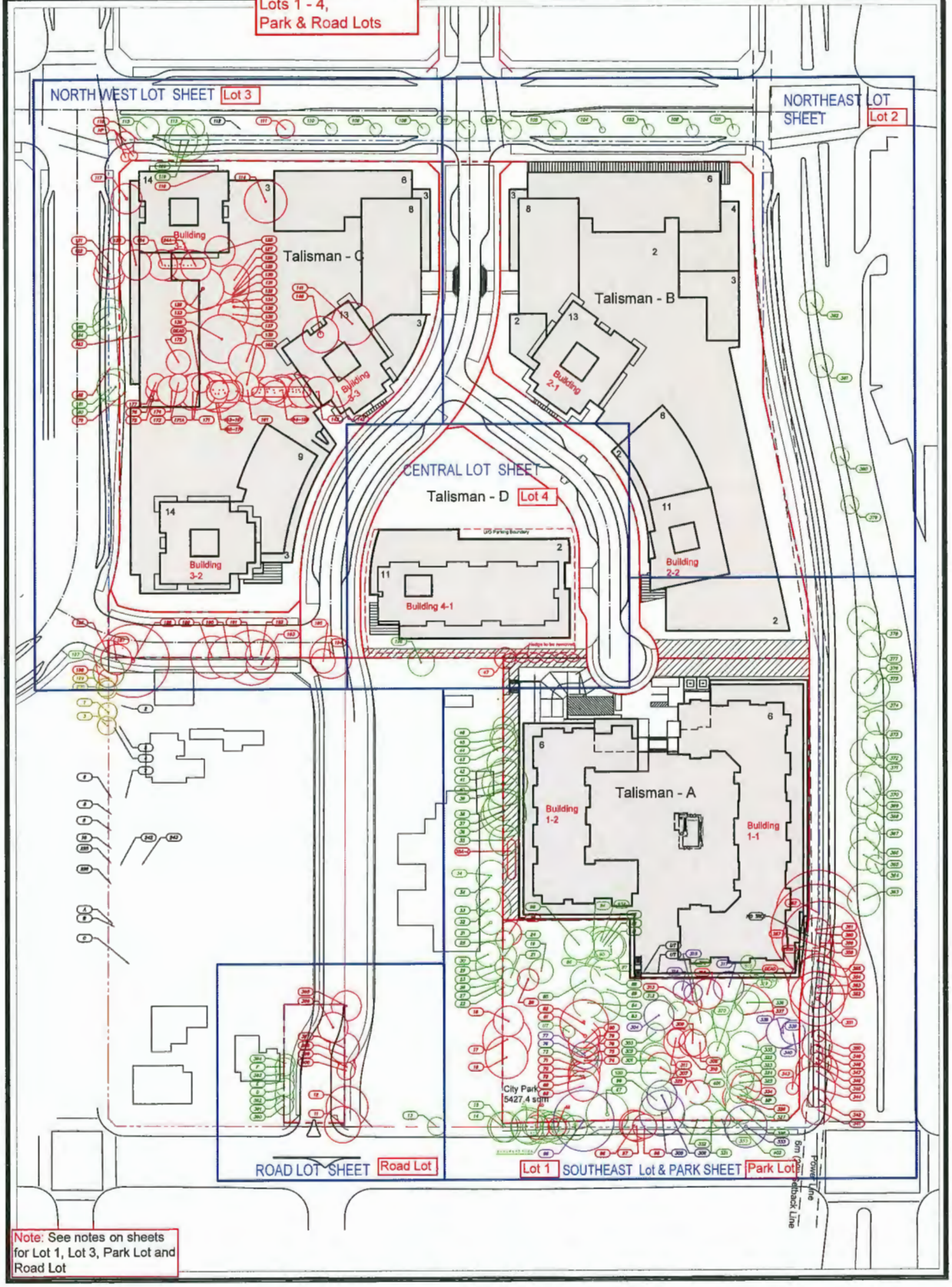
Date: November 25, 2020 (rev Dec 18)
Client: Polygon Talisman Park Ltd.

Project: Talisman Park
Project Address: Cambie - Sexsmith
Capstan - Garden City
Richmond, B.C.

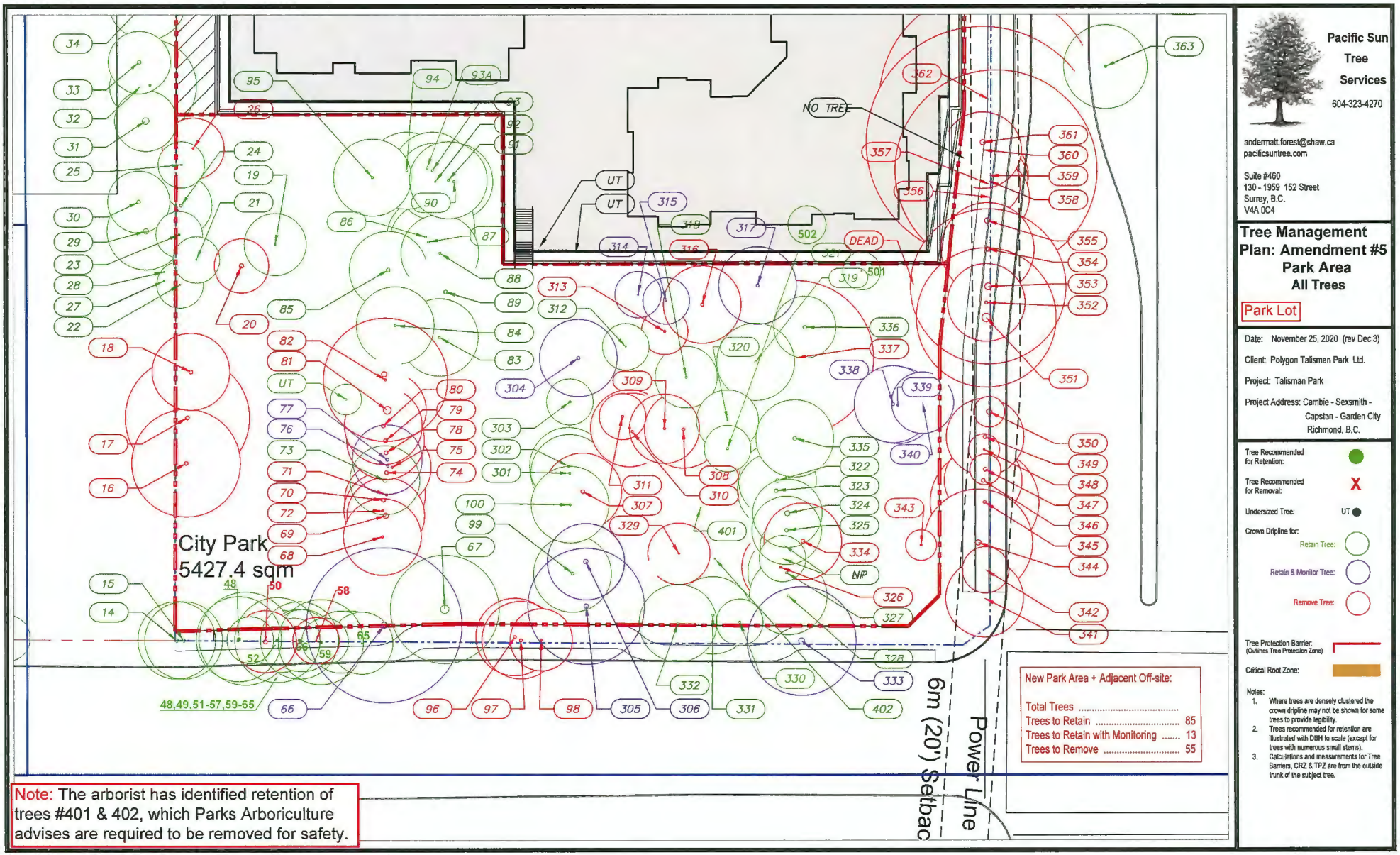
Crown Dripline for:
Retain Tree
Remove Tree

Tree Recommended for Retention:
Tree Recommended for Removal:
Undersize Tree: UT
Retain & Monitor Tree
Tree is outside of project area & not incorporated within the statistics for retained & removed trees

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



Note: See notes on sheets for Lot 1, Lot 3, Park Lot and Road Lot



Note: The arborist has identified retention of trees #401 & 402, which Parks Arboriculture advises are required to be removed for safety.

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Tree Management Plan: Amendment #5 Park Area All Trees

Park Lot

Date: November 25, 2020 (rev Dec 3)

Client: Polygon Talisman Park Ltd.

Project: Talisman Park

Project Address: Cambie - Sexsmith - Capstan - Garden City Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal: X

Undersized Tree: UT

Crown Dripline for:

Retain Tree:

Retain & Monitor Tree:

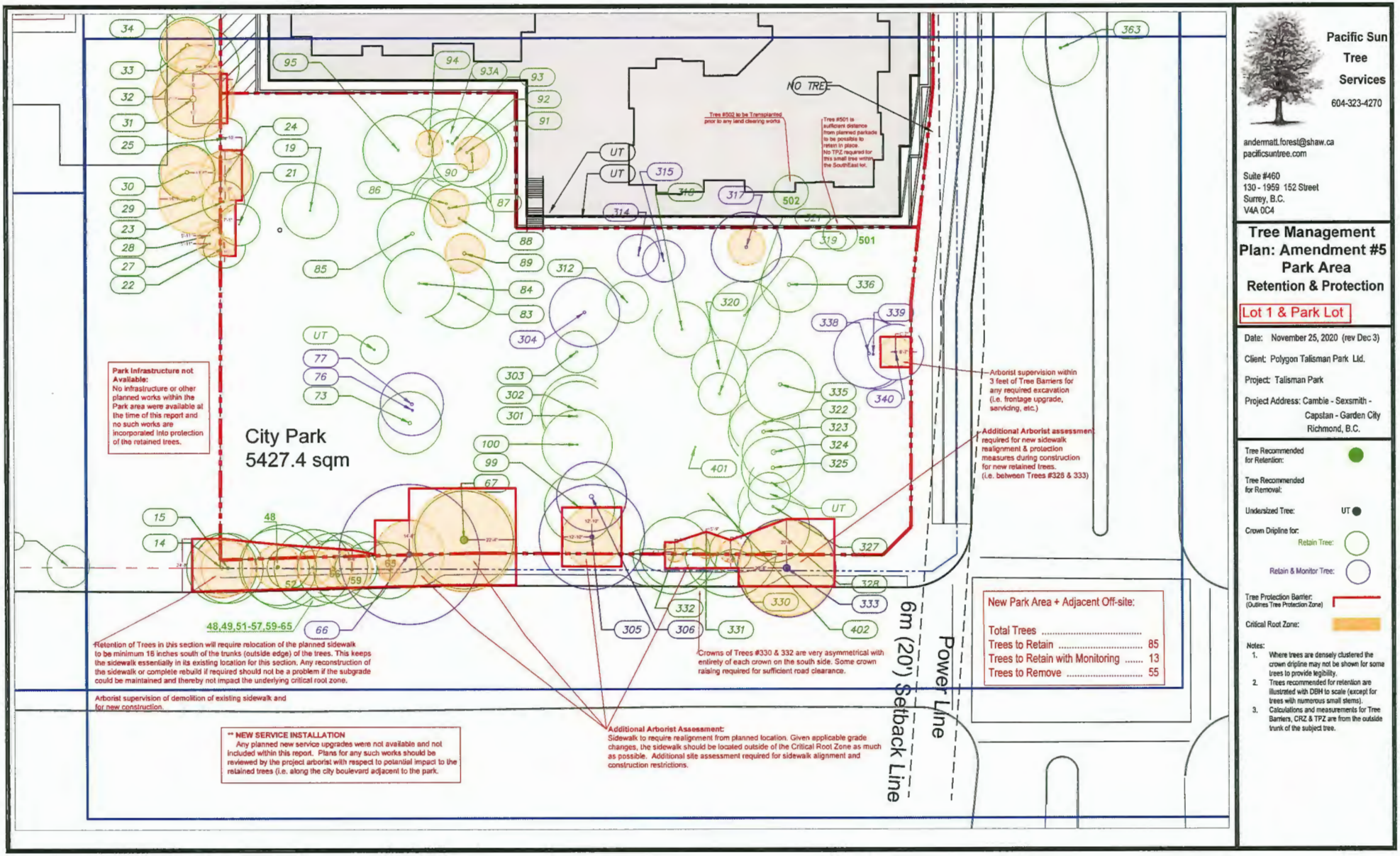
Remove Tree:

Tree Protection Barrier: (Outlines Tree Protection Zone)

Critical Root Zone:

Notes:

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



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Tree Management Plan: Amendment #5 Park Area Retention & Protection

Lot 1 & Park Lot

Date: November 25, 2020 (rev Dec 3)

Client: Polygon Talisman Park Ltd.

Project: Talisman Park

Project Address: Cambie - Sexsmith - Capstan - Garden City Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal:

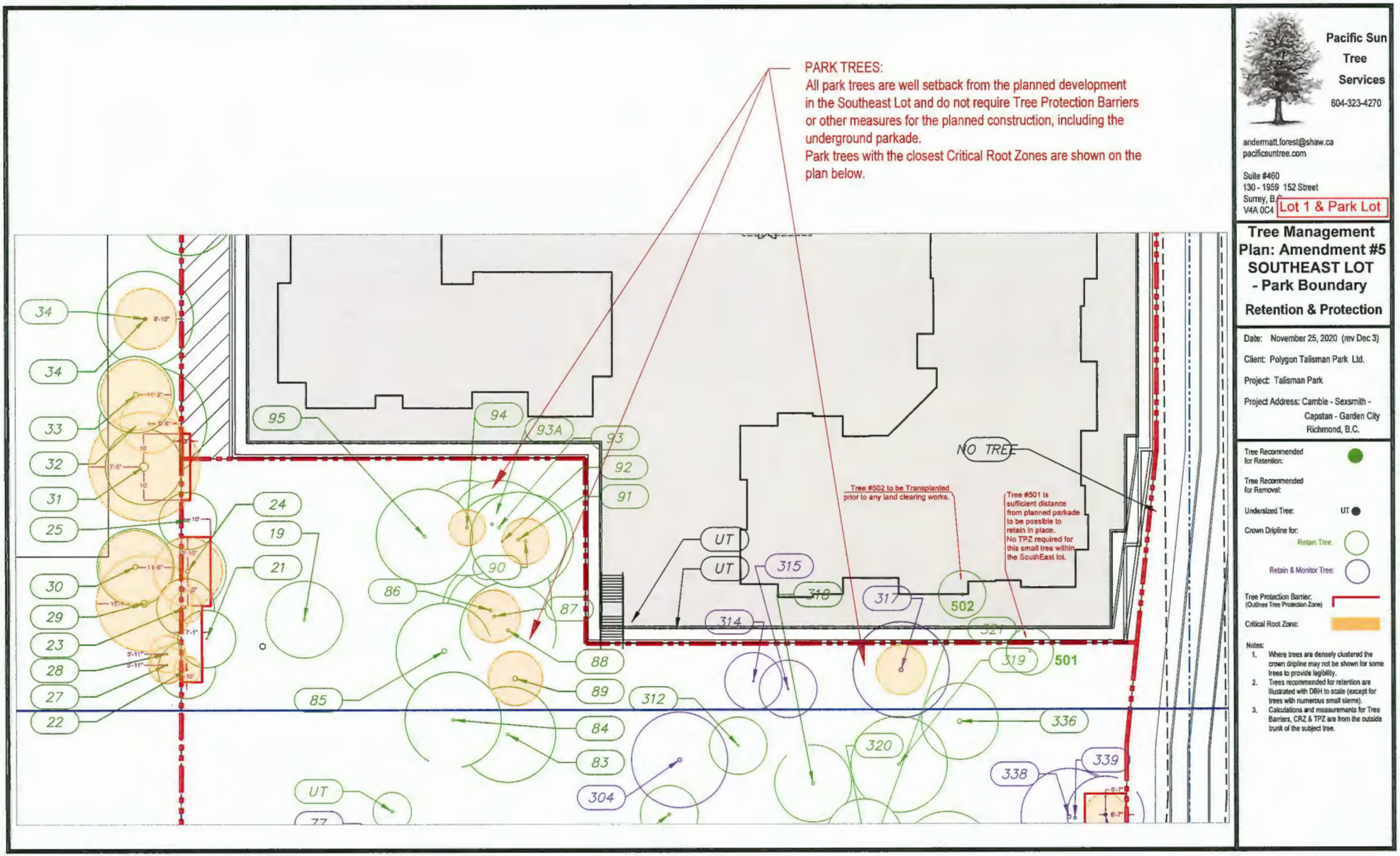
Undersized Tree: UT

Crown Dripline for:
Retain Tree:
Retain & Monitor Tree:

Tree Protection Barrier: (Outlines Tree Protection Zone)

Critical Root Zone:

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



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V4A 0C4

Lot 1 & Park Lot

Tree Management Plan: Amendment #5 SOUTHEAST LOT - Park Boundary

Retention & Protection

Date: November 25, 2020 (rev Dec 3)

Client: Polygon Talisman Park Ltd.

Project: Talisman Park

Project Address: Cambie - Sexsmith - Capstan - Garden City Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal:

Undersized Tree: UT

Crown Dripline for:
Retain Tree.
Retain & Monitor Tree:

Tree Protection Barrier: (Outlines Tree Protection Zone)

Critical Root Zone:

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

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Tree Management Plan: Amendment #5

SOUTHEAST LOT - West Boundary Retention & Protection

Lot 1

Date: November 25, 2020
Client: Polygon Talisman Park Ltd.

Project: Talisman Park
Project Address: Cambie - Sexsmith
Capstan - Garden City
Richmond, B.C.

Crown Dripline for:

Retain Tree Remove Tree

Tree Recommended for Retention:

Tree Recommended for Removal:

Undersize Tree: UT

Tree Protection Barrier: (Outlines Tree Protection Zone)

Critical Root Zone:

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

Parkade & Building Redesign:
The location of the parkade and buildings has been pulled in from the property line to accommodate the retention of trees along the property line.

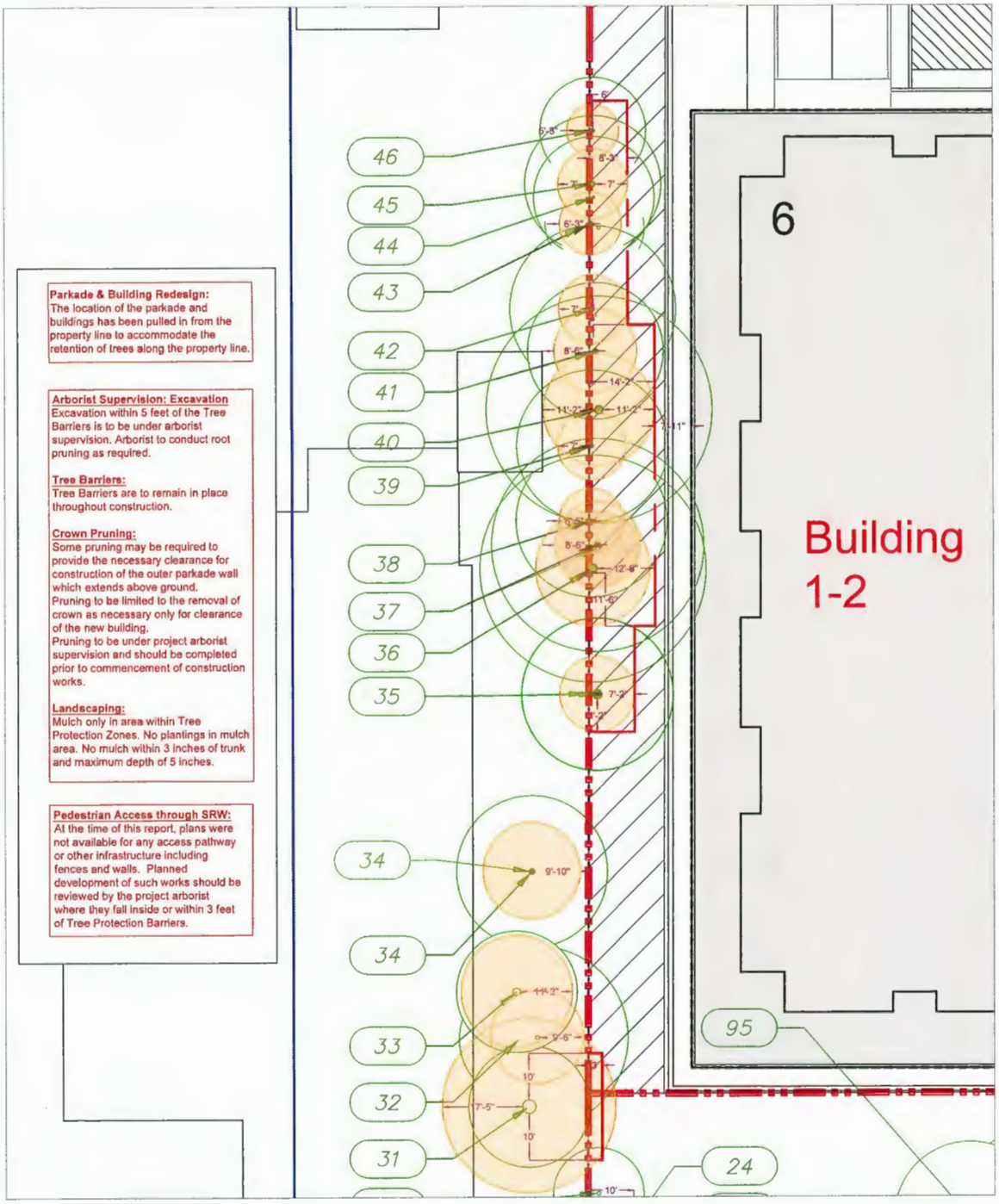
Arborist Supervision: Excavation
Excavation within 5 feet of the Tree Barriers is to be under arborist supervision. Arborist to conduct root pruning as required.

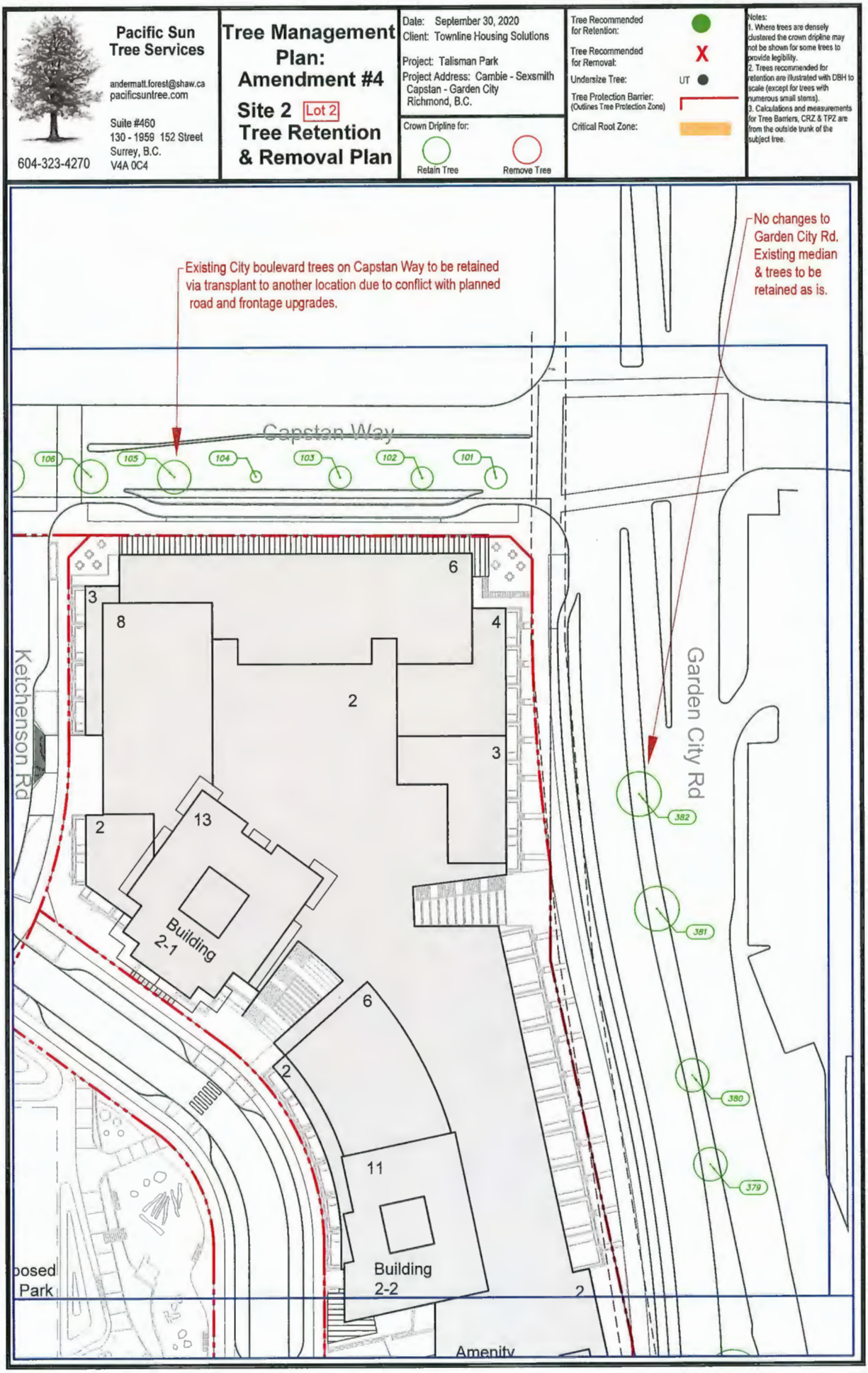
Tree Barriers:
Tree Barriers are to remain in place throughout construction.

Crown Pruning:
Some pruning may be required to provide the necessary clearance for construction of the outer parkade wall which extends above ground.
Pruning to be limited to the removal of crown as necessary only for clearance of the new building.
Pruning to be under project arborist supervision and should be completed prior to commencement of construction works.

Landscaping:
Mulch only in area within Tree Protection Zones. No plantings in mulch area. No mulch within 3 inches of trunk and maximum depth of 5 inches.

Pedestrian Access through SRW:
At the time of this report, plans were not available for any access pathway or other infrastructure including fences and walls. Planned development of such works should be reviewed by the project arborist where they fall inside or within 3 feet of Tree Protection Barriers.

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604-323-4270
Tree Management Plan: Amendment #4
Site 2 Lot 2
Tree Retention & Removal Plan
Date: September 30, 2020
Client: Townline Housing Solutions
Project: Talisman Park
Project Address: Cambie - Sexsmith
Capstan - Garden City
Richmond, B.C.
Crown Dripline for:
Retain Tree
Remove Tree
Tree Recommended for Retention:
Tree Recommended for Removal:
X
Undersize Tree:
UT
Tree Protection Barrier: (Outlines Tree Protection Zone)
Critical Root Zone:
Notes:
1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
3. Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.
Existing City boulevard trees on Capstan Way to be retained via transplant to another location due to conflict with planned road and frontage upgrades.
No changes to Garden City Rd. Existing median & trees to be retained as is.
Capstan Way
Ketchenson Rd
Garden City Rd
Building 2-1
Building 2-2
Amenity
106
105
104
103
102
101
382
381
380
379

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604-323-4270

Tree Management Plan: Amendment #4

Site 3 Lot 3 Tree Retention & Removal Plan

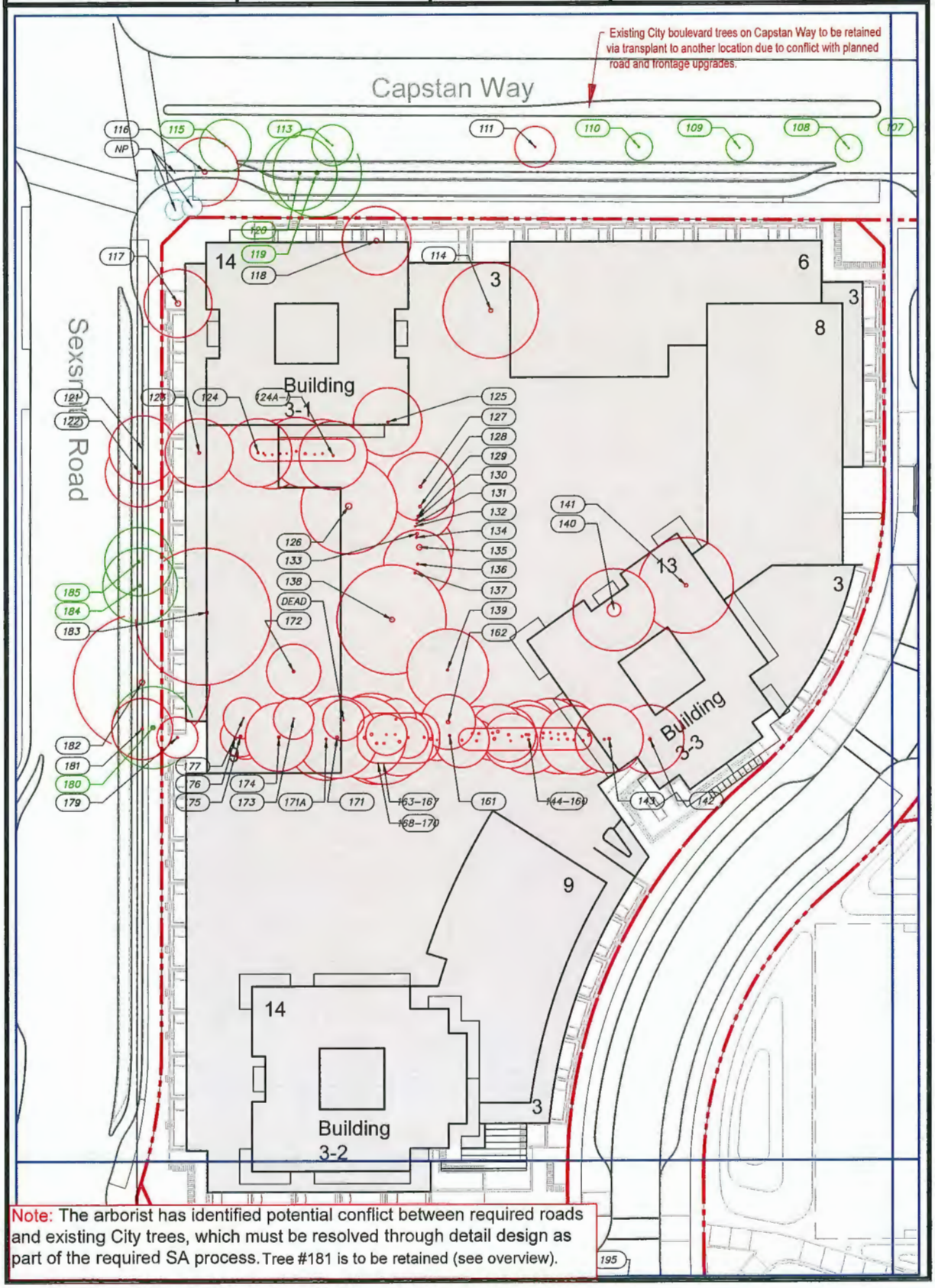
Date: September 30, 2020
Client: Townline Housing Solutions

Project: Talisman Park
Project Address: Cambie - Sexsmith
Capstan - Garden City
Richmond, B.C.

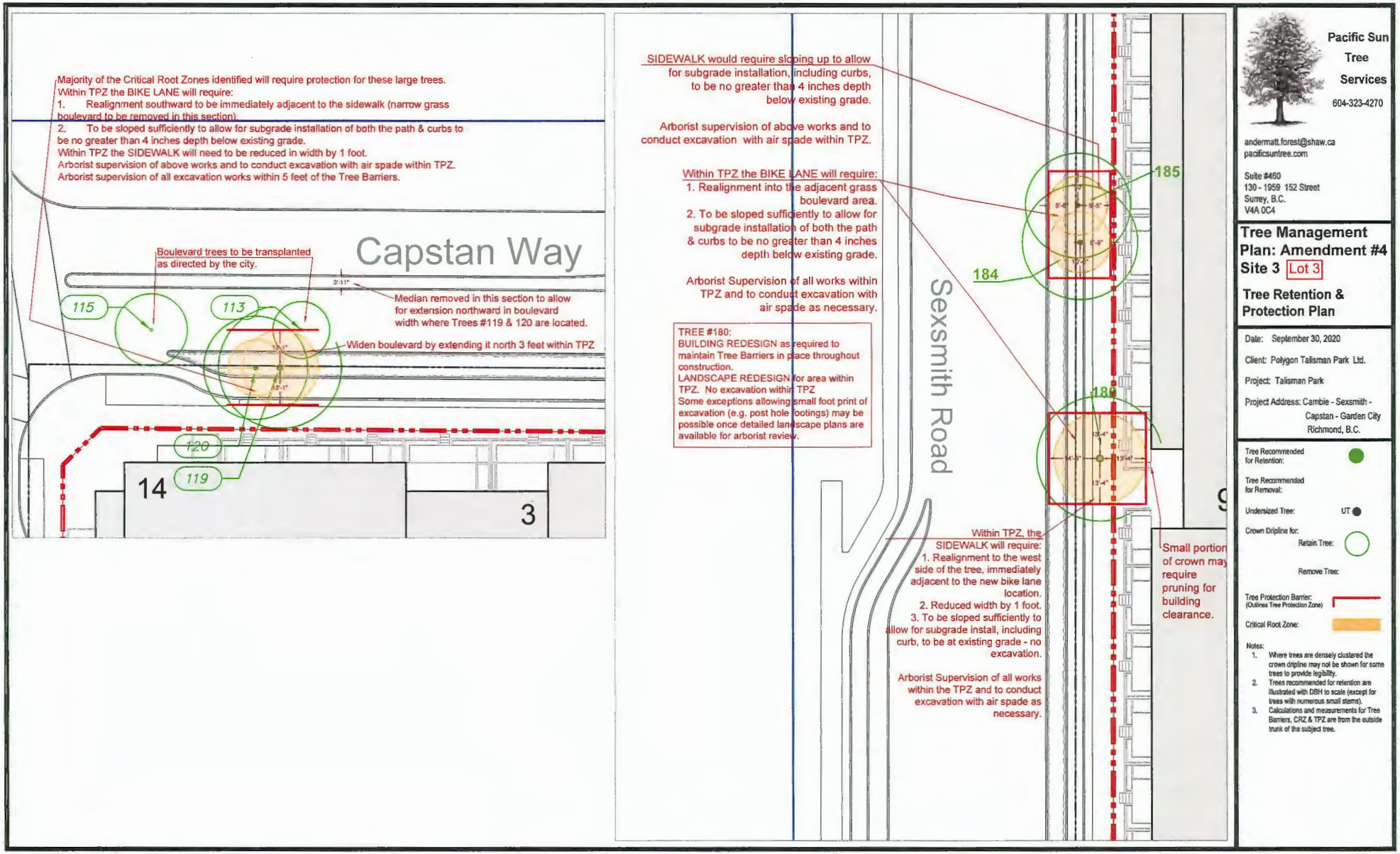
Crown Dripline for:
Retain Tree
Remove Tree

Tree Recommended for Retention:
Tree Recommended for Removal: X
Undersize Tree: UT
Tree Protection Barrier: (Outlines Tree Protection Zone)
Critical Root Zone:

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



Note: The arborist has identified potential conflict between required roads and existing City trees, which must be resolved through detail design as part of the required SA process. Tree #181 is to be retained (see overview).



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Tree Management Plan: Amendment #4

Site 3 Lot 3

Tree Retention & Protection Plan

Date: September 30, 2020

Client: Polygon Talisman Park Ltd.

Project: Talisman Park

Project Address: Cambie - Sexsmith - Capstan - Garden City Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal:

Undersized Tree: UT

Crown Dripline for: Retain Tree:

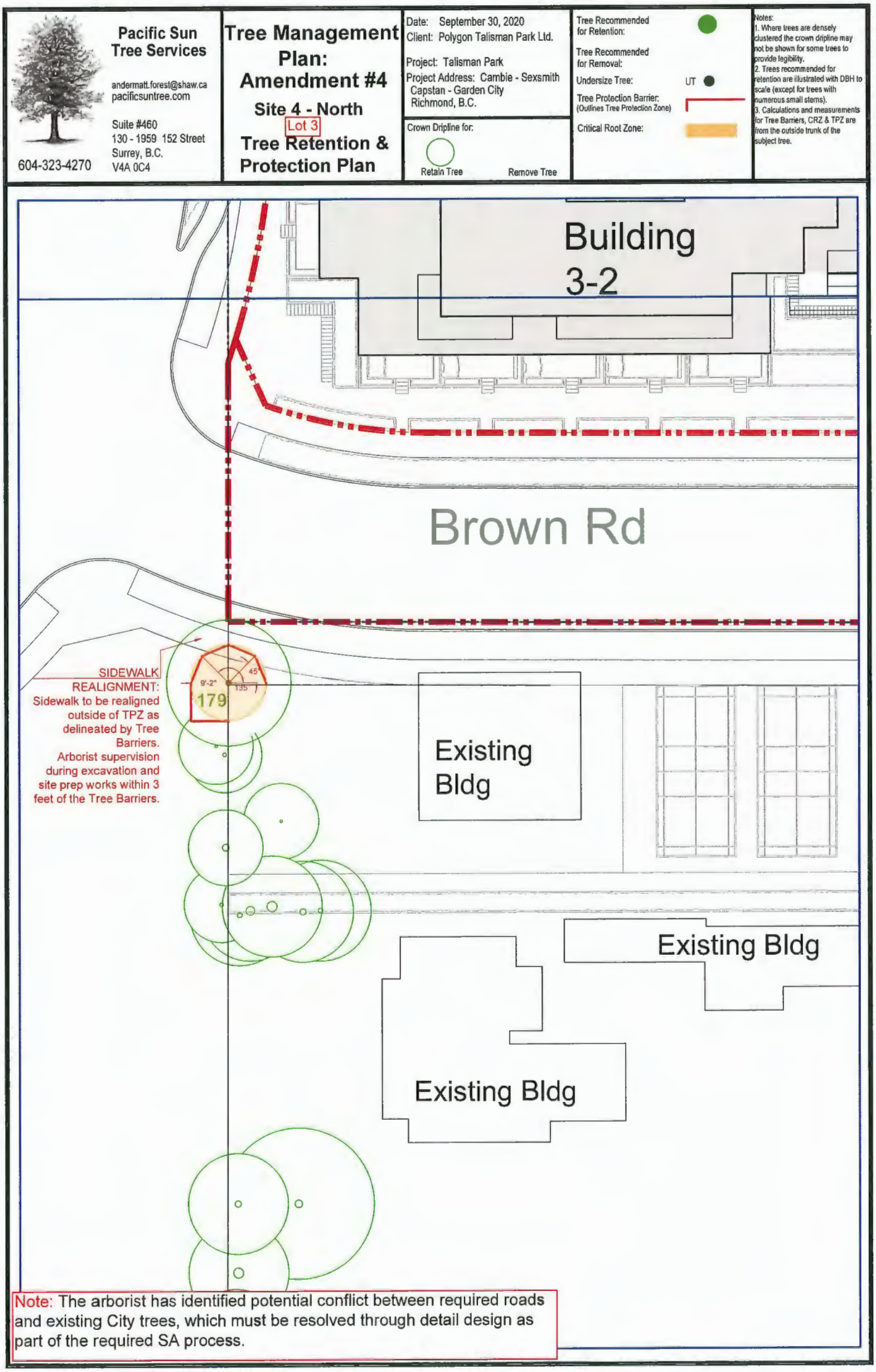
Remove Tree:

Tree Protection Barrier: (Outlines Tree Protection Zone)

Critical Root Zone:

Notes:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
3. Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.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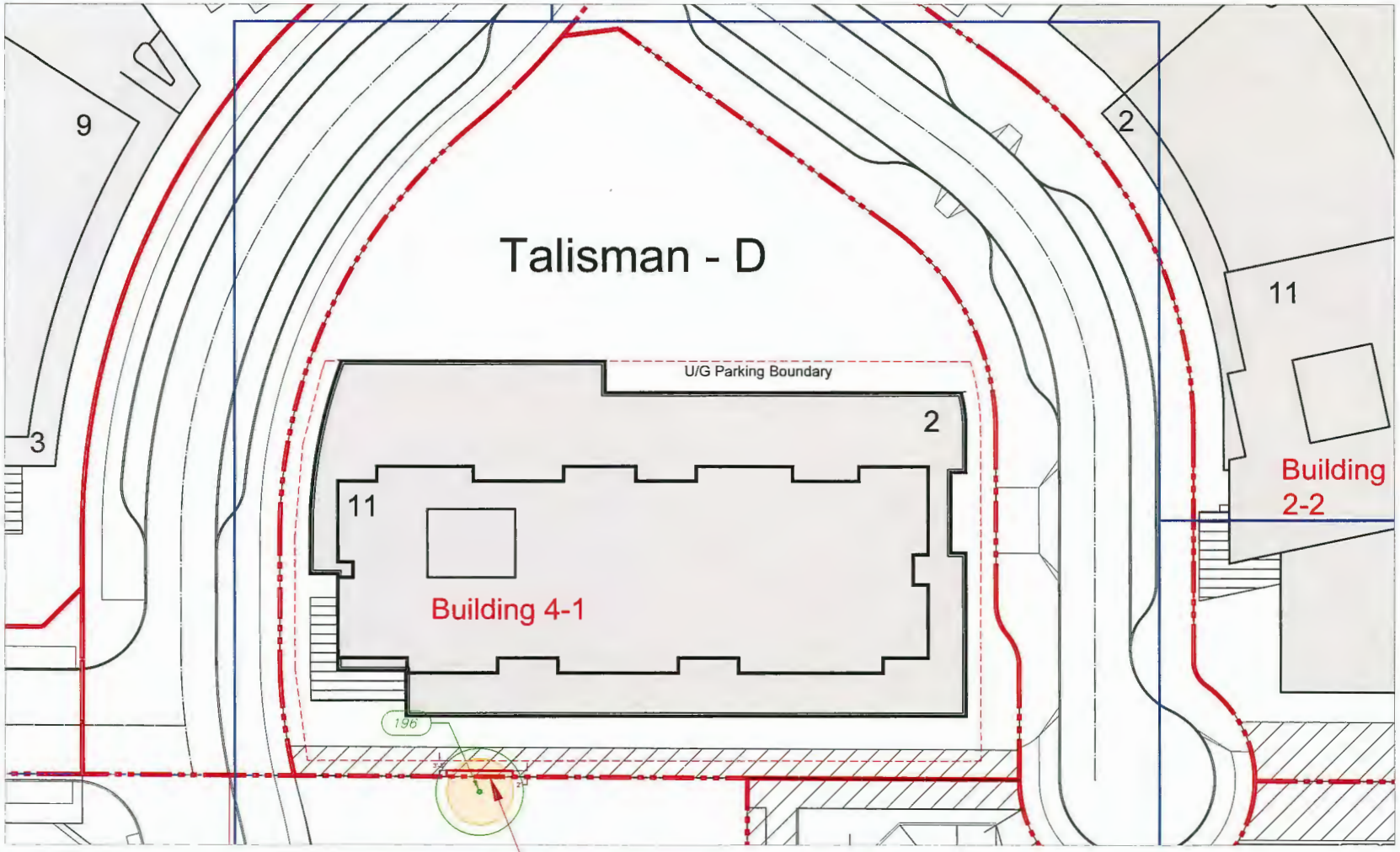
V4A 0C4
604-323-4270
Tree Management Plan: Amendment #4
Site 4 - North
Lot 3
Tree Retention & Protection Plan
Date: September 30, 2020
Client: Polygon Talisman Park Ltd.
Project: Talisman Park
Project Address: Cambie - Sexsmith
Capstan - Garden City
Richmond, B.C.
Crown Dripline for:
Retain Tree
Remove Tree
Tree Recommended for Retention:
Tree Recommended for Removal:
Undersize Tree:
UT
Tree Protection Barrier: (Outlines Tree Protection Zone)
Critical Root Zone:
Notes:
1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
3. Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.
Building 3-2
Brown Rd
SIDEWALK REALIGNMENT:
Sidewalk to be realigned outside of TPZ as delineated by Tree Barriers.
Arborist supervision during excavation and site prep works within 3 feet of the Tree Barriers.
9'-2"
45°
135°
179
Existing Bldg
Existing Bldg
Existing Bldg
Note: The arborist has identified potential conflict between required roads and existing City trees, which must be resolved through detail design as part of the required SA process.



Neighbour's tree with Critical Root Zone predominantly off-site. Delineated Tree Protection Zone provides ample protection for this tree's root system while providing approximately 3 foot setback from the planned underground parkade wall.

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Tree Management Plan: Amendment #5 CENTRAL LOT

Lot 4

Retention & Protection

Date: November 25, 2020

Client: Polygon Talisman Park Ltd.

Project: Talisman Park

Project Address: Cambie - Sexsmith - Capstan - Garden City Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal:

Undersized Tree: UT

Crown Dripline for:
Retain Tree:
Remove Tree:

Tree Protection Barrier: (Outlines Tree Protection Zone)

Critical Root Zone:

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

Pacific Sun Tree Services

andermatt.forest@shaw.ca
pacificsuntree.com

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

604-323-4270

Tree Management Plan: Amendment #4

Site 4 Road Lot Tree Retention & Removal Plan

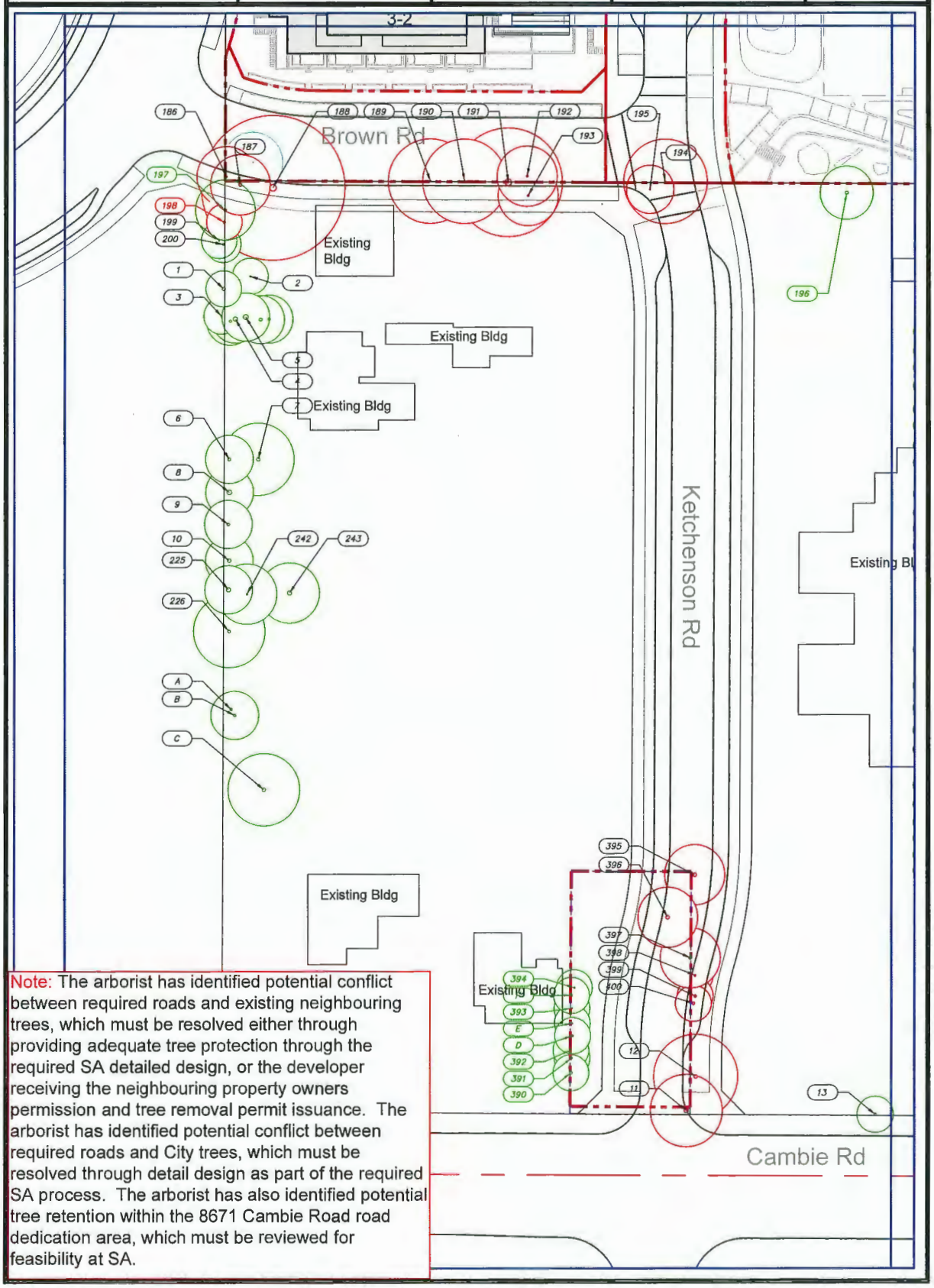
Date: September 30, 2020
Client: Townline Housing Solutions

Project: Talisman Park
Project Address: Cambie - Sexsmith
Capstan - Garden City
Richmond, B.C.

Crown Dripline for:
Retain Tree
Remove Tree

Tree Recommended for Retention:
Tree Recommended for Removal: X
Undersize Tree: UT
Tree Protection Barrier: (Outlines Tree Protection Zone)
Critical Root Zone:

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



Note: The arborist has identified potential conflict between required roads and existing neighbouring trees, which must be resolved either through providing adequate tree protection through the required SA detailed design, or the developer receiving the neighbouring property owners permission and tree removal permit issuance. The arborist has identified potential conflict between required roads and City trees, which must be resolved through detail design as part of the required SA process. The arborist has also identified potential tree retention within the 8671 Cambie Road road dedication area, which must be reviewed for feasibility at SA.

Pacific Sun Tree Services

andermatt.forest@shaw.ca
pacificsuntree.com

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

604-323-4270

Tree Management Plan: Amendment #4

Site 4 - South

Road Lot

Tree Retention & Protection Plan

Date: September 30, 2020
Client: Polygon Talisman Park Ltd.

Project: Talisman Park
Project Address: Cambie - Sexsmith
Capstan - Garden City
Richmond, B.C.

Crown Dripline for:

Retain Tree Remove Tree

Tree Recommended for Retention:

Tree Recommended for Removal:

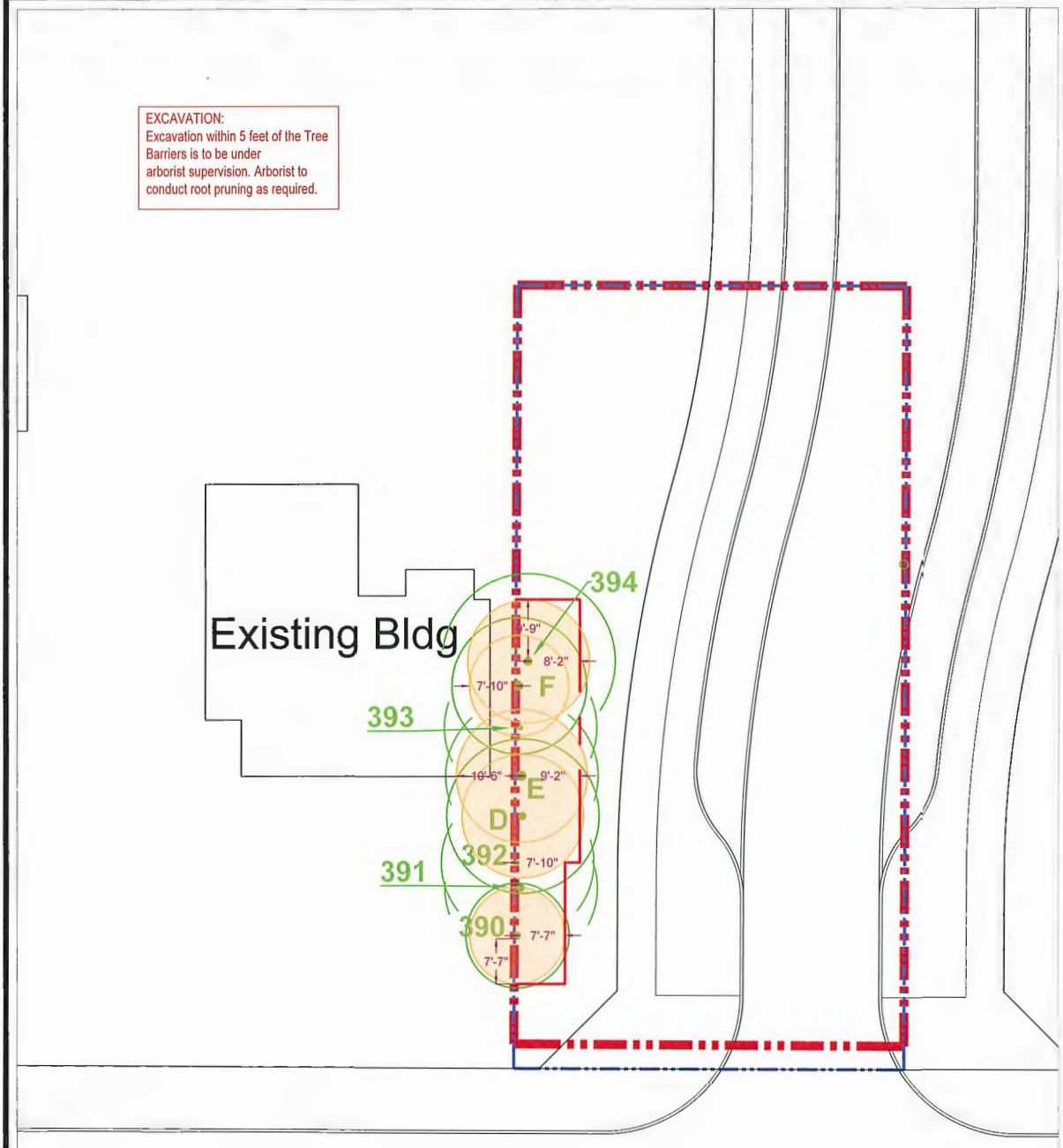
Undersize Tree: UT

Tree Protection Barrier: (Outlines Tree Protection Zone)

Critical Root Zone:

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

EXCAVATION:
Excavation within 5 feet of the Tree Barriers is to be under arborist supervision. Arborist to conduct root pruning as required.



Note: The arborist has identified potential tree retention within the 8671 Cambie Road road dedication area, which must be reviewed for feasibility at SA.

ALL PHASES

CHECK BEFORE YOU DIG

CONTRACTOR SHALL REFER TO DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE. INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY BUTLER SUNDEVICK. CORE GROUP CIVIL CONSULTANTS TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

LEGAL DESCRIPTION
LOT 2 SECTIONS 27 AND 28 PLAN 15630 AND LOT 3 EXCEPT: FIRSTLY: PARCEL "A" (REFERENCE PLAN 25821) SECONDLY: PART SUBDIVIDED BY PLAN 30573 AND THIRDLY: PART SUBDIVIDED BY PLAN 47080 SECTION 28 PLAN 15630; AND LOT 88 SECTIONS 27 AND 28 PLAN 47080 AND LOT 48 SECTION 28 PLAN 30573 AND EAST HALF LOT 4 SECTION 28 PLAN 4037 AND WEST HALF LOT 4 SECTION 28 PLAN 4037 AND EAST HALF LOT 5 EXCEPT: PART ON STRATA PLAN ST403 SECTIONS 27 AND 28 PLAN 4037 AND LOT 87 SECTION 28 PLAN 48701 ALL OF BLOCK 5 NORTH, RANGE 6 WEST, N.W.D.

GRAPHIC SCALE
-10 0 10 20
SCALE: 1:500

8911 No. 3 ROAD RICHMOND, B.C.

BENCHMARK
ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:
ELEVATIONS ARE DERIVED FROM HPN BENCHMARK #106 LOCATED AT BROWN ROAD AND BROWN GATE.
ELEVATION = 1.793m (CVGD28 GVRD DATUM)
ELEVATION 1.793m FIELD BOOK NO
CITY WORK ORDER NO TENDER PROJECT NO
CONTRACTOR WORK ORDER NO ACCOUNT NO

DEVELOPER
POLYGON CAPSTAN VILLAGE HOMES LTD.
900-1333 WEST BROADWAY STREET
VANCOUVER, BC V6H 4C2
tel. (604)871-4181

ENGINEER
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-4500 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0805 fax. (604)299 0829

NO	DATE	BY	CH.	DESCRIPTION
E	2021/01/18	D.B.	C.N.	REVISED PHASING PLAN
D	2020/12/23	D.B.	C.N.	REVISED PHASING PLAN PER REVISED SITE PLAN
C	2020/07/10	D.B.	C.N.	REVISED PHASING PLAN PER CITY COMMENTS
B	2018/09/24	D.B.	C.N.	SECOND SUBMISSION
A	2018/06/18	D.B.	C.N.	FUNCTIONAL PLAN

REVISIONS

TITLE:
PHASING KEYPLAN
ALL PHASES
CITY FILE: .

DESIGN: DWG. NO:
DRAWN: SCALE: DATE
CHECKED: SEC. NO SHT NO
ENGINEER:

Schedule 7
Preliminary SA Phasing Plan

PHASE 1

PHASE 1 CIVIL WORKS:

1. SANITARY SEWER:
   a) CAPSTAN WAY, SOUTH ON KETCHESON ROAD TO EAST ROAD; EAST ROAD TO SITE A: 340m±
   b) BROWN ROAD TO SITE D: 75m±
   c) 8781 KETCHESON & CAMBIE: 40m±
2. STORM SEWER:
   a) INSTALL CB'S ON CAPSTAN WAY
   b) INSTALL SEWERS ON BROWN ROAD, KETCHESON ROAD AND EAST ROAD: 385m±
   b) 8781 KETCHESON & CAMBIE: 40m±
   c) CB'S ON GARDEN CITY ROAD, INSTALL SERVICE TIE-IN TO PARK AS REQUIRED
   d) COMPLETE STORM ON GARDEN CITY ROAD
3. WATER MAINS & HYDRANTS:
   a) INSTALL 627±m OF 200H WATER MAIN ALONG PROPOSED DEVELOPMENT ROADS, KETCHESON ROAD TO BROWN ROAD CONNECTING TO THE MAINS AT SEXSMITH ROAD AND CAPSTAN WAY.
   b) INSTALL 417±m OF 200H WATER MAIN ALONG PROPOSED EAST ROAD TO THE NORTH PROPERTY LINE OF SITE A (SOUTH LOT) AND ALONG THE UTILITY SRW IN THE PUBLICLY ACCESSIBLE MID-BLOCK TRAIL SRW CONNECTING TO NEW MAIN AT GARDEN CITY ROAD.
   c) UPGRADE &190±m OF EX. 150H WATER MAIN ALONG SEXSMITH ROAD FROM BROWN ROAD EXTENSION TO CAPSTAN WAY.
   THIS UPGRADE IS CURRENTLY UNDER CONSTRUCTION PER SA17-791306.
   d) INSTALL &340±m OF 200H WATER MAIN ALONG WEST SIDE OF GARDEN CITY ROAD (DEVELOPMENT FRONTAGE) COMPLETE WITH FIRE HYDRANTS SPACED AS PER CITY'S ENGINEERING SPECIFICATIONS. TIE-IN TO THE NORTH SHALL BE TO THE EXISTING WATER MAIN ALONG CAPSTAN WAY AND TIE-IN TO THE SOUTH SHALL BE TO THE EXISTING WATER MAIN AT CAMBIE ROAD.
   e) PROVIDE FIRE HYDRANTS ON THE NORTH SIDE OF CAMBIE ROAD AND SOUTH SIDE OF CAPSTAN WAY ALONG DEVELOPMENT FRONTAGE AS PER CITY STANDARDS.
   f) PROVIDE FIRE HYDRANTS ALONG ALL NEW AND UPGRADED WATER MAINS TO ACHIEVE 75m SPACING PER CITY STANDARDS
   g) 8781 KETCHESON & CAMBIE: 40m±
4. ROAD WORKS:
   CAPSTAN WAY:
   a) INSTALL ULTIMATE STANDARDS TO BACK OF SIDEWALK FRONTING PHASE 2 & PHASE 3
   b) INSTALL INTERSECTION WORKS FOR CAPSTAN WAY AT SEXSMITH ROAD
   c) INSTALL INTERSECTION WORKS FOR CAPSTAN WAY AT KETCHESON ROAD
   d) INSTALL INTERSECTION WORKS FOR CAPSTAN WAY AT GARDEN CITY ROAD
   KETCHESON ROAD & EAST ROAD:
   a) COMPLETE CURB & GUTTER, BASELIFT ASPHALT, PARKING POCKETS & STREETLIGHTS
   b) SIDEWALK TO INTERIM ASPHALT STANDARD (ONE SIDE ONLY)
   c) BOULEVARD TOPSOIL, SOD & STREET TREES
   d) INSTALL INTERSECTION WORKS FOR KETCHESON & EAST ROAD
   e) 8781 KETCHESON EXTENSION TO CAMBIE & INSTALL INTERSECTION WORKS AT CAMBIE ROAD & COLLIER CR/KETCHESON ROAD
   BROWN ROAD:
   a) COMPLETE CURB & GUTTER, BASELIFT ASPHALT, SIDEWALK & STREETLIGHTS
   b) BOULEVARD TOPSOIL, SOD & STREET TREES
   CAMBIE ROAD:
   a) INSTALL ROAD WIDENING ULTIMATE WORKS TO BACK OF SIDEWALK FRONTING PHASE 1
   GARDEN CITY ROAD:
   a) INSTALL ROAD WIDENING ULTIMATE WORKS TO BACK OF SIDEWALK FRONTING PHASE 1
   b) INSTALL ROAD WIDENING INCL. INTERIM CONCRETE CURB & GUTTER, INTERIM ASPHALT BIKE PATH AND ASPHALT SIDEWALK FRONTING PHASE 2
   c) INSTALL INTERSECTION WORKS CAMBIE ROAD & GARDEN CITY WAY
5. HYDRO/TEL/GAS:
   a) INSTALL ON CAPSTAN WAY FROM SEXSMITH ROAD TO GARDEN CITY ROAD. INSTALL SERVICES TO PHASE 2 SITE.
   b) INSTALL ON BROWN ROAD, KETCHESON ROAD & EAST ROAD. INSTALL SERVICES TO PHASE 1 SITE.
   c) INSTALL FRONTING 8781 KETCHESON ROAD NORTH OF CAMBIE ROAD.
   d) INSTALL SERVICES TO PHASE 2 SITE.
   e) INSTALL ON SEXSMITH ROAD FROM BROWN ROAD TO CAPSTAN WAY. INSTALL SERVICES TO PHASE 3 SITE
   f) INSTALL SERVICES TO PHASE 3 SITE.
6. INSTALL ALL DEU SERVICING AS REQUIRED.
7. RELOCATE EXISTING UTILITY POLES ALONG GARDEN CITY WAY AS REQUIRED.

CHECK BEFORE YOU DIG

CONTRACTOR SHALL REFER TO DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE. INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
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LEGAL DESCRIPTION
LOT 2 SECTIONS 27 AND 28 PLAN 15630 AND LOT 3 EXCEPT: FIRSTLY: PARCEL "A" (REFERENCE PLAN 29527) SECONDLY: PART SUBDIVIDED BY PLAN 36573 AND THIRDLY: PART SUBDIVIDED BY PLAN 47080 SECTION 28 PLAN 15630; AND LOT 66 SECTIONS 27 AND 28 PLAN 47080 AND LOT 45 SECTION 28 PLAN 36573 AND EAST HALF LOT 4 SECTION 28 PLAN 4037 AND WEST HALF LOT 4 SECTION 28 PLAN 4037 AND EAST HALF LOT 5 EXCEPT: PART ON STRATA PLAN ST463 SECTIONS 27 AND 28 PLAN 4037 AND LOT 67 SECTION 28 PLAN 46701 ALL OF BLOCK 5 NORTH, RANGE 6 WEST, N.W.D.

GRAPHIC SCALE
-10 0 10 20
SCALE: 1:300

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

BENCHMARK
ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK MARKER:
ELEVATIONS ARE DERIVED FROM MPH BENCHMARK #196 LOCATED AT BROWN ROAD AND BROWN GATE.
ELEVATION = 1.793m (CVD28 (HRD DATUM))
ELEVATION 1.793m FIELD BOOK NO
CITY WORK ORDER NO TENDER PROJECT NO
CONTRACTOR WORK ORDER NO ACCOUNT NO

DEVELOPER
POLYGON CAPSTAN VILLAGE HOMES LTD.
900-1333 WEST BROADWAY STREET
VANCOUVER, BC V6H 4C2
tel. (604)871-4181

ENGINEER
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-4946 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0825 fax. (604)299 0829

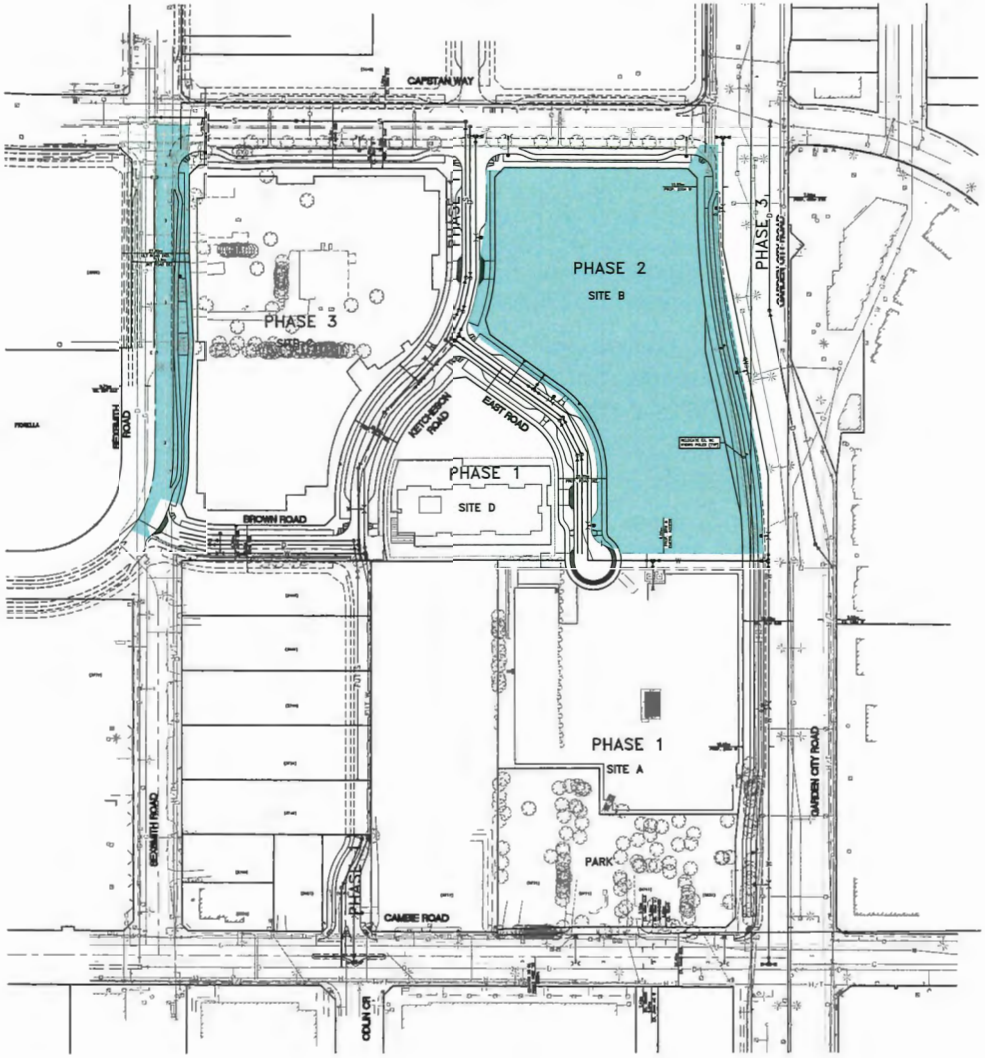
NO	DATE	BY	CH.	DESCRIPTION
E	2021/01/18	D.B.	C.N.	REVISED PHASING PLAN
D	2020/12/23	D.B.	C.N.	REVISED PHASING PLAN PER REVISED SITE PLAN
C	2020/07/10	D.B.	C.N.	REVISED PHASING PLAN PER CITY COMMENTS
B	2018/09/24	D.B.	C.N.	SECOND SUBMISSION
A	2018/06/18	D.B.	C.N.	FUNCTIONAL PLAN

REVISIONS

TITLE:
PHASING KEYPLAN PHASE 1
CITY FILE: .

DESIGN:
DRAWN:
CHECKED:
ENGINEER:
DWG. NO:
SCALE:
DATE:
SEC. NO:
SHT NO: 1 OF 1

PHASE 2



PHASE 2 CIVIL WORKS:
1. ROAD WORKS:
GARDEN CITY ROAD:
a) INSTALL PERMANENT CONCRETE CURB ON GARDEN CITY ROAD FRONTING PHASE 2
b) COMPLETE SIDEWALK, BOULEVARD & BIKE PATH FRONTING PHASE 2 TO ULTIMATE STANDARDS
SEXSMITH ROAD:
a) FULL ROAD WIDENING (INCL. CURB & GUTTER), INTERIM ASPHALT BIKE PATH AND INTERIM ASPHALT SIDEWALK FRONTING PHASE 3
b) INSTALL INTERSECTION WORKS FOR CAPSTAN WAY AT SEXSMITH ROAD
KETCHESON ROAD & EAST ROAD:
a) INSTALL ULTIMATE STANDARDS TO BACK OF SIDEWALK FRONTING PHASE 2

CHECK_BEFORE_YOU_DIG
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LEGAL DESCRIPTION
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GRAPHIC SCALE
-10 0 10 20
SCALE: 1:500

8911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

BENCHMARK:
ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:
ELEVATIONS ARE DERIVED FROM MPH BENCHMARK #196 LOCATED AT BROWN ROAD AND SEXSMITH GATE.
ELEVATION = 1.793m (CVD28 GVRD DATUM)
ELEVATION 1.793m FIELD BOOK #P
CITY WORK ORDER #P TENDER PROJECT #P
(INSTALLATION WORK ORDER #P) ACCOUNT #P

DEVELOPER
POLYGON CAPSTAN VILLAGE HOMES LTD.
900-1333 WEST BROADWAY STREET
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ENGINEER
CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
210-9260 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)294 0805 fax. (604)294 0829

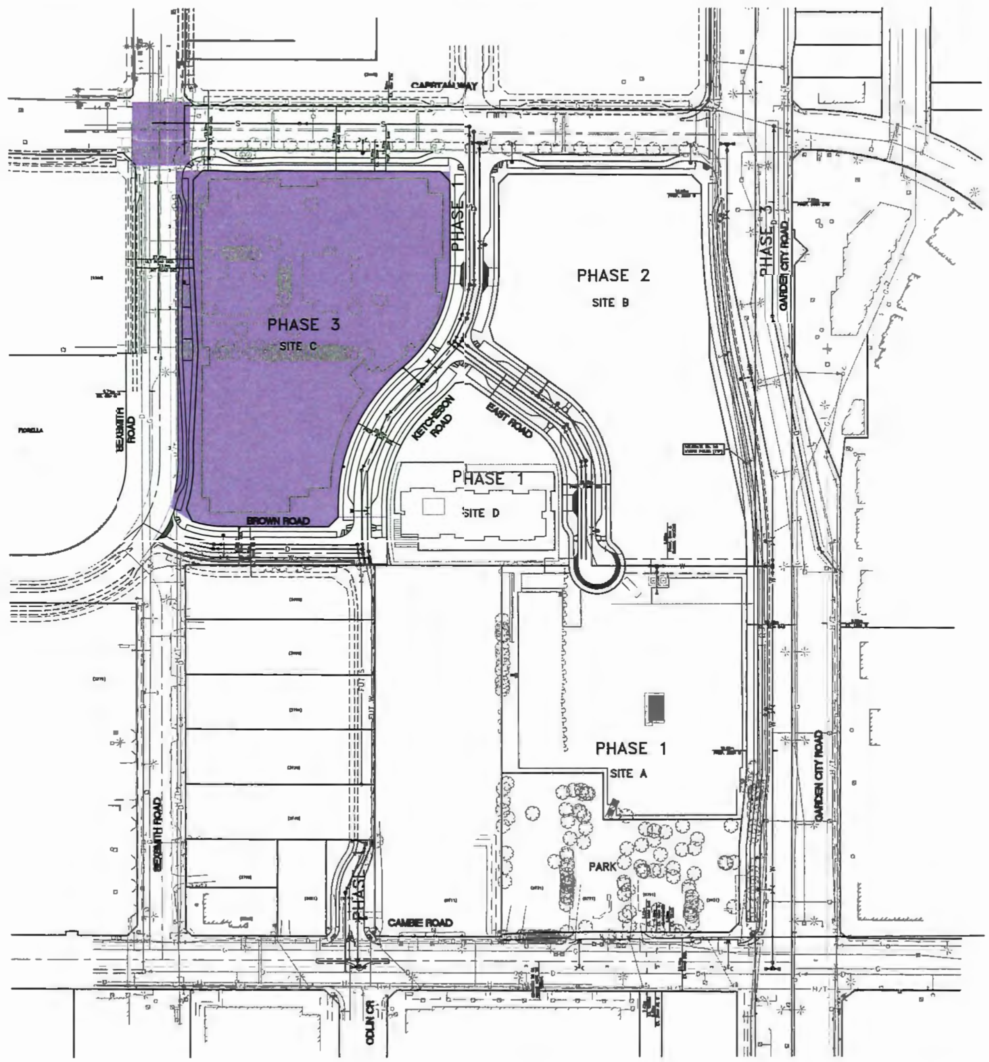
NO	DATE	BY	CHK	DESCRIPTION
E	2021/01/18	D.B.	C.N.	REVISED PHASING PLAN
D	2020/12/23	D.B.	C.N.	REVISED PHASING PLAN PER REVISED SITE PLAN
C	2020/07/10	D.B.	C.N.	REVISED PHASING PLAN PER CITY COMMENTS
B	2018/09/24	D.B.	C.N.	SECOND SUBMISSION
A	2018/06/18	D.B.	C.N.	FUNCTIONAL PLAN

REVISIONS

TITLE:
PHASING KEYPLAN
PHASE 2
CITY FILE: .

DESIGN:			
DRAWN: T	DWG. N°:	*	
CHECKED:	SCALE: 1"	DATE:	
ENGINEER:	SPEC. N°:	SHT NO:	1 OF 1

PHASE 3



PHASE_3_CIVIL_WORKS:

1. ROAD WORKS:
   SEXSMITH ROAD:
   a) ULTIMATE STANDARDS TO BACK OF SIDEWALK FOR PHASE 3 FRONTAGE
   SEXSMITH ROAD AT CAPSTAN WAY:
   a) FULL INTERSECTION IMPROVEMENTS (TRAFFIC SIGNAL & ROAD UPGRADES)
   SEXSMITH ROAD AT BROWN ROAD:
   a) FULL INTERSECTION IMPROVEMENTS (TRAFFIC SIGNAL & ROAD UPGRADES)
   KETCHESON ROAD:
   a) ULTIMATE STANDARDS TO BACK OF SIDEWALK FOR PHASE 3 FRONTAGE

CHECK_BEFORE_YOU_DIG

CONTRACTOR SHALL REFER TO DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE. INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

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LEGAL_DESCRIPTION

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GRAPHIC_SCALE

-10 0 10 20

SCALE: 1:500

6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

BENCHMARK

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:

ELEVATIONS ARE DERIVED FROM HPN BENCHMARK #198 LOCATED AT BROWN ROAD AND BROWN GATE.

ELEVATION = 1.793m (CVD28 GVRD DATUM)

ELEVATION 1.793m FIELD BOOK №

CITY WORK ORDER № TENDER PROJECT №

CONNECTOR WORK ORDER № ACCOUNT №

DEVELOPER

POLYGON CAPSTAN VILLAGE HOMES LTD.
900-1333 WEST BROADWAY STREET
VANCOUVER, BC V6H 4C2
tel. (604)871-4181

ENGINEER

CoreGroup CONSULTANTS
LAND DEVELOPMENT SERVICES
320-8988 FRASERTON COURT
BURNABY, BC V5J 5H8
tel. (604)299 0605 fax. (604)299 0629

№	DATE	BY	CH.	DESCRIPTION
E	2021/01/18	D.B.	C.N.	REVISED PHASING PLAN
D	2020/12/23	D.B.	C.N.	REVISED PHASING PLAN PER REVISED SITE PLAN
C	2020/07/10	D.B.	C.N.	REVISED PHASING PLAN PER CITY COMMENTS
B	2018/09/24	D.B.	C.N.	SECOND SUBMISSION
A	2018/06/18	D.B.	C.N.	FUNCTIONAL PLAN

REVISIONS

TITLE:

PHASING KEYPLAN
PHASE 3

CITY FILE: .

DESIGN:
DRAWN:
CHECKED:
ENGINEER:
DWG. №:
SCALE:
DATE:
SEC. №:
SHT №: 1 OF 1

Proposed Park Program Elements

Proposed Park Elements

NOTE: *The Park Program elements shown above represent the proposed features on the future park as required by Council approved Plans. The configuration and placement of these features on the new park site are subject to public consultation and Council approval as part of the overall future park design process.*

HAPA COLLABORATIVE

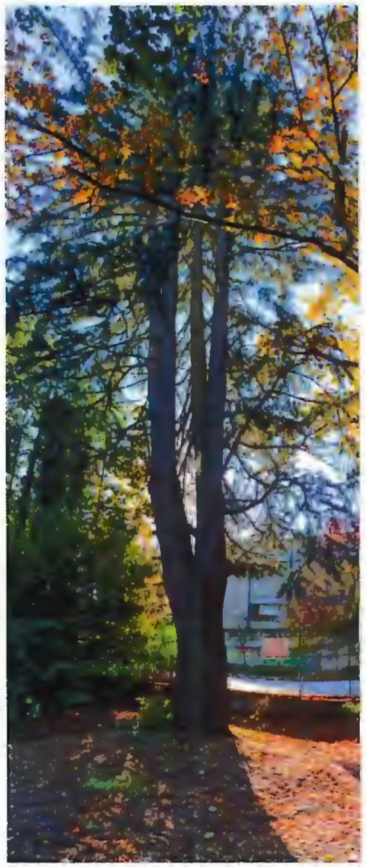
Schedule 8
Preliminary Park Concept

Proposed Park Tree Retention and Removals

Legend

- Existing Trees
- Significant Existing Trees
- Offsite Tree Removals
- Proposed Onsite Tree Removals Based on Arborist Hazard and Tree Health Assessment

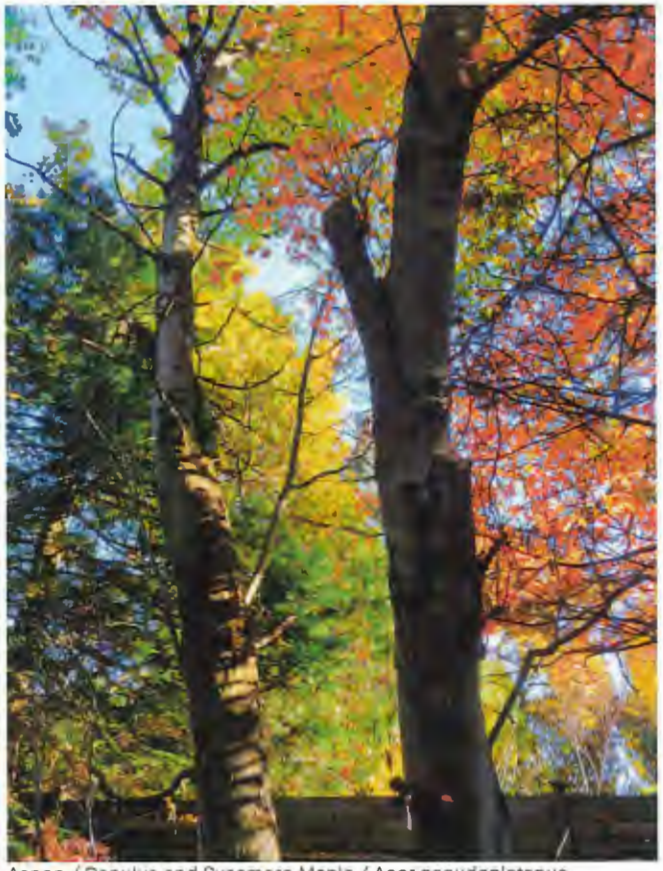
Significant Existing Park Trees to be Retained



Deodar Cedar / Cedrus deodara
Tree 67

Black Locust / Robinia pseudoacacia
Cherry / Prunus
Trees 83-91

Western Redcedar / Thuja plicata
Tree 306



Aspen / Populus and Sycamore Maple / Acer pseudoplatanus
Tree 322 and 323

Park Precedent Images

Tot's Play

Children's Play

Plaza

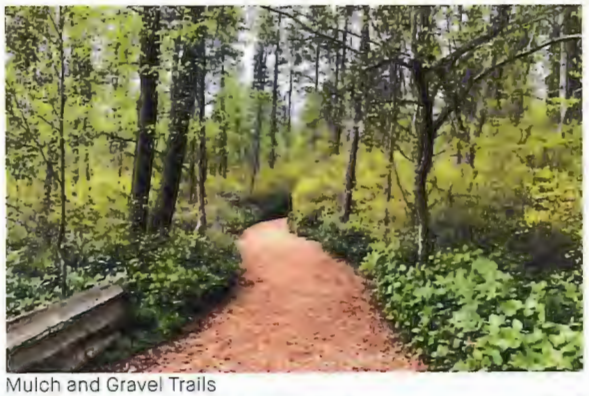
Portals

Dog Park

Rain Gardens

Park Precedent Images

Concrete Paths



Mulch and Gravel Trails

Elevated Wood Boardwalks

Tree Decks

Seat Steps

Berming

City of Richmond

Attachment EE

Development Application Data Sheet

Development Applications Department

			RZ 18-836123
Address	8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/ 3600 Sexsmith Road, and 3480, 3500, 3520, 3540/3560 Sexsmith Road		
Applicant	Polygon Talisman Park Ltd.		
Owner	Polygon Talisman Park Ltd., Inc. No. BC1167752		
Planning Area(s)	Capstan Village (City Centre)		
	Existing	**Proposed**	
Site Area	54,704.50 m^2	38,378.9 m^2	
Land Uses	Single-Family Residential and Temporary Sales Centre	Multi-Family Residential	
OCP Designation	Mixed-Use	Complies	
CCAP Designation	Urban Centre T5 (35 m)/ 2.0 FAR* General Urban T4 (25 m)/ 1.2 FAR* *and additional density Capstan Station Bonus (CSB)/ 0.5 FAR Village Centre Bonus (VCB)/ 1.0 FAR New park and streets Richmond Arts District	Complies, as amended	
Zoning	Single Detached (RS1/F)	Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)	
Number of Units	Previously 8 houses	1,341 dwelling units, including 156 affordable housing units and 171 market rental units 784 m^2 commercial space	
	Bylaw Requirement	**Proposed**	**Variance**
Floor Area Ratio	Including market rental housing, affordable housing & commercial: South Lot: Max. 2.11 (20,320 m^2) East Lot: Max. 2.90 (33,184 m^2) West Lot: Max. 3.91 (50,026 m^2) Central Lot: Max. 3.28 (14,794 m^2) (Total: 118,327 m^2)	Including market rental housing, affordable housing & commercial: South Lot: 2.10 (20,200 m^2) East Lot: 2.90 (33,128 m^2) West Lot: 3.91 (49,921 m^2) Central Lot: 3.28 (14,764 m^2) (Total: 118,012 m^2)	None Permitted
Lot Coverage	South Lot: Max. 60% East, West & Central Lots: Max. 90%* *exclusive of CSB open space	South Lot: Max. 60% East, West & Central Lots: Max. 90%* *exclusive of CSB open space	None
Setback – Public Road	Min. 3 m	Min. 3 m	None
Setback – Side Yard	None	None	None
Setback – Rear Yard	None	None	None
Setback – Publicly Accessible Open Space	Min. 1.5 m	Min. 1.5 m	None
Setback – Parkade	Min. 1.55 m	Min. 1.55 m	None
Building Height	South Lot: Max. 25 m East & Central Lots: Max. 35 m* - 45 m West Lot: Max. 45 m Central Lot: Max. 35 m* - 45 m *additional height can be considered	South Lot: Max. 25 m East Lot: 36 m & 42 m West Lot: 42 m & 45 m Central Lot: 45 m To be confirmed through DP	None

	Bylaw Requirement	Proposed	Variance
Lot Size	South Lot: Min. 9,600 m^2 East Lot: Min. 11,400 m^2 West Lot: Min.12,700 m^2 Central Lot: Min.4,500 m^2	South Lot: 9,631 m^2 East Lot: 11,443 m^2 West Lot: 12,795 m^2 Central Lot: 4,510 m^2	None
Parking Space Rates	(South, East and Central Lots) City Centre Zone 1 with TDMs Affordable Housing: 0.68 per dwelling Market Rental: 0.6 per dwelling Market Strata: 0.9 per dwelling Shared commercial/visitor, greater of: Commercial: 3.75 per 100 m^2, or Residential Visitors: 0.18 per dwelling, Including 2 car-share spaces per lot (West Lot) City Centre Zone 1 without TDMs Market Rental: 0.8 per dwelling Market Strata: 1.0 per dwelling Visitors: 0.2 per dwelling	(South, East and Central Lots) City Centre Zone 1 with TDMs Affordable Housing: 0.68 per dwelling Market Rental: 0.6 per dwelling Market Strata: 0.9 per dwelling Shared commercial/visitor, greater of: Commercial: 3.75 per 100 m^2, or Residential Visitors: 0.18 per dwelling, Including 2 car-share spaces per lot (West Lot) City Centre Zone 1 without TDMs Market Rental: 0.8 per dwelling Market Strata: 1.0 per dwelling Visitors: 0.2 per dwelling	None
Accessible Parking Spaces	Min. 2%	Min. 2%	None
Small Car Parking Spaces	Max. 50%	Max. 50%	None
Tandem Parking Spaces	Permitted for market strata residents only to a maximum of 50%	Max. 50% for market strata residents	None
Loading Spaces	South Lot: 2 medium East & West Lots: 3 medium per lot Central Lot: 1 medium	South Lot: 2 medium East & West Lots: 3 medium per lot Central Lot: 1 medium	None
Bicycle Spaces	(South, East and Central Lots) Class 1: 2 per dwelling, including 10% family sized Class 2: 0.2 per dwelling (West Lot) Class 1: 1.25 per dwelling Class 2: 0.2 per dwelling	(South, East and Central Lots) Class 1: 2 per dwelling, including 10% family sized Class 2: 0.2 per dwelling (West Lot) Class 1: 1.25 per dwelling Class 2: 0.2 per dwelling	None
EV (Energized) Car Charging	100% resident parking spaces 100% affordable housing and market rental housing visitor parking spaces 10% commercial parking spaces 100% car share parking spaces	100% resident parking spaces 100% affordable housing and market rental housing visitor parking spaces 10% commercial parking spaces 100% car share parking spaces	None
Amenity Space – Indoor @ 2 m^2 per dwelling	South Lot: Min. 552 m^2 East Lot: Min. 718 m^2 West Lot: Min. 1,088 m^2 Central Lot: Min. 324 m^2	South Lot: 552 m^2 East, West & Central Lots: 2,032 m^2 To be confirmed through DP	None
Amenity Space – Outdoor @ 6 m^2 per dwelling	South Lot: Min. 1,656 m^2 East Lot: Min. 2,154 m^2 West Lot: Min. 3,264 m^2 Central Lot: Min. 972 m^2	South Lot: 1,656 m^2 East Lot: 2,154 m^2 West Lot: 3,264 m^2 Central Lot: 972 m^2 To be confirmed through DP	None
Capstan Station Bonus Public Open Space	5 m^2 per dwelling, or 8,519 m^2, whichever is greater	8,519 m^2 secured as a combination of road dedication, park, and SRW	None

Public Correspondence

Sharon MacGougan	February 8, 2021 February 1, 2021
Yvonne Bell	February 8, 2021
Jim Wright	February 8, 2021 February 1, 2021
John Roston	February 8, 2021 January 30, 2021 January 29, 2021 January 28, 2021
Vivian Lee	February 1, 2021
Akiko Holz	February 1, 2021
Karen Schaffer	February 1, 2021
Cherelle Jardine	January 30, 2021

Public correspondence included in referral rezoning staff report dated January 15, 2021:

Jim Wright	January 15, 2021 December 6, 2020 November 24, 2020 November 23, 2020 October 19, 2020
Yvonne Bell	December 16, 2020
Sharon McGougan	December 7, 2020 October 19, 2020
John Roston	December 6, 2020 November 24, 2020 October 15, 2020
Laura Gillanders	November 26, 2020
Michelle Li	October 18, 2020

Public correspondence included in original rezoning staff report dated August 26, 2020:

Sofi Hindmarch	September 23, 2019

From: Sharon MacGougan <sharonmacg@telus.net>
Sent: February 8, 2021 5:27 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Re Talisman Park input, Feb. 8 council meeting

Dear Mayor Brodie and Councillors,

I will be speaking at tonight's meeting. This is the printed copy.

Thank you,

Sharon MacGougan
President, Garden City Conservation Society
H 604.278-8108
C 604.618-8866

From: Sharon MacGougan, President of the Garden City Conservation Society.
To: Mayor Brodie and all members of Richmond Council
Re: Polygon Talisman Park RZ 18-836123, February 8, 2021

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At Planning Committee last Tuesday, a councillor commented about keeping the needs of the future Talisman community in mind. That got me thinking about how to create and sustain good communities, which include the natural world.

When we save mature trees—and the biodiversity that trees exist in—we do something great, something existential. For instance, we protect the existence of our various bird populations, including the raptors like hawks, owls and eagles one typically sees on visits to the Talisman Forest. That is an easy-to-see reason why we conserve urban forest in the Richmond Ecological Network, the EN. Doing that for our wildlife populations enables our community to be more alive and less dead.

The Richmond Tree Management Strategy 2045 highlights an elm tree at city hall. With another photo, it shows that same tree on the Minoru Race Track in 1951, half a century ago. The elm tree is considered high-value, according to the report, and this particular elm *"... has the largest canopy spread of any measured in Richmond today."* That tree exists today because someone made a decision to keep it, thinking of future community needs. We're lucky. As responsible community members, we also need to think ahead like that.

Thank you to Mayor Brodie and the councillors that voted to refer the Talisman project back to staff to *"explore the better use of existing trees"* and to *"review the proposed park location"*. We also thank the Applicant for collaborating. Clearly, keeping mature trees in their forest ecosystem is vastly better for the community than missing the opportunity.

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I visited a condo development in Richmond recently, built in the 1970s. Perfect for young families. The homes have yards. There's lots of open space and mature trees. There's minimal traffic, and the development has its own tennis court and small park.

We can no longer make that kind of development possible. However, with zoning for rental only, the units can be made more affordable for young families to have a home in Richmond at all. (John Roston has explained that.)

We are stronger for the community we create where our children can still live in the city they grew up in, and raise their own family.

We are even stronger if our natural world retains space in our community as well.

From: Sharon MacGougan <sharonmacg@telus.net>
Sent: February 1, 2021 8:34 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Feb 2 Planning Committee/Talisman

Dear Mayor Brodie and Councillors,

Please read a short statement for Feb 2 Planning Committee agenda/Talisman.

Thank you!

Sharon MacGougan
President, Garden City Conservation Society
Richmond

From: Sharon MacGougan, President, Garden City Conservation Society, Richmond

To: Planning Committee meeting, February 2–3, 2021

Re: Polygon Talisman Park RZ 18-836123

(i) Explore better use of existing mature trees
(ii) Review the current value for replacement trees
(iii) Review the proposed park location

Thank you to the Applicant and the City for your willingness to relocate the park space, enabling the saving of mature trees and hopefully *the biodiversity that trees are a part of.*

Richmond has decided to be "A Sustainable and Environmentally Conscious City", according to Council's Strategic Plan 2018-2022, Strategy 2, which mandates:

> **"Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology."**

That is a wonderful goal and certainly in line with the protection of an *already biodiverse ecosystem* that Talisman Forest is. If, when the park is completed, it is still *filled with birds—as it is now*—that will be a good indicator of success!

A biodiverse Talisman Forest would also align with Priority 4 of Strategy 2:

> **"Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices."**

There is a great conservation education possibility for the community if hearts and minds lean in that direction.

Three billion birds have been lost in North America since the 1970's. These are mainly backyard birds like juncos or sparrows, and the number one reason is habitat loss (*State of Canada's Birds* 2019 report). When we preserve good bird *habitat* like the Talisman Forest, we are taking action to reverse this heartbreaking trend in our community. It makes us part of the solution. However, comments like the following one in the updated Talisman Park staff report miss the chance to be part of the solution:

> **"The City operates a wildlife interpretation centre in the Richmond Nature Park, which satisfies the need in the City." (Updated staff report, pg. 5)**

We respectfully disagree that there is no further need for wildlife interpretation features in Richmond. We have people hunting and fishing in our local parks, according to City signage. Someone killed and skinned a beaver in Richmond. Small animals are being caught in leghold traps. Conservation education is crucial to foster respect for our natural world. This doesn't mean a particular role for the house on the site, but at least some wildlife interpretation feature(s) suited to the Talisman Forest would be fitting there.

With regard to "Design concerns related to potential impacts on birds," the updated report says this:

> **"... the revised proposal includes the retention of a significant number of existing trees in the proposed City neighbourhood park, resulting in retained bird habitat." (pg.6)**

That is good, but we hope that bird habitat is seen as more that just trees. The reason we suggested keeping an area fenced inside the park (the parcel with a house on site) is because it is already a viable ecosystem which includes wildlife trees and other plant life that are beneficial to insects (also in sharp decline worldwide) and to birds *in a protected wildlife-friendly area.* If the area is not opened up, biodiversity can be kept intact for our birds.

With regard to "Replacement Tree Valuation" (pg. 10), we understood that consideration would be given to increasing the valuation of significant trees. The current fee of $750 is a small amount for a tree that is decades old.

From: Bell, Yvonne [PHSA] <Yvonne.Bell@hssbc.ca>
Sent: February 8, 2021 4:01 PM
To: CityClerk <CityClerk@richmond.ca>
Cc: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: RZ 18-836123: Polygon Talisman staff report and next steps - input for today's council meeting

Dear Mayor and City Councillors,
After looking at the revised Polygon Homes Talisman application I returned to the development site last Friday evening to view the local owls hunting at night with my sister. I wondered if we would see any or if the owls had been frightened away by all the construction in the area. It was amazing, we spotted one immediately and had other sightings through out the hour. We wondered if the people in the apartments ever watched the owls or other birds of prey hunting during the day or night. It was a very peaceful activity I could do right in the middle of the city during COVID . With the newly revised application from Polygon, this whole farm field will be gone to be replaced with apartment towers. Half of the mature trees will still be cut down including all of the beautiful and very healthy rows of 40' cedars. If the revised Talisman proposal goes through, Richmond will be losing a huge piece of inner-city farmland (with beautiful grade A soil) something unheard of in most cities. Richmond has lost so much wildlife and bird habitat already in this area with the rezoning of the Odlin and Alexandra Road areas. Richmond needs more pocket forests with mature trees and open fields in the inner city for the health of our citizens and our wildlife. The revised location of the park in the Talisman development is way too small for what is being taken away.

Sincerely, Yvonne Bell (lifetime Richmond resident)
10431 Mortfield Road
Richmond, BC
V7A 2W1

ON TABLE ITEM

Date: Feb 8, 2021
Meeting: Council
Item: #1b

From: Jim Wright <jamesw8300@shaw.ca>
Sent: February 8, 2021 12:18 PM
To: MayorandCouncillors
Subject: Input re today's council agenda, Feb 8, 2021

Mayor Malcolm Brodie and Councillors,

I commend the constructive work at the recent Planning Committee meetings that has led into some of today's agenda items, including Talisman, Lansdowne, Farming First, and rental covenants policy (as moved/amended by Councillors Day and McNulty).

Re Talisman and everywhere where trees can be saved, I hope that the Harold Steves question and Alex Kurnicki response can become a policy too. The importance of individual trees and groves and urban forests is primarily because of the ***ecosystems*** of the individual tree, grove and urban forest. The essence of the rationale and policy is right there in that dialogue (via the chair) at around the 50-minute mark of the Planning Committee audio. Can we please bottle it in a City of Richmond policy?

One other point:
I support John Roston's clearly expressed messages to council with the rationale for going a step further than the Day/McNulty policy to ensure sufficient rental units. That is especially relevant to the Talisman units that will be near both the Aberden and Capstan Stations and the Lansdowne units that that will be right at the Lansdowne Station. If it's not absolutely too late, I hope we can zone half of both Talisman and Lansdowne for rental. Or, if it's too late for Talisman, then all or almost all of Lansdowne for rental. There is no better location for rental zoning.

Keep building on the good work!

Bye for now,
Jim Wright
Richmond

From: Jim Wright <jamesw8300@shaw.ca>
Sent: February 1, 2021 10:32 AM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Item 3, Talisman, Planning Commitee, Feb 2

Mayor Malcolm Brodie and Councillors,

Please read the attached one-page memo re Agenda Item 3 on the Feb 2 Planning Committee agenda. It is mainly about the use of existing mature trees in the Talisman development, along with the related current choice.

Jim Wright
Richmond

To: Richmond Planning Committee
Re: Talisman "better use of trees," in Planning Committee Agenda Item 3, Feb 2, 2021
From: Jim Wright, Richmond
Date: 2021-02-01

Councillor Linda McPhail (Chair) and committee members,
I am offering some input about the Talisman referral, with a focus on parkland.

Commendable action: In keeping with the October 19th referral from Council to "review the proposed park location," the revised Talisman "Park" application includes possible relocation of the park to the southeast corner of the "Park." As citizens have pointed out, that area includes many mature trees and other desirable trees and vegetation, all in an imperfect but enduring forest ecosystem.

Another referral direction: Council's referral also directed staff to "explore better use of existing mature trees." The updated report indicates that fewer mature trees will be destroyed now, which is positive. However, although that may be a prerequisite for better use, it does not explore better use of the mature trees.

Impact: As citizens' input has conveyed, the southeast corner meets the criteria for a *forest*, notably sufficient mature trees. The forest's value as city parkland depends on the best use of those trees, interacting with all the forest life around them. The referral brought attention to that sort of thing, probably so Council could better evaluate whether it is worth conserving the forest as parkland. Fortunately, at least one council member has done firsthand investigation there.

Choice: I realize it is not necessary or desirable to plan a Talisman Forest natural area in detail at this point. However, a common approach is to consider whether there's at least one doable way a proposed concept can work well. For months, I've taken that approach with the forested parkland concept, and I anticipated staff and/or the applicant would think it through too. That might have clarified the choice between forest and field. Of course, it would be ideal for the people of Richmond to have both, bringing acclaim to Polygon and Talisman. In any case, Planning Committee, I wish you well in whatever you arrive at for Richmond.

ON TABLE ITEM

Date: Feb 8, 2021
Meeting: Council
Item: #16

From: MayorandCouncillors
Sent: February 8, 2021 11:48 AM
To: MayorandCouncillors
Subject: FW: Delegation Council Meeting Feb. 8
Attachments: Polygon Talisman Roston Chart Council Meeting Feb 8 2021.pdf

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: February 8, 2021 10:58 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: Delegation Council Meeting Feb. 8

I would like to delegate at this evening's Council meeting on agenda item 16: Polygon Talisman project.

I would like to use the attached chart during my comments. I don't know if there is a simple way to display it or rather it has to be sent to the councillors in advance.

Thanks.
John

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john.roston@mcgill.ca
John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

	$Million
Cost	
Land	$95
Building streets, amenities, etc.	$35
Total	**$130**
Rezoned Land Value	
10% market rental	$234
65% market rental	$201
Profit	
10% market rental	$104
65% market rental	$71
Difference	**$33**

Ignores any additional profit on building the housing and either selling condos to individuals or selling market rental buildings to pension plans.

From: John Roston, Mr
Sent: January 30, 2021 12:06 PM
To: McPhail,Linda ; Brodie, Malcolm ; McNulty,Bill ; Loo,Alexa ; Steves,Harold ; Au,Chak ; Day,Carol ; Wolfe,Michael
Cc: CityClerk ; Craig,Wayne ; Badyal,Sara ; Nikolic,Diana
Subject: Pension Plans and Rental Housing

Councillor Day asked an excellent question on pension plans interested in purchasing large rental housing developments. Information below. Major players like the Canada Pension Plan are buying into large rental housing projects around the world. Pension plans usually partner with very reliable large rental housing management companies since they both are concerned with their good citizen image and with keeping tenants happy to minimize turnover costs. There have been examples of quick buck venture and hedge funds that buy up large developments, slash costs, raise rents and then sell a couple of years later. These are not pension plans.

At the Talisman Public Hearing, Councillor Day asked Mr. Glover of Polygon if they could sell rental buildings to a pension plan. The minutes note his reply, "Polygon has been in discussion with organizations regarding the purchase and management of the market rental housing." However in their new revised proposal, they say they will keep ownership of the market rental and manage it themselves. Clearly they realize that there is good money to be made from market rental or they would sell.

John

Vancouver Rental
"When they shut down B.C., for two weeks, things were quiet. And then it exploded again," said Goodman, whose company Goodman Commercial is Metro Vancouver's busiest agent for the sales of apartment buildings. We've seen major institutional groups out of Toronto buying assets. … We've seen no price deflation at all. Actually, if I may be so bold as to say, the value of buildings has even gone up. … People are feeling very bullish about rental."

"Vancouver's rental housing landscape has been shifting recently away from local mom-and-pop landlords to large, mostly Toronto-based financial companies — including multi-billion-dollar pension funds, asset management firms and REITs. Experts expect that trend will only increase, despite the pandemic, as returns for investors have been great."
Big money bets big on B.C. rental: 'Good news' for investors, 'worst fears' for residents | Vancouver Sun

Canada Pension Plan Investment Board
"Canada Pension Plan Investment Board (CPP Investments) and Greystar Real Estate Partners, LLC (Greystar), a global leader in the investment, development, and management of high-quality rental housing properties, have formed a new joint venture to pursue multifamily real estate development opportunities in target markets in the United States.

CPP Investments has allocated US$350 million in equity to the joint venture for a 90% stake, and Greystar has allocated US$39 million for the remaining 10%. Greystar will manage and operate the portfolio on behalf of the joint venture."
CPP Investments and Greystar Real Estate Partners Form U.S. Multifamily Development Joint Venture (newswire.ca)

São Paulo, Brazil (September 1, 2020) – Greystar Real Estate Partners, LLC (Greystar) is joining Canada Pension Plan Investment Board (CPP Investments) and Cyrela Brazil Realty (Cyrela) in a joint venture that will develop, own and operate purpose-built multifamily rental housing in São Paulo.

The joint venture continues to target an investment of up to R$1 billion in combined equity. CPP Investments will maintain majority interest in the joint venture, Cyrela will also own a significant interest and Greystar will acquire an ownership interest through the expansion of the partnership.
Greystar joins CPP Investments and Cyrela in Development of Brazilian Multifamily Property Sector | CPP Investments

From: John Roston, Mr
Sent: January 29, 2021 2:34 PM
To: McPhail,Linda ; Brodie, Malcolm ; McNulty,Bill ; Loo,Alexa ; Steves,Harold ; Au,Chak ; Day,Carol ; Wolfe,Michael
Cc: CityClerk ; Craig,Wayne ; Badyal,Sara ; Nikolic,Diana
Subject: RE: Planning Committee Meetings on Feb. 2 and 3

Dear all,
One small revision to our submission on Polygon Talisman Park. We are interested in the percentage of market rental units in relation to the total number of units in the project. That is 120 units out of a total of 1290 units which is 9.3%, not the 10.3% stated in the report and our submission. The City uses 10.3% as the percentage of market rental units in relation to the number of non-market rental units which is not the way most people would think about it in our view.

Best.
John

From: John Roston, Mr
Sent: Thursday, January 28, 2021 5:44 PM
To: 'McPhail,Linda' <LMcPhail@richmond.ca>; 'Brodie, Malcolm' <MBrodie@richmond.ca>; 'McNulty,Bill' <BMcNulty@richmond.ca>; 'Loo,Alexa' <ALoo@richmond.ca>; 'Steves,Harold' <hsteves@richmond.ca>; 'Au,Chak' <CAu@richmond.ca>; 'Day,Carol' <CDay@richmond.ca>; 'Wolfe, Michael' <MWolfe@richmond.ca>
Cc: 'CityClerk' <CityClerk@richmond.ca>; 'Craig,Wayne' <WCraig@richmond.ca>; Badyal, Sara <SBadyal@richmond.ca>; Nikolic,Diana <DNikolic@richmond.ca>
Subject: Planning Committee Meetings on Feb. 2 and 3

Dear Councillor McPhail,
As Coordinator of the Richmond Rental Housing Advocacy Group, I am both submitting written documentation and by copy to the City Clerk, requesting the opportunity to delegate by telephone at the Planning Committee meetings on Feb. 2 and 3. We are commenting on Item 3, Polygon Talisman Park, and Item 4, Lansdowne Shopping Centre. Since they are being considered on different days, I would prefer to delegate on both days, but if it is only possible to do so on Feb. 2 then I will cover both projects at that time.

Very brief separate written comments on the specifics of each project are attached. However the comments below on the overall context of market rental housing in the City Centre apply to both projects. My understanding is that the staff referral at the October Public Hearing, "That staff provide suggestions and options for a market rental policy and report back," is still outstanding and discussion of that report would have an important impact on these projects.

Market Rental Housing Policy

Why these two projects are important
There is limited land in the City Centre suitable for large affordable rental housing projects close to workplaces and public transit. If these two projects do not provide a large amount of purpose-built rental housing, then the opportunity for many young people to live in Richmond where they were brought up will be lost. They are also the entry level workers who will provide many of our services and if they cannot live where they work, many of our small businesses will struggle to find staff.

Bringing rents down
A dramatic increase in the supply of purpose-built rental housing that is centrally managed will reduce costs, substantially increase the vacancy rate and lower rents. The Richmond 1-bedroom apartment vacancy rate increased from 0.5% to 2% in 2020, but average rent still increased 5% despite BC Government Covid rent controls. [Source: CMHC] We need a more dramatic increase in the vacancy rate like that in Toronto which increased from 1.1% to 5.7% in

2020 causing average monthly rent to **decrease** by 17%. [Source: Toronto apartment vacancy rates spike to record high, monthly rent plunges - The Globe and Mail]

Large developments of purpose-built rental housing under central management result in economies of scale that reduce operating costs and keep rents down while providing a reasonable profit to the owners. An individual condo owner renting out one condo has much higher costs and must charge higher rents.

Rental tenure zoning

The BC Government gave the City the power to zone particular buildings for rental tenure only precisely because it recognized that property developers can make large profits faster by selling strata condo units to investors who often leave them vacant while waiting to profit from a rapid rise in land value. Getting the rental housing we need requires local government intervention.

Developers who want a quick profit can sell rental housing buildings to pension plans that want long term steady returns.

Rental tenure zoning will quickly limit the rapid rise in residential land value which is not in the self interest of developers. We have been here before. Restricting house size limited the rapid rise in farmland value which was not in the self interest of farmland owners. It is a question of Council rising above that and doing what is right for future generations.

John Roston
Coordinator
Richmond Rental Housing Advocacy Group
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

From: John Roston, Mr
Sent: January 28, 2021 5:44 PM
To: McPhail,Linda ; Brodie, Malcolm ; McNulty,Bill ; Loo,Alexa ; Steves,Harold ; Au,Chak ; Day,Carol ; Wolfe,Michael
Cc: CityClerk ; Craig,Wayne ; Badyal,Sara ; Nikolic,Diana
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John Roston
Coordinator
Richmond Rental Housing Advocacy Group
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

Planning Committee, Tuesday, February 2, 2021, 4 pm.
Submission from the Richmond Rental Housing Advocacy Group

Item 3: Application by Polygon Talisman Park Ltd.
See our Market Rental Housing Policy comments.

Solving Richmond's rental housing crisis requires a dramatic increase in the supply of purpose-built rental housing that is centrally managed to reduce costs and lower rents. We have proposed that at least 65% of large housing projects in the City Centre should be market rental plus 10% below market rental with a maximum of 25% strata condo units for sale.

The original Polygon Talisman Park proposal included 5.6% (65 units) market rental and 10% (150 units) below market rental with 84.4% (1,011) strata condo units for sale. The new proposal moves the park to save trees which is great, but only increases market rental units from 5.6% to 10.3% (120 units) which is a far cry from the 65% that is desperately needed. This token increase will have zero effect on the overall rental market and will not lower rents. It has been accomplished by increasing the density of the project to actually increase the number of strata units for sale to 1,014.

When this project was referred back to staff at the October Public Hearing, one question was whether the City's market rental housing policy should require large projects to have much more market rental since the City has that power. An additional motion was approved, "That staff provide suggestions and options for a market rental policy and report back." Either this Polygon Talisman Park proposal should be referred back until that staff report is received and discussed or Council should use its power to rezone the property for a much higher level of market rental units, ideally 65%.

Planning Committee, Wednesday, February 3, 2021, 4 pm.
Submission from the Richmond Rental Housing Advocacy Group

Item 4: Proposed OCP Amendment Lansdowne Shopping Centre
See our Market Rental Housing Policy comments.

We understand that this is the OCP document and that there will be a subsequent rezoning application for each phase of the project when the exact requirements will be nailed down. However, this is a lengthy document that outlines many of the provisions that are now foreseen will be required. This lets the developer know what to plan for in preparing the rezoning applications.

Phase 1 of the project is the low-rise housing in the northeast corner of the property. This is the type of housing most suitable for young families, many of whom cannot afford to buy and must rent. It is therefore important to specify that the city will require the Phase 1 housing to be family friendly and entirely market rental and below market rental.

Discussion of rental housing in subsequent phases can be discussed when the Phase 1 rezoning application is made.

Parking is covered in this document in some detail. Attachment 10, Item 1.7 c. ii., specifies that public parking spaces will have a maximum hourly rate similar to City sites such as the Olympic Oval. Parking at Lansdowne Centre is now free. It should be stated that there must be a minimum of two hours free parking in any spaces serving commercial enterprises.

From: Vivian Lee <vivlee604@yahoo.com>
Sent: February 1, 2021 9:54 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Need for more affordable housing in Richmond

Dear Mayor Malcolm Brodie, Councillor Chak Au, Councillor Carol Day, Councillor Alexa Loo, Councillor Bill McNulty, Councillor Linda McPhail, Councillor Harold Steves, and Councillor Michael Wolfe,

Every day on my commute, I drive by many condominiums being constructed or recently constructed, but sadly unaffordable for many Richmond residents. Over 20% of Richmond residents live in poverty, which affects seniors, people on a fixed income, and young families trying to find housing. As Richmond becomes home to an ever increasing luxury housing market, rents are out of the reach for many of its residents.
I am writing as a concerned resident who resides in Richmond and hoping that our mayor and councillors will examine with their hearts and minds the Polygon Talisman proposal which has only 120 market rental units and 1,014 condos.
I do believe that there are many steps we can take as a community to move forward and increasing the number of market rental units would be one of the steps.
Thank-you for taking the time to read my email. Richmond needs more, much more affordable housing.
Sincerely,
Vivian Lee

From: Akiko Holz <akikoholz@gmail.com>
Sent: February 1, 2021 9:44 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Planning committee February 2, 2021 - Item 3 Application by Polygon Talisman Park Ltd.

Dear Mayor and the planning committee,

The attached was brought to my attention and as a long term resident of Richmond I agree with the comments made by the Richmond Rental Housing Advocacy Group and I strongly agree that Council should use its power to rezone the property for a much higher level of the market rental units.

Akiko Holz
7311 Parry St.
Richmond BC

Planning Committee, Tuesday, February 2, 2021, 4 pm.
Submission from the Richmond Rental Housing Advocacy Group

Item 3: Application by Polygon Talisman Park Ltd.
See our Market Rental Housing Policy comments.

Solving Richmond's rental housing crisis requires a dramatic increase in the supply of purpose-built rental housing that is centrally managed to reduce costs and lower rents. We have proposed that at least 65% of large housing projects in the City Centre should be market rental plus 10% below market rental with a maximum of 25% strata condo units for sale.

The original Polygon Talisman Park proposal included 5.6% (65 units) market rental and 10% (150 units) below market rental with 84.4% (1,011) strata condo units for sale. The new proposal moves the park to save trees which is great, but only increases market rental units from 5.6% to 10.3% (120 units) which is a far cry from the 65% that is desperately needed. This token increase will have zero effect on the overall rental market and will not lower rents. It has been accomplished by increasing the density of the project to actually increase the number of strata units for sale to 1,014.

When this project was referred back to staff at the October Public Hearing, one question was whether the City's market rental housing policy should require large projects to have much more market rental since the City has that power. An additional motion was approved, "That staff provide suggestions and options for a market rental policy and report back." Either this Polygon Talisman Park proposal should be referred back until that staff report is received and discussed or Council should use its power to rezone the property for a much higher level of market rental units, ideally 65%.

-----Original Message-----
From: Karen Schaffer <littleflourcakes@gmail.com>
Sent: February 1, 2021 8:42 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Development proposal

Mayor and councillors of Richmond,

Richmond is in serious need for more rental housing. A diverse population - from young families to seniors to new refugees - is being forced to move out of Richmond due to lack of access to affordable housing.

The Polygon Talisman project is planning much less than the 65% market rental units required. Please hold developers to a standard that will promote the beauty and flourishing of our city rather than the profit margin of a few.

Yours truly,
Karen Schaffer

From: Cherelle Jardine <laserbeammusic@gmail.com>
Sent: January 30, 2021 8:28 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Re: Talisman Park and Lansdowne Centre developments at the Planning Committee Meeting

Attached is a photo of the outdoor stage in Maple Ridge for your consideration.
Thank you
Cherelle

On Sat, Jan 30, 2021 at 8:23 PM Cherelle Jardine <laserbeammusic@gmail.com> wrote:
Hello
I understand that you will be meeting this coming week to discuss the Talisman Park and Lansdowne Centre developments.
While you consider the opportunities for low rental housing which is much needed, please also consider having a covered stage for entertainment. Once the pandemic is over, music needs spaces to come back to.
There aren't many outdoor permanent stages in Richmond, we need to add these sites to our city.
Steveston used to have one behind the community center many years ago, it was sadly torn down instead of being upgraded.
We put on many concerts at that venue.
Thank you in advance
Sincerely
Cherelle Jardine
--

Cherelle Jardine
Discover Cherelle's music at
www.cherellejardine.ca
@cherellejardine on all social media.

Featuring...
Stone Poets
Bringing together an extraordinary blend of poetic lyricism and emotionally powerful instrumentation, Vancouver, BC's Stone Poets create exceptionally moving music that genuinely matters. Challenging hearts & minds across the globe to open-up and see the beauty in both the light and dark, together this remarkable three-piece band dives deep into meaningful material that reveals their bold authenticity.
www.stonepoets.ca

@stonepoets on all social media

Make a Scene Canada
Join Cherelle and explore the songs and stories of our talented Canadian artists and music industry leaders.
From Colin James, Jesse Cook, Jeff Martin (Tea Party), Jane Siberry, Todd Kerns plus an array of artists and industry professionals, Make a Scene Canada is a go-to for discovering new artists and their music as well, music from our Canadian Icons.
Find Make a Scene Canada https://make-a-scene.captivate.fm
@makeascenecanada on all social media.
Home station
www.pacificnorthwestradio.com

@pacificnorthwestradio on all social media
To be a guest on Make a Scene Canada or to sponsor or advertise with us, contact Cherelle @ laserbeammusic@gmail.com

Keep music alive in Canada! www.canadianmusicianscoalition.ca

Laser Beam Music is a boutique music company in Vancouver BC.
LBM organizes recording, promotions and bookings.
Promoting a small roster of eclectic artists carving out their names in the industry.
HEAD, Stone Poets, Cherelle Jardine, Marc Gladstone. Make a Scene Canada, Pacific North West Radio, Slip into the Fray and Be Your Own Rockstar.

[Public correspondence included in
referral rezoning staff report dated January 15, 2021]

Public Correspondence

Jim Wright	January 15, 2021 December 6, 2020 November 24, 2020 November 23, 2020 October 19, 2020
Yvonne Bell	December 16, 2020
Sharon McGougan	December 7, 2020 October 19, 2020
John Roston	December 6, 2020 November 24, 2020 October 15, 2020
Laura Gillanders	November 26, 2020
Michelle Li	October 18, 2020

Badyal,Sara

From:	Jim Wright <jamesw8300@shaw.ca>
Sent:	January 15, 2021 3:01 AM
To:	MayorandCouncillors
Cc:	Sharon MacGougan; Bell, Yvonne [PHSA]; Sofi Hindmarch; Glover, Robin; Murray Spitz; John Roston, Mr
Subject:	New input re "Talisman Park" referral
Attachments:	15Jan21-JWright-RmdCouncil.pdf

Mayor Malcolm Brodie and Councillors,

Motivated by "Talisman Park" tours and Trump's coup attempt, I'm sending new input re the Talisman referral. Please read the attached memo and let me know if you have questions.

Bye for now,
Jim Wright

To Mayor Malcolm Brodie and Councillors

From Jim Wright: **An update to my "Talisman Park" referral responses,** January 15, 2021

I again address the referral directions to "explore better use of existing mature trees" and "review the proposed park location." Basically, the best use of parkland with mature trees would be the forest ecosystem in the southeast corner of "Talisman Park."

I've gathered further insights from touring the area with informed colleagues. "Talisman Park" is currently a natural area—"old field" and urban forest, as shown at right. However, the Polygon Homes "Talisman Park" proposal would replace that parklike area with dense construction. That is *non*-park, and it cries out for action that heeds the intents in Richmond's *Ecological Network Management Strategy* and our Declaration of Climate Emergency.

The proposal would lead to observable ecosystem losses, with significant greenhouse gas consequences. Fortunately, it's evident that the developer, Polygon, has been acting to improve the proposal. I will suggest further ways to act in keeping with our Richmond ecological intents.

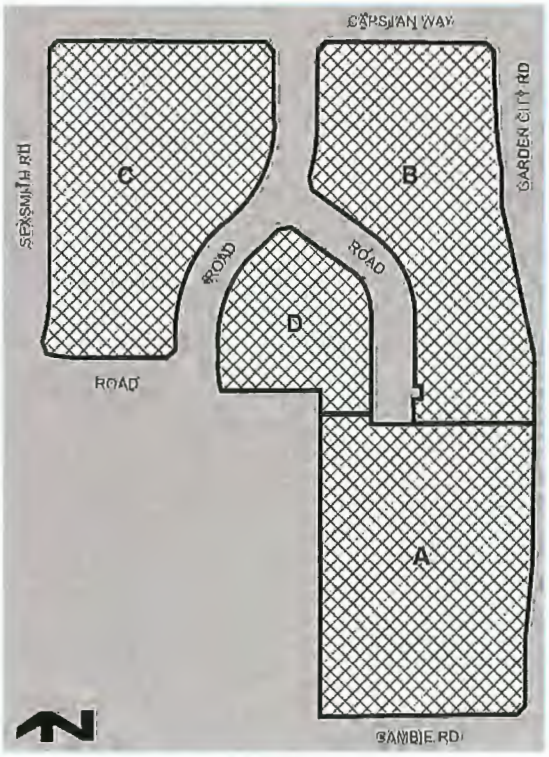
Context: Richmond's *Ecological Network Strategy* (*EN Strategy*) reflects *A New Climate for Conservation: Nature, Carbon and Climate Change in British Columbia*. I recommend the Executive Summary. Like the *EN Strategy*, my suggestions continue to be in the context of the two stated priorities:

1. Integrate nature conservation strategies with climate action strategies.
2. Broaden core protected areas into a climate conservation network. (*Summary* pages 18–19)

Reviewing that publication has reminded me there are ways to measure and credit *avoided* ecosystem degradation. That could include the natural-capital effect and/or carbon effect of *not* clear-cutting the forested areas of "Talisman Park." I don't think that the monetizing of *non*-degradation should be our main motivator, but it could be a worthwhile bonus.

Participants with me in one or more "Talisman Park" tours:

- Robin Glover, Polygon vice president responsible for the "Talisman Park" construction project, who initiated a tour meeting
- Murray Spitz, resident caretaker/tenant of 8791 Cambie (3.23 ha, the bulk of the Talisman area) for 40 years until evicted, who contributed firsthand knowledge re hawks to the City
- Sofi Hindmarch, MSc, research scientist with Barn Owls BC and Fraser Valley Conservancy, who contributed firsthand knowledge re barn owls and local raptor habitats to the City
- Sharon MacGougan, president, Garden City Conservation Society, and former chair, Amnesty International Canada
- Yvonne Bell, long-time conservation activist, long-time member of the adjacent Richmond–Sea Island United Church, and local resident who knew a number of Talisman area residents
- Chak Au, Richmond councillor seeking firsthand knowledge of "Talisman Park" ecosystems



Above diagram: Proposed "Talisman Park."

Right: The satellite image of the southeast corner of the "park" is essentially Area A.

The land within the red outline has been included in concepts of *Talisman Forest* parkland.

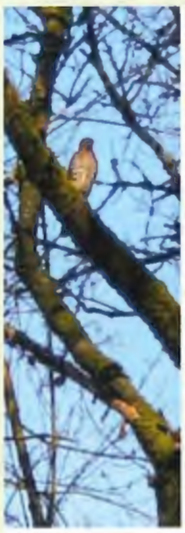
Ideally, Polygon owner Michael Audain would give the "Talisman Park" area (top left) to Richmond for ecology/climate purposes. In case he doesn't, I'll share some new insights, mainly generated from the recent tours of the area:

- Along the far west (left edge) of the satellite image, many large and evident trees are partly on Richmond–Sea Island United Church land, so let's acknowledge their role in the Talisman Forest. Polygon has offered a 5-metre easement along the border. The ribbon of forest could be saved and optimized. That would include extensive tree crowning, a permeable crushed-gravel path, and a berm to stop flooding by drainage from the higher ground of the development.
- In the north half of the satellite image, there's a row of Western Red Cedars, *Thuja plicata*, at the north end (as labelled). Turning a right-angle corner, the row extends far south. The total length is about a hundred metres. Seen from the north, it forms an L shape. Although it's called a hedgerow, we now know that the cedars have never been topped or trimmed like a hedge, so it's a long and dense grove. Typically about 20 cm in diameter, the trees are early in their natural lifespan but maturing, and they already sequester a lot of carbon. They *could* sequester many times as much for hundreds of years, while producing oxygen. Fortunately, they're fairly tolerant of groundwater salt, which will increase in Richmond soil as sea level rises.

  Polygon now wants to clear-cut the hedge/grove (not save part, as in a previous plan). From their perspective, that is reasonable, since conserving it would deprive them of a large construction area. If Richmond goes along with that, I hope it will be recognized as a significant concession.

- A core part of the proposed Talisman Forest extends north from Cambie past the yellow line on the satellite image—a little over a third of the way north. Polygon and I seem to essentially agree with that, each with modifications. Mine is to include the acacia grove (labeled).
- The oak in two photos (above left) is located in the northward bulge in the red border beside Garden City Rd in the map-like image. Polygon has pointed out that the oak and all the trees beside the road from there to Cambie Rd are in land that Richmond controls for purposes of adding a southbound right-turn lane, a cycling lane, and a sidewalk.
- The right-turn lane does need to be there. But many of the trees in a row to the west of that lane could be retained, after thorough arborist care—especially for that oak. Finally, west of the row of trees, a very wide crushed-gravel trail could serve pedestrians, cyclists, etc. Also, the power line could be buried, eliminating the power-line reason for cutting back roadside trees.
- On the *south*west corner of Garden City Rd and Cambie Rd, I hope that Polygon Homes will provide a spacious 121 m^2 plaza, as on the *north*west corner of Garden City Rd and Capston Way. This and the previous suggestions would efficiently add ecological and recreational value to that part of the Talisman Forest.

Note: The three Cambie houses in the satellite image are gone. However, the 8791 Cambie house that was the second house west of Garden City Rd is still present, hidden by a canopy of trees.



Harvey

Murray

Fluffy

Rocky

This page is about 8791 Cambie Rd. The photos are from the virtual tour guide I sent with my December 6, 2020 message to council. It introduced Murray Spitz, the caretaker for forty years, along with other residents of 8791 Cambie, their haven. Murray looks ready to sing his song about Fluffy and friends. It's called "Cool Cat." To listen in, just click on the title.

Notes: Harvey is a Cooper's Hawk. From open areas outside the haven fence, it's easy to view the haven's many trees, which are mainly along the fence. One can also see the hawks' nest and sometimes Harvey and/or Harriet Hawk and other raptors. The upper branches reach across to meet protectively, high above the haven. Rocky Raccoon lives under the now-vacant house with his two sisters. Fluffy often joined the triplets but must have moved on with Murray.

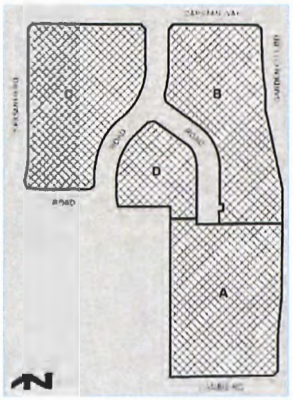
I've been optimistically making suggestions, but they only matter if council and staff are committed to devotedly stewarding the forest, as Murray Spitz did. Murray is just a good-natured guy of 68 with youthful enthusiasm. He got evicted from the home he had poured his heart into, and it's typical that he still put himself in the evictor's shoes, with not a word of criticism or self-pity.

Murray sees what's needed because he loves the Talisman Forest—the living things and their parts in the forest ecosystem. With that mindset, plus various talents, he gives nature a hand.

The developer could have let Murray stay there. After all, Richmond will likely obtain the property, with no urgent need to demolish or evict. It was to Richmond's advantage to have the capable and inspiring 40-year caretaker in place. Nevertheless, I bet he'll share his wisdom if asked.

In any case, the loss will be a gain if we learn from it to think deeply about the inherent values that remain in the Talisman Forest. Naturally, with that approach, we too will be ready to give nature a hand.





Richmond's *Ecological Network Management Strategy* suggests :

> Most of Richmond's public parks and greenways contain only small amounts of natural ecosystems. The City can play a leadership role in EN protection and improvement by further managing some of them for ecological enhancement. (page 46)

Please, let's do that with this parkland. I'll now add final thoughts about how it can be done.

Above left photo: The photographer stood north of Cambie Rd, facing northeast. On the east side, one can glimpse the sturdy high red fence that surrounds 8791 Cambie Rd, which was Murray Spitz's haven. The visible fence is the East–West midpoint of the Talisman Forest.

The western side of the forest would best be a quiet place, with a modest crushed-gravel walking trail through it from Cambie to a similar East–West trail north of the haven's back fence. Barren space like what's shown (sites of former buildings) can be stewarded for the hawks, owls and eagles we see in the area. Someone like owl expert Sofi Hindmarch, whose work has influenced the Talisman proposal, could advise on that. On a tour, she stressed the vital need to *use such spaces to* ***create "old field" habitat,*** along with removing invasives and pre-empting startling noise.

On the inner side of the 8791 Cambie fence, I hope we can conserve the haven, including the songbirds Murray made at home. There needs to be an ongoing presence in the house or its replacement structure, with visiting by appointment and video coverage of the haven and beyond.

Above centre photo: The photographer again stood north of Cambie, this time on the east side of the forest, between the haven (unseen to the left) and Garden City Rd. Night-lighting would be needed for the wide walking/rolling route there. With compassion for senior bladders, there could be a washroom at the corner plaza, as well as benches and interpretive signs throughout the parkland. After all, like raptors and songbirds, humans matter in the Talisman Forest ecosystem.

Above right image: The forest is mostly in Area A of "Talisman Park." However, it would be great to have forest trees like cedars and oaks in Areas B–D, perhaps credited as 5 or 10 tree units if a usual tree is 1 unit. Also, small playgrounds and fitness features could be spread through B–D, like the Minoru Park fitness path (monkey bars, parallel bars, balance beams, etc.) but with basic and higher levels. As well, Area D could still be the planned kind of parkland.

Talisman Park, *like an actual park* but with homes too, would then merit the *Park* name. We could end up with a win-win for ecology, climate action and happiness, which naturally belong together.

Badyal,Sara

From: Jim Wright <jamesw8300@shaw.ca>
Sent: December 6, 2020 10:43 AM
To: MayorandCouncillors
Subject: Response to new Talisman info
Attachments: 1-Talisman-update_2020-12-06.pdf; 2-Talisman-Forest-Tour.pdf; 3-EN-Strategy-re-Talisman.pdf; 4-Creating-our-talisman.pdf

Mayor Brodie and Councillors,

Thank you for empowering the evident progress of the Talisman referral.

I also wish to thank Richmond staff and Polygon's personnel. In a range of public and individual ways, I've got a sense that considerable care is going into collaborative efforts. In that aspect, this is likely the most impressive project I've interacted with, and there have been a fair number over my years as an involved Richmond citizen.

Attachments:

- Please read the memo, 1-Talisman-update_2020-12-06.docx,
- drop in on the Talisman Forest tour again, 2-Talisman-Forest-Tour.pdf,
- help Polygon apply our Richmond *Ecological Network Management-Strategy*, 3-EN-Strategy-re-Talisman.pdf,
- and empower the Talisman Forest to be a Talisman, 4-Creating-our-talisman.pdf.

Once again, there is significant urgency in some of the factors I'm bringing to your attention.

Bye for now,
Jim Wright
778-320-1936

As the late great Mary Gazetas used to say, "Keep at it. It's worth it."

To: **Mayor Malcolm Brodie and Richmond Council**

From: Jim Wright, Richmond

Re: Update re **referral of Talisman Park** proposal

Date: 2020-12-06

This memo and Attachments 2–4 share new insights about greater Talisman Forest potential, including for Polygon in ways that are also good for the city, community and ecology of Richmond.

The Chrystal factor: A new factor is this Neil Chrystal statement to the *Richmond News* about Polygon's Talisman Park development: "We'd like to think we're working with the community to come up with the best plan" (2020-12-03). The *News* supplied this context: "Polygon is in the process of working to shift the location of a previously planned park in the centre of the development in order to save 'a good portion' of the trees, said Neil Chrystal, president of the development company." That new location is the southeast corner (Cambie & Garden City Roads), the basic need is to rescue the forest ecosystem, and the chief executive's goodwill is promising.

The eco-strategy factor: Besides the stakeholders' goal-inspired and dedicated goodwill, we need to draw on Richmond's *Ecological Network Management Strategy*. Attachment 3 captures it and relates it to the Talisman Forest and Park. The *Strategy* is overwhelmingly wonderful, and the document spotlights what most applies. We could adapt my initial step into a fully compatible *Talisman* Eco-Strategy to empower the ecosystems of the Talisman Forest and Park.

The Talisman factor: Attachment 4 discusses what a secular *talisman* is and how the Talisman Forest can be a great talisman. I've finally realized that the Polygon project's *Talisman* identity, when promoted the way Polygon probably intends, has versatile value that ties in very well with the potential of the Talisman Forest. Talisman stakeholders, including the loose-knit involved citizens like me, can make the Talisman Forest a terrific *talisman* for Talisman Park by bringing out the best in it together. You'll see what I mean when you read that one-page attachment.

The human ecosystem factor: I've included Attachment 2 again. That Talisman Forest Tour enables a sense of the ecosystem. Murray Spitz, the human life in the eco-mix, is its caring voice, as we see on page 14 of the tour. That will end in destruction unless a Polygon surrogate (Westwood Ridge Property Management) gets the demolition permit extended (easy enough—for up to 180 days) and immediately stops evicting him while the Talisman Forest plan evolves. Wiping out any living part of the ecosystem matters, but Murray would be an irreplaceable loss, and appreciating what he brings to the mix would be an irreplaceable gain.

The extent of the Talisman Forest

The area outlined in red is the Talisman Forest as described in a recent John Roston letter to Richmond Council. I like the way his northern additions to the previous rectangle include the little acacia grove on the west side and a charming oak on the east side. However, I now think the area shown in an orange rectangle is best: it allows space to optimize for hawks, owls, etc.

Another way to extend the Talisman Forest is to encourage the same kinds of trees in the rest of Talisman Park, even large ones like Garry Oaks and Western Red Cedars, perhaps with lower branches managed to allow for paths, benches, mini-playgrounds, etc., under them. If trees like that get counted like several small ones, they could stop being ruled out for taking so much space. Those are just examples of ways to make it feasible. Also, people could gain knowledge from interpretive signs in the Talisman Forest and apply it to trees elsewhere in Talisman Park. With bird-friendly planning, birds would be happy too. That wouldn't make the whole development forest, but it would all be part of a forest-theme Talisman *Park* with a forested natural area as its talisman.

Welcome to the **Talisman Forest Tour!**

On our right, we see the home of Murray Spitz for the past forty years. We hope the City of Richmond can empower the developer, Polygon, to postpone any demolition of it. That way, the City and community of Richmond can retain their current full set of options for using the Talisman Forest natural area as parkland.

Next, further west on the edge of Richmond-Sea Island United Church land, we look northeast at the forest.

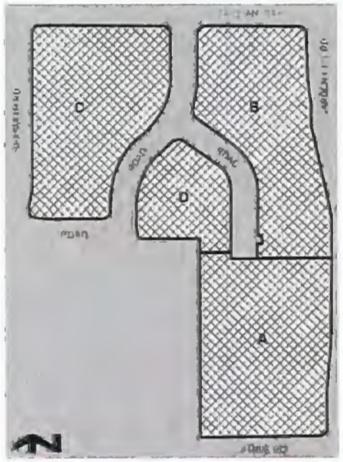
Finally, coming back westward on Cambie, let's head into the forest, where there's a natural pool for wildlife.

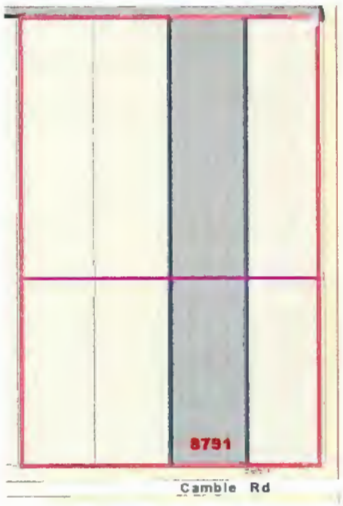
Just off Cambie Rd, looking north and then looking east and west, we see many mature trees on each side from a comfortable distance.

Next, let's walk to the north end of the open area.

Look to your left. There's a bit of the south end of a large hedge in the background. Closer to us, there's a grove of acacias. Even though there's also an acacia grove across Cambie Rd at Garden City Rd, it is not likely to be spared by development.

Acacia groves are a rare and pleasant sight in Richmond. We hope that this one in the Talisman Forest will be kept, even if the parkland needs to be stretched northward to include it. Acacias don't have long lives, but saplings are beginning to spring up.





Good thing you brought devices with screens on this Talisman Forest neighbourhood tour!

On the left side, the top diagram is a simple Talisman Park development plan. We're in Area A, which is the southeast corner.

Notice 8791 Cambie Rd, where Murray Spitz lives. The lot is shown in grey.

We've adapted that lower diagram from a BC Assessment map.

The magenta line that's less than halfway up that diagram denotes the north border of the Talisman Forest natural area, at minimum.

The natural area includes lots of space for a wide compressed-gravel path north of Murray's fence.

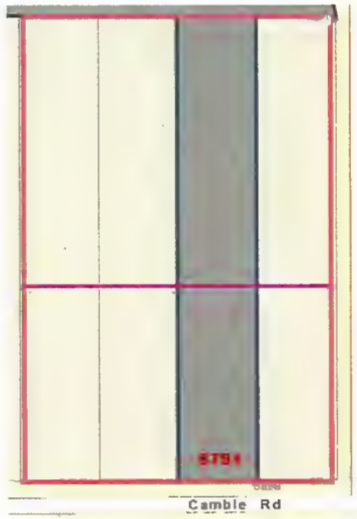
The satellite map shows the south half of Polygon's Talisman Park, except that the United Church is in the middle. Notice all the trees on the west side that the development intends to mostly eliminate.

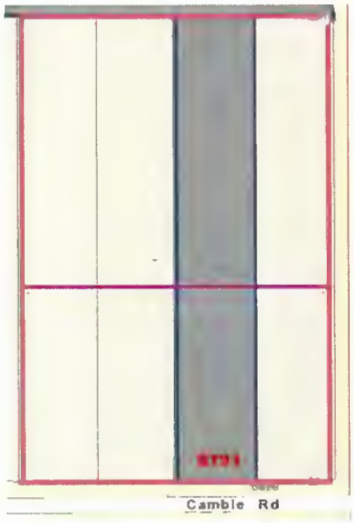
The outlined area in the southwest corner represents the same Talisman forest natural area that's identified in the BC Assessment image. It is about 1.75 acres, or 0.7 ha.

Here we're at the south end of the Talisman Forest natural area. (It's at the bottom of the diagram, just left of the grey area and house number.0 From close to Cambie Rd, we can see parts of the high and sturdy red fence of Murray's yard through the trees. We can also see Murray's home by looking past Sharon MacGougan (orange jacket), who is admiring a large tree with Yvonne Bell).

In the parkland of the Talisman Forest natural area, there would likely be a wide compact-gravel pathway (crowned and slightly raised) from Cambie to the north end (the magenta line). In all weather, people of all ages would pass through.

Many would be on foot, perhaps using a walker. Others would be rolling—using a wheelchair, bicycle, rollator, stroller, any kind of scooter, etc., perhaps motor-assisted.





We have now walked a few metres back to Cambie Rd and then east past Murray's home at 8791 Cambie. With mature trees on both sides, we walk north where there may later be another wide compacted-gravel path. One value of the forest walk is that people can feel a natural break on their way to and from any of the bus routes or the Aberdeen Canada Line Station.

Walking further south, we see a beautiful treed area ahead. It will be removed to make way for the Talisman Park development.

The area we're looking at has been a thriving part of Richmond's Ecological Network, but it won't be any more unless the Talisman Forest natural area becomes parkland, with informed attention to all the natural life.

After walking well out into the grass field, which Murray used to take care of, we come back toward an oak tree on the west side of Garden City Road. There are a few oaks in the Talisman Forest, and they are all very much worth keeping, especially with the climate crisis leading to a higher and saltier water table in Richmond.

Oaks are very long-lived and good for taking in carbon, sending out oxygen in return. They are also one of the kinds of trees that are most tolerant of salty water. When we look closely at this oak, we see that it has been cut back to avoid electrical lines in functional ways—with a mangled effect. However, birds who want to live in it won't mind, the climate effects will be just as good, and the tree becomes beautiful when seen in the right way, as in the larger photo.

Continuing south, we experience the most imposing feature of Talisman Forest, the cedar hedge.

Forty years ago, two young women living in the house closest to the United Church planted a cedar hedge as a border on the north part of their lot. It is about 330 feet long, and it's now about 35 feet high and 25 feet wide. It consists of around a hundred trees, most counting as "mature" and almost all close to it.

They could continue to be a tremendous carbon sink and source of oxygen, and they are fairly tolerant of salty groundwater, a likely effect of rising sea level.

They may be Western Red Cedars, with an extremely long life, or they may be a close relative with a short life. That makes all the difference re whether it is worth trying to save them as a huge symbol of the City of Richmond's action to slow global warming.

Where Sharon and Yvonne have stopped to talk, they are well within the set of four one-acre lots that include the Talisman Forest.

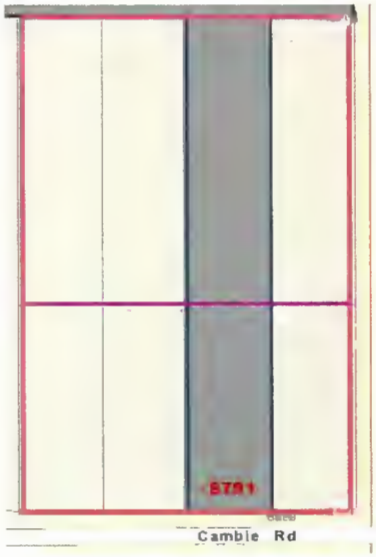
There are lots of small mammals in the grassy area, and it is a suitable hunting ground for barn owls and hawks.

However, Richmond staff have identified other areas that can be suitable alternatives and have devised plans to further improve them to take on the role. The shortcoming is that those locations may not be maintained. Perhaps a raptor hunting area needs to be retained as part of the natural area.

Walking back into the Talisman Forest natural area, we first see Murray's back fence. We next walk past the east fence of Murray's yard. In both places, we see tall trees. They actually form a canopy in parts, with an effect that Murray's home is not visible from the sky.

Coming back to 8791 Cambie Rd, we go through the cedar gateway in order to get to the back garden. As we start through, Murray can see us if he wants, since he has a video feed for security.

If the forest natural area becomes parkland, the video coverage would best be extensive, partly for security but also to monitor what nature is doing. One purpose is so that the experts on the different kinds of forest life can ensure that the natural area keeps improving and never accidentally deteriorating.



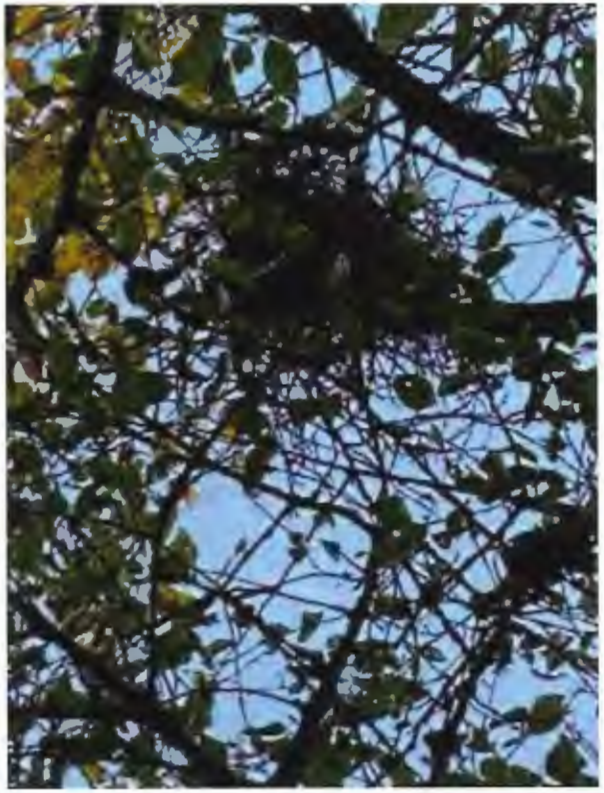
We're now in Murray's backyard. In the diagram, it's the grey area, and we are well below the magenta line that represents the suggested minimum depth (from Cambie Rd) for the Talisman forest natural area.

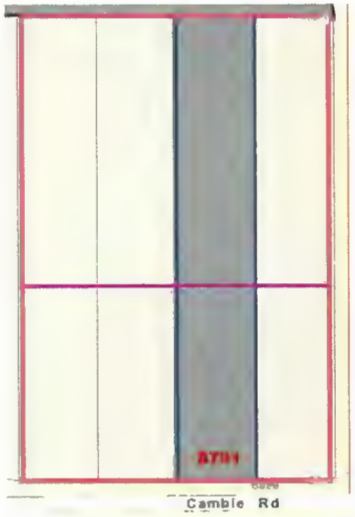
At first, as we look up, we may feel we're in nature's high-spired cathedral.

Then, as our eyes adjust, we may spot possible large nests.

Finally we notice there's something on a branch, stationary but occasionally moving its head.

It is a hawk, probably a Cooper's Hawk. Red-tailed Hawks also visit.





But what about nests? Murray knows where to look. The eyes gradually zoom in. Yes, there it is, a large nest. Fit for a hawk.

Definitely, it is good that this area is strongly fenced off and can stay that way if the Talisman Forest natural area becomes City parkland. Both the hawks and the parkland visitors will benefit if people can observe the hawks without disturbing them.

There are wild bird groups and experts that we can bring in if Council and staff wish.

As we near the end of the tour, we have a few moments to reflect in the garden, close to two arterial roads but tranquil. What aspects have we noticed but not discussed?

One is that staff have managed to get a quite a few Western Red Cedars spared, and there are many more to save. They are the coastal First Nations' Tree of Life, with a range of uses—and now great for climate action. The natural area will need interpretive signs for that and much more.

We've mentioned the yard as an area where nature can be seen close up without being too disturbed, and there's a northwest area around the acacia grove that's like that too.

Children's playgrounds are best placed near their homes, but the forest open areas could include a playground for supervised kids—and picnic tables, benches and washroom.

We hope Polygon will make Talisman Park an extension of the Talisman Forest, the park's good luck charm (talisman).

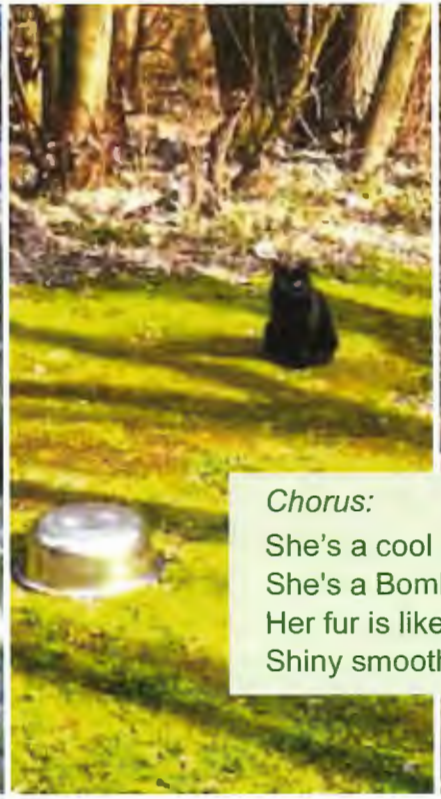
The pressing need is to keep Richmond's options as open as possible by postponing any demolition of Murray Spitz's home. With that in mind, we've focussed on a minimal Talisman Forest natural area, shown at left.

Alternatively, Richmond could pursue options with the hedge of uncertain Climate Crisis value (as we don't know if its cedars are long-living or not). Other options allow more space for bird conservation. For ensuring we save the acacias and the featured oak, Option 3 has suitable aspects.

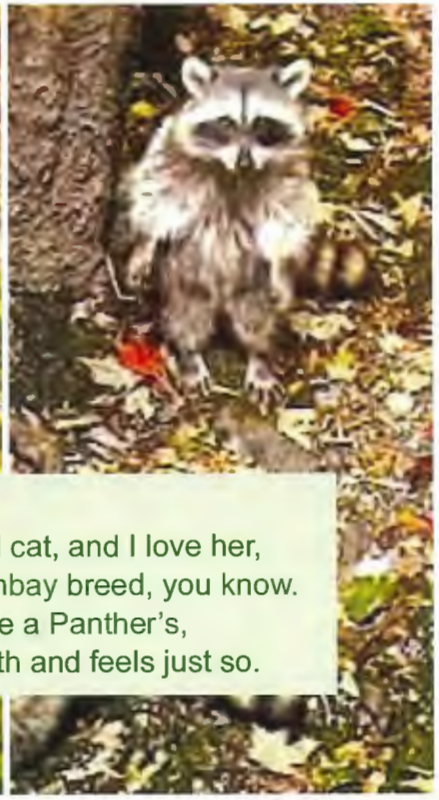
In any case, Murray Spitz is waiting to serenade us at the end of our tour. Just scroll on down to the garden (next page) for a group surprise.

Harvey

Murray



Fluffy



Anonymous

Chorus:
She's a cool cat, and I love her,
She's a Bombay breed, you know.
Her fur is like a Panther's,
Shiny smooth and feels just so.

"Cool Cat," **written and recorded by Murray Spitz for Fluffy, who is semi-wild like him, and some wildlife company, Sep. 19, 2019**

I have a cat named Fluffy,
She's black as the ace of spades.
She wandered into the yard one day,
Moved under the house and decided to stay.
Chorus:

Turns out she was having a litter,
she was looking for a place to move in,
so I installed a cat door in the porch
so she could come and go like the wind.
Chorus

She's a wild spirit by nature,
Needed the outdoors to be calm.
I found she's a great inspiration
To be free and wild like this song.
Chorus

She's six and a half pounds of fury—
Could take care of herself on the ground.
Skunks, raccoons and bunnies
Had meetings every day without a sound.
Chorus

The crows and Harry the Hawk
Played in her yard every day.
They got along fine with her,
She allowed them in her yard to stay.
Chorus, Chorus

She races around like a rocket,
She moves in a stealth mode.
You can barely see her when she's flying,
When burning up the road.
Chorus

Relevance of Richmond's *EN Strategy* to Talisman Park

EN Strategy = Richmond's *Ecological Network Management Strategy*. The Talisman Forest natural area can significantly mitigate the ecological loss caused by Talisman Park development by contributing Eco-Network benefits within Talisman Park and beyond it.

The following is an abridged version of the relevant parts of Richmond's 50-page *EN Strategy*. The abridged version enables a very relevant focus. (It does not change the essence.)

Ecological Network Consultation & Engagement (p. 5 in the *EN Strategy*)

- Keep remaining natural areas in the city as they are.
- Strike a better balance between accommodating development and maintaining natural areas.
- Prevent habitat loss from development. Emphasize preservation of wildlife corridors.
- Encourage development designs that incorporate green space, parks and watercourses.
- Plan holistically to ensure the environment is a strong consideration during planning and development.
- Educate and engage residents of all ages about stewardship and healthy environment benefits.

Ecological Network Management Strategy Goals (p. 8)

The *Strategy* is built upon four primary goals:

1. **Manage and Enhance our Ecological Assets.**

   The *Strategy* seeks to ensure that these areas are monitored and enhanced so they continue to provide ecological services vital to community health.

2. **Strengthen City Infrastructure**

   There is vast opportunity to expand the approach to infrastructure through inclusion of green infrastructure. It ensures resilience of the built environment and community.

3. **Create, Connect and Protect Diverse and Healthy Spaces**

   Complimenting our current protected ecological assets (Goal 1) is the need to identify and protect other ecological assets under threat. That involves working with the present ecology, community needs, and development processes.

4. **Engage through Stewardship and Collaboration**

   Central to continued success, the *Strategy* seeks to ignite collaboration and stewardship through community engagement at all levels.

Note: Within Richmond's Ecological Network, the Talisman Forest can be part of smaller ones, within Talisman Park and in a string of ecological assets , south down/near Garden City Rd to South Arm Park and the Fraser River and, with an east turn near Westminster Hwy, far to the east.

Focus Areas	Objectives
Green Infrastructure & Development	**Incorporate green infrastructure and stormwater management into development and redevelopments**
Vegetation, Habitat & Wildlife	**Retain and enhance existing vegetation and tree cover & Reintroduce vegetation and tree cover where local ecology has been most compromised**
Parks & Public Spaces	**Integrate and interpret the Ecological Network within parks, waterfront and other strategic public areas within City Centre**
Stewardship & Collaboration	**Partner with local stakeholders to increase opportunities for enhancing local ecology**

City Centre EcoStrategy

Talisman Park is located in the Richmond City Centre. These EN City Centre Strategy Area table columns list the objectives for five focus areas. They all apply to the Talisman Park and the Talisman Forest natural area within it.

Particularly relevant:

Retain and enhance tree cover and reintroduce it where compromised.

Partner with local stakeholders to increase opportunities for enhancing local ecology.

Click for Richmond's *Ecological Network Management Strategy* (50 pages)

Creating our talisman—

a Talisman Forest talisman for Talisman Park and beyond

Is the Talisman Forest a natural talisman?

Yes. Consider the nature of a *talisman*:

1. It is self-chosen. (One *chooses* to live in Talisman Park and close to the Talisman Forest.)
2. It sparks optimism for good health, good relationships and good prospects.
3. It becomes pleasantly natural to be close to in one's daily life.
4. It becomes imbued with one's positive feelings.
5. It may feel almost magical.

But is it a forest? When do trees get to be called a forest, as in *Talisman Forest*?

a) When they are typically ≥5 metres, with a canopy cover ≥10% on land ≥0.5 ha (UNFAO).

b) When they're part of a forest ecosystem (a conservation criterion).

The Talisman Forest is a mixed urban forest and a natural area. It's a worthy *forest* talisman. It will become that as the stakeholders stay focussed on making the common goal happen.

What eco-aims would make the Talisman Forest a great Ecological Network asset?

1. Empower natural life in the wildlife-friendly Talisman Forest, as well as in all the trees and other vegetation of Talisman Park as a local ecological network
2. Connect the Talisman Forest and Park to the Richmond Ecological Network, especially the Garden City network southward along/near Garden City Road to South Arm Park and the South Arm itself and branching east along/near Westminster Highway to Queensborough.
3. Encourage Talisman residents and visitors to enjoy, respect and enable natural areas.
4. Encourage Talisman residents and visitors to value natural areas as a means to modify climate change and a motive to reduce harm from climate change.
5. Enable Talisman Forest recreation for all ages, including by enabling a natural milieu to pass through and savour, perhaps to observe and contemplate on a park bench.
6. Extend educational forest enjoyment via 24/7 video coverage, including night vision, that also contributes to forest security and research that is in keeping with the natural area.
7. Help enable Richmond to be a green world leader in a distinctive Garden City way and also in a Talisman Forest and Park way.

From:	Jim Wright
To:	Badyal,Sara
Cc:	Au,Chak
Subject:	Re: Polygon Talisman rezoning application RZ18-836123
Date:	November 24, 2020 12:38:51 AM

Sara,
I am asking the Ciry to immediately offer to extend the expiry date of the demolition permit for the 8791 Cambie house that the City may wish to have in the Talisman Forest park.

Regards,
Jim

Keep at it! It's worth it!

> On Nov 23, 2020, at 1:13 PM, Badyal,Sara <SBadyal@richmond.ca> wrote:
>
> Hello Jim Wright,
>
> Thank you for your email regarding the rezoning application RZ 18-836123. Public input is encouraged and may be provided to the City through a Rezoning application process by letter, email, the City's website, or in person at the General Purposes Committee, Council and Public Hearing meetings.
>
> The purpose of this email is to let you know that your correspondence will be attached to the future staff report to Committee/Council on the proposed rezoning application development and to share some information with you.
>
> As you are aware, the rezoning application was considered at the October 19, 2020 Public Hearing meeting, and the application was referred back to staff to (i) explore better use of existing mature trees, (ii) review the current value for replacement trees, (iii) review the proposed park location, and (iv) increase the number of market rental units, and report back. The rezoning application staff report, public correspondence, public hearing discussion and Council's referral are published on the City's website as part of the October 19 meeting agenda package at: https://www.richmond.ca/agendafiles/Public_Hearing_10-19-2020.pdf
>
> The applicant is currently reviewing the referral.
>
> Staff are reviewing the material provided in your email in consultation with the City's Parks Department.
>
> Staff have also contacted Polygon today regarding the tenant situation and requested that they review and respond accordingly as this is a private matter between the property owner and the tenant.
>
> If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.
>
> Regards,
>
> Sara Badyal, M. Arch, RPP
> Planner 2
> Development Applications Department
> City of Richmond
> 604-276-4282
> www.richmond.ca<http://www.richmond.ca/>
>
>
> From: Jim Wright <jamesw8300@shaw.ca<mailto:jamesw8300@shaw.ca>>
> Sent: November 23, 2020 12:55 AM
> To: MayorandCouncillors <MayorandCouncillors@richmond.ca<mailto:MayorandCouncillors@richmond.ca>>

> Subject: Talisman forest input, some of it very time-sensitive
> Importance: High
>
> Mayor Brodie and Councillors,
>
> Please read the attached memo, 1-memo-re-urgent-factors.pdf, and
> take the Talisman Forest Tour, 2-Talisman-Forest-Tour.pdf (on screen).
>
> There is significant urgency in one or two factors.
>
> With best wishes,
> Jim Wright
> 778-320-1936
> <1-memo-re-urgent-factors.pdf>
> <2-Talisman-Forest-Tour.pdf>

To: **Mayor Malcolm Brodie and Richmond Council**
From: Jim Wright, Richmond, 2020-11-23
Re: Urgent factors re Oct. 19th Public Hearing referral

My aim: I ask you to arrange for the park site option that led to the first Oct 19th referral direction, "Explore better use of existing mature trees," and the third one, "Review the proposed park location." I now suggest the descriptive name for that option is "Talisman forest natural area."

Background—Talisman forest: As you may recall, the natural area in the southeast corner of the Talisman development plan could be an alternative park site. It borders Cambie Rd, from Garden City Rd west to the Richmond-Sea Island United Church. It's a forest, as defined by the UN FAO. Polygon calls its whole development Talisman *Park*," so "Talisman forest *natural area*" is a clear description of the possible parkland, and it could conceivably become its name.

Background—Murray Spitz's home: I think council members sensed the healing and restoring traits of the Talisman forest when I shared photos at the public hearing. Since then, I've experienced it further, and I've made contact with caretaker-resident Murray Spitz and owl expert Sofi Hindmarch. Both of them had kindly provided insight to staff and to council via the agenda package. Murray, 68, has lived in the forest for 43 years, and he provided photos of hawks who live with him at 8791 Cambie Rd, he in the house, they high in the trees.

Main point—Murray Spitz: Please read "The Murray Spitz Factor" on the next page. Please then take urgent action so Murray can remain in his home for at least a couple of months. That's a decent thing to do. At the same time, it keeps a full range of promising options open to Richmond. As you'll see, the critically important date is December 3rd.

Urgent in another way— Climate Emergency: Of course, giving natural life a chance is the ultimate purpose of Climate Emergency steps like harnessing ground heat and limiting emissions. Conserving the Talisman forest—giving its natural life a chance—skips the middleman. It efficiently furthers the ultimate goal.

Talisman Forest Tour: Please at least leaf through the images of the other attachment. If you can also make time for the narrative, especially the ending, I believe you'll find it well spent.

The Murray Spitz Factor (murrayspitz@icloud.com, 8791 Cambie Rd, cell 604-727-7774)

As potential Richmond parkland in the development known as Talisman Park, the key area is the large strongly fenced yard at the south end of 8791 Cambie Rd, in the mixed urban forest.

The 8791 Cambie Rd house and garden (yard) are to Murray Spitz, 68, as they have been for over 40 years. Murray has lived in the Talisman forest even longer, since 1977, since he rented nearby first. Murray is a plumber and musician, and he is multi-skilled. As a low-rent lessee, he was caretaker of the large property, e.g., mowing 8 acres of hay. (His role is for a fenced area now.)

There are many mature trees on both sides of the fence, along with "undersized" trees worth keeping (but sadly deemed valueless even though less viable "replacement trees" are valued at $750). Naturally, Murray maintains the garden, inside the strong high fence he keeps secure.

Seemingly at personal expense, Murray has continuously renovated the house, including adding a large back porch and doing reroofing as needed. He tiled the kitchen and hall just before he learned he would be evicted. The 1930 house, 1,088 sq ft plus upper "attic" floor (Murray's music studio) is very much in usable condition. It could remain a residence for a caretaker or resident naturalist and/or be an office for relevant purposes, perhaps with a museum aspect.

Forcing Murray out of his cherished home at this time seems like social injustice. As well, demolishing the well-conserved house soon—while ongoing productive use is plausible and sought—seems like an affront to the City of Richmond's declaration of climate emergency.

Murray planted many of the trees, and he enjoys sharing the location with the wildlife, as does his adopted cat Fluffy, who currently plays with the raccoon triplets who make their home under the house. In the Oct 19 public hearing package, you've seen Murray's photos of Cooper's and Red-Tailed Hawks in the backyard. One hawk couple, Harold and Harriet, have resided in the yard for years. The hawks' nest, which is very large, is visible from the ground at this time of year. (An expert that staff hired missed it in August, a leafier time.) Harold and Harriet hunt from the Talisman forest to feed their offspring and themselves.

Murray told me that Rob of Westwood Ridge Development, on behalf of Polygon, had informed him last summer the house would be demolished. Rob said Murray would have until December 31 to vacate, but it seems he now wants Murray to be out by mid-December. Two weeks ago, people representing Richmond and the developers inspected all the trees.

The demolition permit expires on February 11, 2021. Since the referral has slowed things down, *I hope Westwood Ridge and Polygon can be asked to hold off on the demolition and eviction*— and be provided with an extension to the demolition date in case demolition is needed.

When I spoke with Murray a few days ago, he said he'd love to stay as caretaker. He also said, "If we can't get the house left standing, I would at least like to see this area kept as a park."

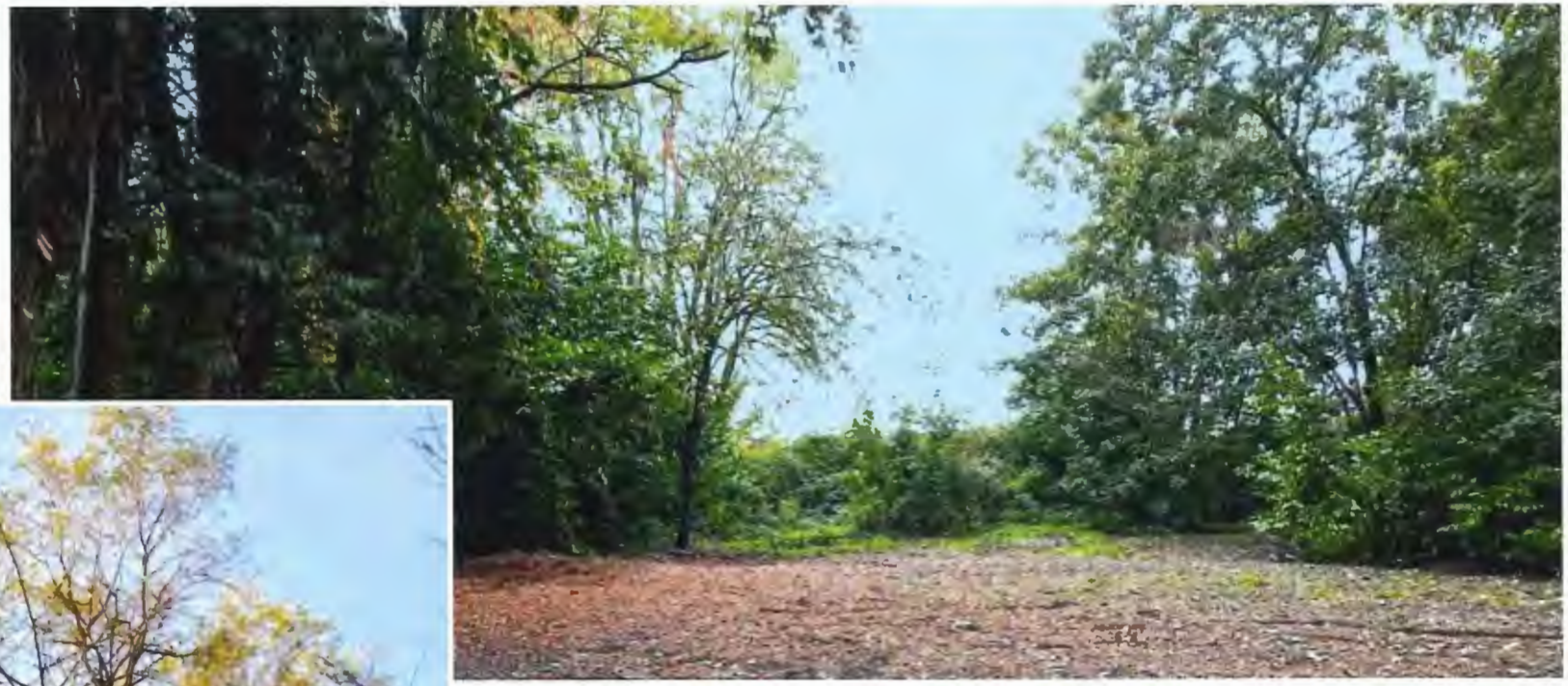
If Murray gets an extension soon, his move won't be too far along to reverse. He works Monday to Thursday and needs to know by Thursday, Dec 3r or at least by Dec 4th . Please make it happen.

Welcome to the **Talisman Forest Tour!**

On our right, we see the home of Murray Spitz for the past forty years. We hope the City of Richmond can empower the developer, Polygon, to postpone any demolition of it. That way, the City and community of Richmond can retain their current full set of options for using the Talisman Forest natural area as parkland.

Next, further west on the edge of Richmond-Sea Island United Church land, we look northeast at the forest.

Finally, coming back westward on Cambie, let's head into the forest, where there's a natural pool for wildlife.

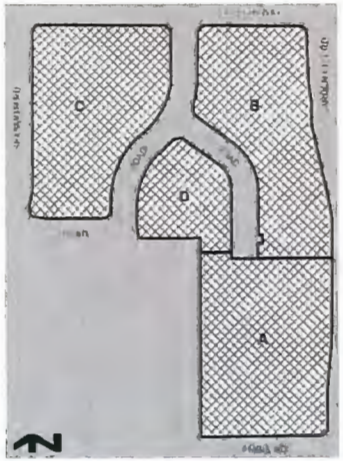


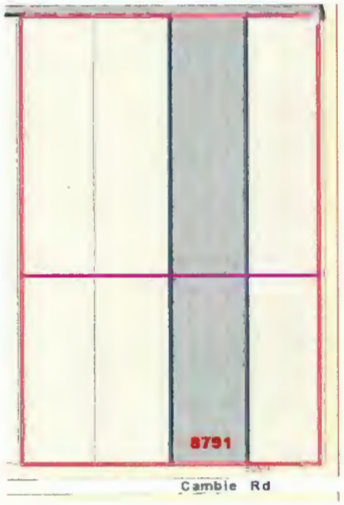
Just off Cambie Rd, looking north and then looking east and west, we see many mature trees on each side from a comfortable distance.

Next, let's walk to the north end of the open area.

Look to your left. There's a bit of the south end of a large hedge in the background. Closer to us, there's a grove of acacias. Even though there's also an acacia grove across Cambie Rd at Garden City Rd, it is not likely to be spared by development.

Acacia groves are a rare and pleasant sight in Richmond. We hope that this one in the Talisman Forest will be kept, even if the parkland needs to be stretched northward to include it. Acacias don't have long lives, but saplings are beginning to spring up.





Good thing you brought devices with screens on this Talisman Forest neighbourhood tour!

On the left side, the top diagram is a simple Talisman Park development plan. We're in Area A, which is the southeast corner.

Notice 8791 Cambie Rd, where Murray Spitz lives. The lot is shown in grey.

We've adapted that lower diagram from a BC Assessment map.

The magenta line that's less than halfway up that diagram denotes the north border of the Talisman Forest natural area, at minimum.

The natural area includes lots of space for a wide compressed-gravel path north of Murray's fence.

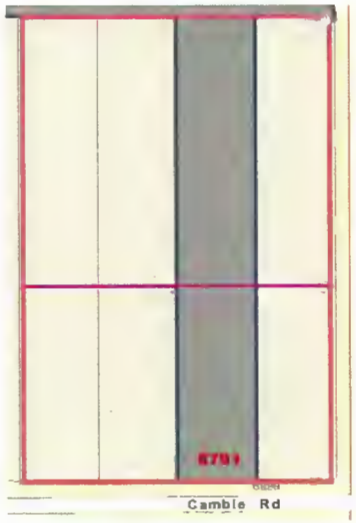
The satellite map shows the south half of Polygon's Talisman Park, except that the United Church is in the middle. Notice all the trees on the west side that the development intends to mostly eliminate.

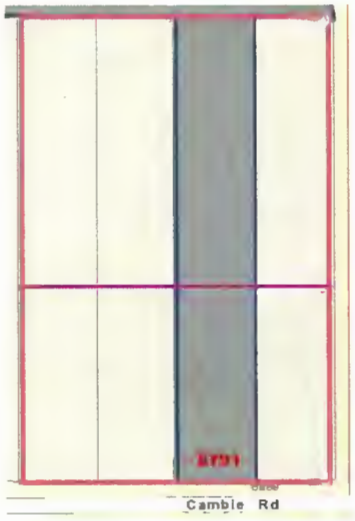
The outlined area in the southwest corner represents the same Talisman forest natural area that's identified in the BC Assessment image. It is about 1.75 acres, or 0.7 ha.

Here we're at the south end of the Talisman Forest natural area. (It's at the bottom of the diagram, just left of the grey area and house number.0 From close to Cambie Rd, we can see parts of the high and sturdy red fence of Murray's yard through the trees. We can also see Murray's home by looking past Sharon MacGougan (orange jacket), who is admiring a large tree with Yvonne Bell).

In the parkland of the Talisman Forest natural area, there would likely be a wide compact-gravel pathway (crowned and slightly raised) from Cambie to the north end (the magenta line). In all weather, people of all ages would pass through.

Many would be on foot, perhaps using a walker. Others would be rolling—using a wheelchair, bicycle, rollator, stroller, any kind of scooter, etc., perhaps motor-assisted.





We have now walked a few metres back to Cambie Rd and then east past Murray's home at 8791 Cambie. With mature trees on both sides, we walk north where there may later be another wide compacted-gravel path. One value of the forest walk is that people can feel a natural break on their way to and from any of the bus routes or the Aberdeen Canada Line Station.

Walking further south, we see a beautiful treed area ahead. It will be removed to make way for the Talisman Park development.

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Continuing south, we experience the most imposing feature of Talisman Forest, the cedar hedge.

Forty years ago, two young women living in the house closest to the United Church planted a cedar hedge as a border on the north part of their lot. It is about 330 feet long, and it's now about 35 feet high and 25 feet wide. It consists of around a hundred trees, most counting as "mature" and almost all close to it.

They could continue to be a tremendous carbon sink and source of oxygen, and they are fairly tolerant of salty groundwater, a likely effect of rising sea level.

They may be Western Red Cedars, with an extremely long life, or they may be a close relative with a short life. That makes all the difference re whether it is worth trying to save them as a huge symbol of the City of Richmond's action to slow global warming.

Where Sharon and Yvonne have stopped to talk, they are well within the set of four one-acre lots that include the Talisman Forest.

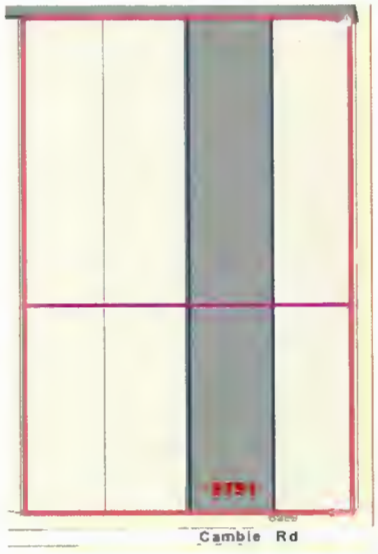
There are lots of small mammals in the grassy area, and it is a suitable hunting ground for barn owls and hawks.

However, Richmond staff have identified other areas that can be suitable alternatives and have devised plans to further improve them to take on the role. The shortcoming is that those locations may not be maintained. Perhaps a raptor hunting area needs to be retained as part of the natural area.

Walking back into the Talisman Forest natural area, we first see Murray's back fence. We next walk past the east fence of Murray's yard. In both places, we see tall trees. They actually form a canopy in parts, with an effect that Murray's home is not visible from the sky.

Coming back to 8791 Cambie Rd, we go through the cedar gateway in order to get to the back garden. As we start through, Murray can see us if he wants, since he has a video feed for security.

If the forest natural area becomes parkland, the video coverage would best be extensive, partly for security but also to monitor what nature is doing. One purpose is so that the experts on the different kinds of forest life can ensure that the natural area keeps improving and never accidentally deteriorating.



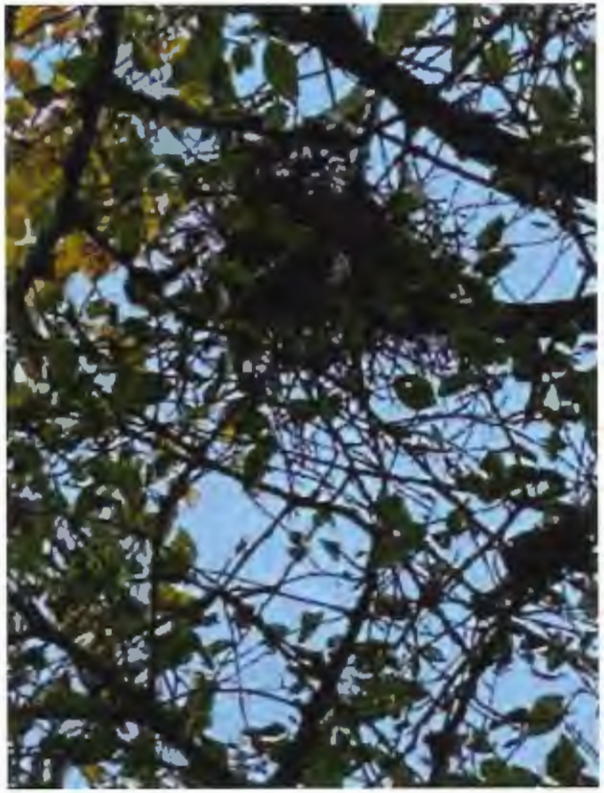
We're now in Murray's backyard. In the diagram, it's the grey area, and we are well below the magenta line that represents the suggested minimum depth (from Cambie Rd) for the Talisman forest natural area.

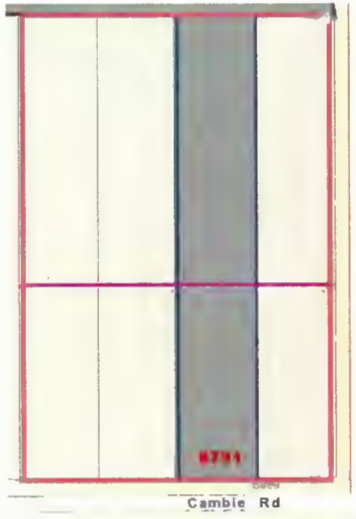
At first, as we look up, we may feel we're in nature's high-spired cathedral.

Then, as our eyes adjust, we may spot possible large nests.

Finally we notice there's something on a branch, stationary but occasionally moving its head.

It is a hawk, probably a Cooper's Hawk. Red-tailed Hawks also visit.





But what about nests? Murray knows where to look. The eyes gradually zoom in. Yes, there it is, a large nest. Fit for a hawk.

Definitely, it is good that this area is strongly fenced off and can stay that way if the Talisman Forest natural area becomes City parkland. Both the hawks and the parkland visitors will benefit if people can observe the hawks without disturbing them.

There are wild bird groups and experts that we can bring in if Council and staff wish.

As we near the end of the tour, we have a few moments to reflect in the garden, close to two arterial roads but tranquil. What aspects have we noticed but not discussed?

One is that staff have managed to get a quite a few Western Red Cedars spared, and there are many more to save. They are the coastal First Nations' Tree of Life, with a range of uses—and now great for climate action. The natural area will need interpretive signs for that and much more.

We've mentioned the yard as an area where nature can be seen close up without being too disturbed, and there's a northwest area around the acacia grove that's like that too.

Children's playgrounds are best placed near their homes, but the forest open areas could include a playground for supervised kids—and picnic tables, benches and washroom.

We hope Polygon will make Talisman Park an extension of the Talisman Forest, the park's good luck charm (talisman).

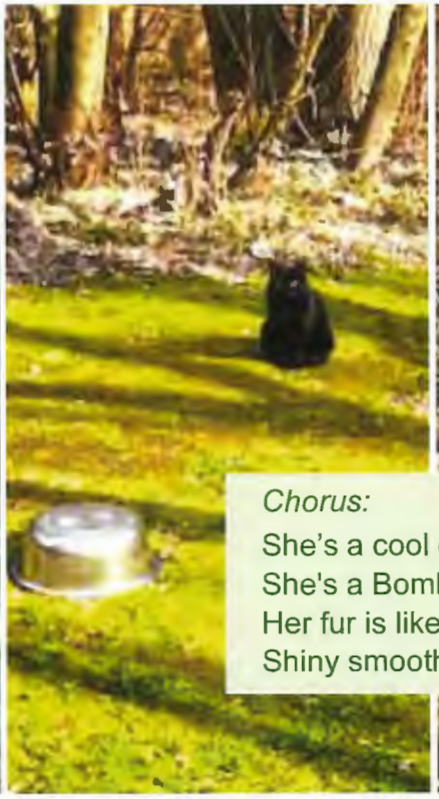
The pressing need is to keep Richmond's options as open as possible by postponing any demolition of Murray Spitz's home. With that in mind, we've focussed on a minimal Talisman Forest natural area, shown at left.

Alternatively, Richmond could pursue options with the hedge of uncertain Climate Crisis value (as we don't know if its cedars are long-living or not). Other options allow more space for bird conservation. For ensuring we save the acacias and the featured oak, Option 3 has suitable aspects.

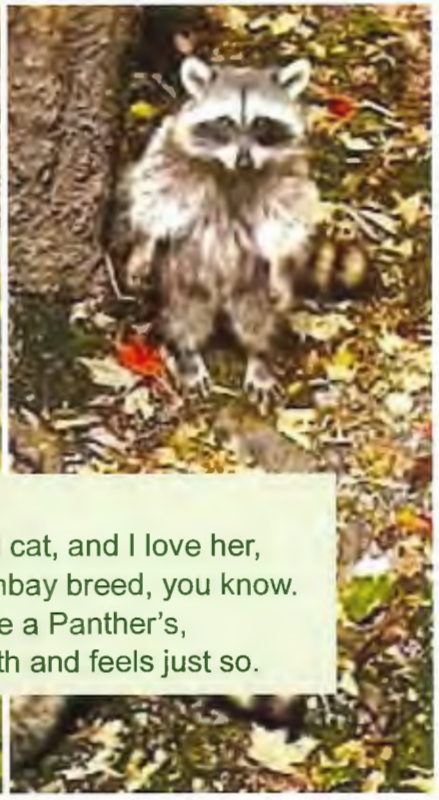
In any case, Murray Spitz is waiting to serenade us at the end of our tour. Just scroll on down to the garden (next page) for a group surprise.

Harvey

Murray



Fluffy



Anonymous

Chorus:
She's a cool cat, and I love her,
She's a Bombay breed, you know.
Her fur is like a Panther's,
Shiny smooth and feels just so.

"Cool Cat," written and recorded by Murray Spitz for Fluffy, who is semi-wild like him, and some wildlife company, Sep. 19, 2019

I have a cat named Fluffy,
She's black as the ace of spades.
She wandered into the yard one day,
Moved under the house and decided to stay.
Chorus:

Turns out she was having a litter,
she was looking for a place to move in,
so I installed a cat door in the porch
so she could come and go like the wind.
Chorus

She's a wild spirit by nature,
Needed the outdoors to be calm.
I found she's a great inspiration
To be free and wild like this song.
Chorus

She's six and a half pounds of fury—
Could take care of herself on the ground.
Skunks, raccoons and bunnies
Had meetings every day without a sound.
Chorus

The crows and Harry the Hawk
Played in her yard every day.
They got along fine with her,
She allowed them in her yard to stay.
Chorus, Chorus

She races around like a rocket,
She moves in a stealth mode.
You can barely see her when she's flying,
When burning up the road.
Chorus

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2020.

Re Polygon application to Richmond Council, Public Hearing, October 19, 2020

Delegation: Jim Wright, 8300 Osgoode Drive, Richmond

Mayor Brodie and Councillors,

Staff have been extremely thorough with today's application, and they and Polygon have made progress toward saving trees. I'm familiar with the site. The northeast part of it, Area A in the staff report [Show site diagram], has rare quality and is much needed. It is a place where Nature has reclaimed nature.

We have a golden opportunity to empower it to go further. [Show Natural area satellite view.]Here is the corner of opportunity where nature has re-purposed human intervention to bring itself back, as seen from above.

We have here a great chance to team with nature in empowering ways for a big win-win. In contrast, it cannot be nearly as good if we take unnatural steps like uprooting almost all the mature trees and their ecosystem. It is not good enough to fool ourselves that sparing some hedgerow and the occasional tree and dotting the site with nursery saplings is a fine alternative.

I recently visited that natural area, at Garden City Road and Cambie. Sharon MacGougan and Yvonne Bell joined me there, and they showed how they feel about the options. [Show Sharon & Yvonne hugging trunk.] (Like this.)

I took another photo from the vantage point of the Richmond and Sea Island United Church property on Cambie, next to the natural area. [Show photo from United Church lot.] We're looking east. Beyond the left side of the photo to the left, further north, the United Church has a row of mature trees that are a bonus part of the natural area.

This next photo is from beyond the opposite corner of the natural area. [Show the hedgerow photo.] We *were* looking northeast from near Cambie, but now we are near Garden City Road. We are looking southwest at the towering hedgerow that is featured in the staff report. Staff, along with Polygon, seem to wish to save as much of the hedgerow as they can, and that's a commendable start. On the left side, which is the *east* side, you may see that the line formed by the hedgerow has zig-zagged.

In the next photo [Zigzag photo with Sharon & Yvonne], Sharon and Yvonne are talking about mice in the tall grass and the barn owls that thrive there. In this perspective, the edge of the wooded natural area is going southward toward Cambie and then turning eastward toward Garden City Road.

I caught up to Sharon and Yvonne, and for the next three photos we were right ***in*** the natural area.

[Show three photos, one by one.]
One…. Two…. Three….

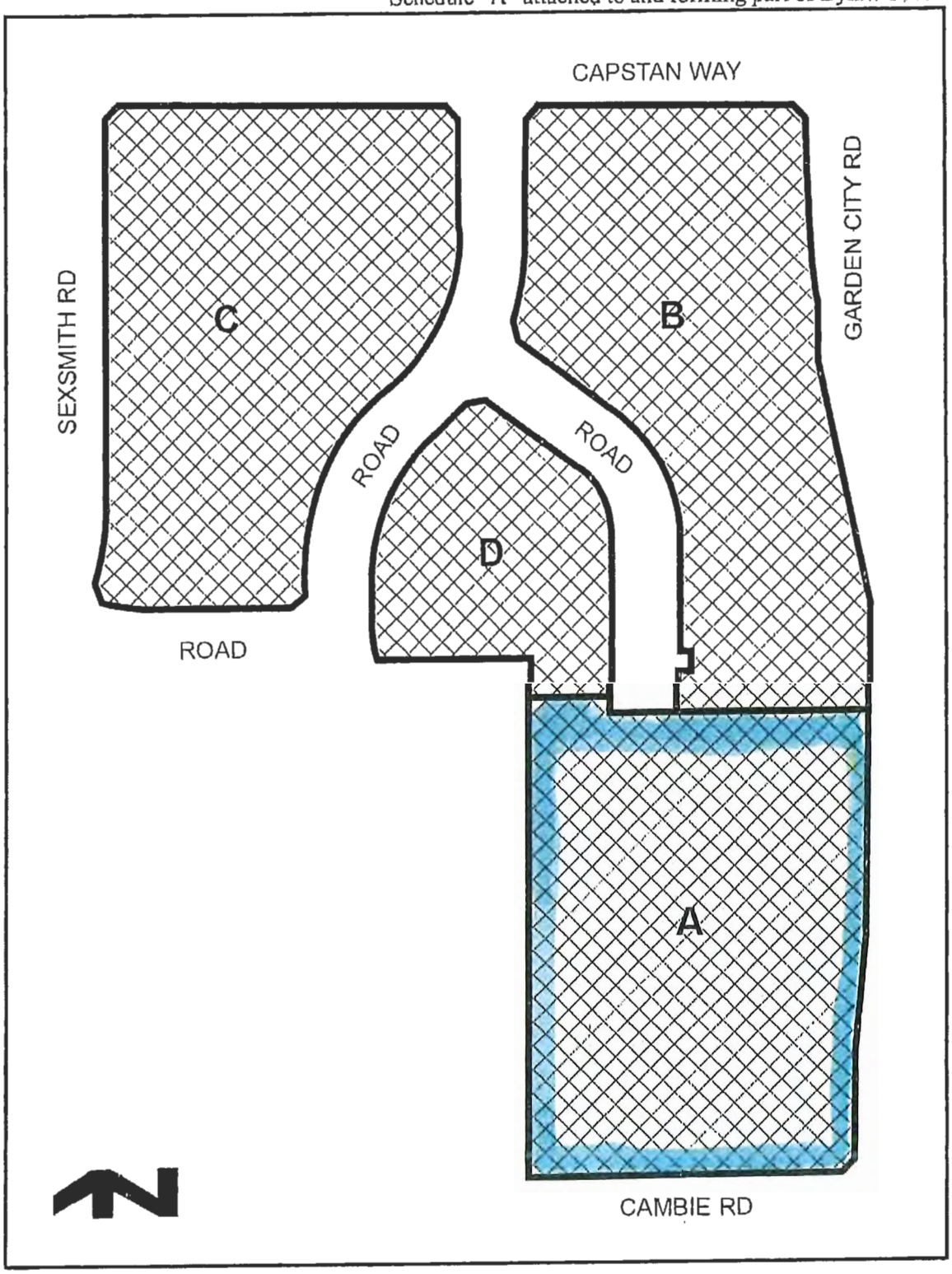
[Then show panoramic photo from near Cambie.] Now we're just a little into the natural area, just north of Cambie Road and looking north at this panorama. At each stop, I keep thinking how this is can be a different and needed kind of natural area, where we experience how nature can restore itself if we give it a chance and especially if we *empower* instead of *obliterate*.

Fortunately, the natural area is located in Area A, the southeast corner, with much lower lot coverage and lower height than in Areas B and C, so the cost in the developer's floor area to enable the natural area to be retained and enhanced is less high where it is, in Area A, than it would be in the other areas.

Let's go back to a satellite view of the natural area. [Show Audain Natural Area slide.] Michael Audain, who is the 83-year-old chair and principal owner of Polygon, is a philanthropist. A lot of Mr. Audain's millions have come from Richmond council, because rezoning for much denser development adds many millions to the property value. I imagine that we all would like to enable the natural area to be spared from destruction and instead be empowered as city parkland. If Mr. Audain agrees, that will make a big difference. In that case, it would be an Audain natural area and could be called that if you and he wouldn't mind.

I am asking you, Richmond's mayor and councillors, to hold off from approving the application at this time. I suggest that you might arrange to discuss the project with Michael Audain and ask him to sponsor the retention and enhancement of the existing natural area that Polygon is currently on the verge of devastating.

Schedule "A" attached to and forming part of Bylaw 10198



4

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Richmond Chinese
United Fellowship
Cambie Rd
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From: Bell, Yvonne [PHSA] <Yvonne.Bell@hssbc.ca>
Sent: December 16, 2020 6:09 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Extension of occupancy at the premises of 8791 Cambie Road

I am very concerned about the house at 8791 Cambie Road being left vacant, as the owner, Polygon Developments, has ended the lease of the current renter/caretaker on December 31/20. I am worried the house will deteriorate and maybe get vandalized with no one living in it and then the opportunity for it to be used as a caretaker's residence for the future park will be gone. I am also concerned about the birds, raccoons and other wildlife that the current resident, Murray Spitz, has taken such good care of over the last 44 years. Is there any way the city could encourage Polygon to extend the lease of the current resident, so that he could continue to look after the house and the animals until the property gets rezoned? I fear the city and Polygon do not have this house's best interest at heart if they let the house lie empty until the rezoning of the property. The rezoning might take a little while.
Sincerely,
Yvonne Bell
10431 Mortfield Road
Richmond, BC
V7A 2W1

From: Sharon MacGougan <sharonmacg@telus.net>
Sent: December 7, 2020 4:31 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Polygon project/BirdSafe

Dear Mayor Brodie and Councillors,

Our society works closely with Birds Canada and I've been in communication with James Casey, Fraser Estuary Specialist, about the Talisman Park project.

James has asked me to pass on this message from him to Polygon:

" Would it be possible to recommend to Polygon that they follow the Canadian Standards Association BirdSafe Design Standards?

This is something I could help with if need be."

Contact info:

James Casey
Fraser Estuary Specialist
Birds Canada

jcasey@birdscanada.org

Thank you,

Sharon MacGougan
President, Garden City Conservation Society
7411 Ash Street Richmond, B.C.
H 604.278-8108
C 604.618-8866

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2020.

Dear Mayor Brodie and Councillors,

My name is Sharon MacGougan. I'm President of the Garden City Conservation Society and a life-long resident of Richmond.

I have two main concerns about this Polygon project:

1. Loss of habitat
2. Placement and size of the proposed park

I will also speak to:

3. Valuing of on-site trees, landscaping securities and QEP recommendations.

PHOTO #1 (please leave on)

Loss of habitat:

We have lost 3 billion birds since the 1970's. These are not some exotic species out there somewhere. These are our backyard birds, like finches and sparrows. The number one reason is habitat loss.

We have a choice. Do we continue to be the problem or will we be part of the solution? I'd like to think that we'll take action to remedy this significant loss for our future generations.

Habitat loss is happening in every neighbourhood. Mature trees and bird-friendly bushes have, for the most part, been replaced with sterile yards. Birds need food, shelter and water and without those, they die. Our parks are, for the most part, designed for people. So, if we remove bird habitat and don't, at the very least, replace it, we will keep losing our birds.

The big question is – how to mitigate ecological loss in neighbourhoods?

This project in its current form will not mitigate the loss. At present, the site is ecologically rich; filled with bird song and wildlife. If this project is carried out as planned, it will be a dead zone.

Placement and size of the proposed city park:

The area where the park is slated to be placed has no mature trees, only a hedgerow. It is an empty piece of land that will need new trees planted on. This doesn't make sense because right next to this area stands a forest. And, if we are concerned with habitat loss, why don't we keep it? The park area as proposed is small. I suggest a re-thinking of how good habitat and mature trees could be retained which would provide a real benefit to the wider community which includes the natural world. The mature trees to the north of the original park plan could be retained with the purpose of creating a bird-friendly natural park.

I know that Polygon has built many developments in Richmond. I'm sure that that company is aware of the ecological challenges Richmond among other communities, faces. And I'm sure, that given the right incentives, Polygon would want to step up to be part of the solution; to give back, ecologically speaking, to a community in which they have worked in for so long.

Valuing of on-site trees:

$750 is not enough money to charge for a tree. Many of these trees are decades old "grandmother" trees. $750 would pay for a branch. If trees were given a proper valuation (what the tree is really worth when everything is factored in) more thought might be given about removing them. Instead, we would find more creative ways of working around them. We are losing too many mature trees in many different ways, including mature tree unfriendly setbacks. More generous setbacks could play a big part in keeping trees.

One year is not long enough:

Currently developer's need to maintain (keep alive) a tree for one year. This is not long enough. We have far too many dead and dying street trees. Developers, including Polygon, need to take full responsibility for the trees that they plant. I have some examples to show:

PHOTO # 2

When my neighbourhood, close to Paulik Park, was redeveloped, I imagined leafy tree-lined streets filled with birdsong. This has not happened. Photos show street trees on Heather Street, between General Currie and Granville.

PHOTOS #3 TO 11 (I'll let you know when to change, thank you!)

These two blocks should be an ecological network supporting bird life between Paulik and Garden City community Park. Instead, this is one more lost opportunity for ecological richness and one more dead zone.

Qualified Environmental Professional (QEP):

"The City of Richmond **recommends** that where significant trees or vegetation exists on-site, the services of a QEP be secured to perform a survey and ensure that development activites are in compliance with all relevant legislation."

I suggest that **recommends** be replaced with **requires.** Thanks to Sofi Hindmarch, who tracked owl hunting activites on this proposed development site. But the point is, if he had not come forward would we know that the owl pair has hunted here for years? An owl family and a red-tailed hawk family were displaced from my neighbourhood through redevelopment. I spoke for

the hawk, resulting in the QEP process being followed. But I didn't know about the owl. If the QEP process is mandated our wildlife would be better served. It shouldn't be by chance that wildlife is protected.

In conclusion, the best solution would be that Polygon, through a philanthropic gesture, gives back this owl hunting field, allows a forest to stand for our future generations, and builds a much smaller development, with a nature friendly and sustainability focused mission. We all need to be part of the solution of ecological loss: Mayor Brodie, the Councillors, the citizens of Richmond and the companies that work here.

But, if that fails to spark hearts instead of minds, the next option would be to make a much larger natural park that keeps mature trees instead of cutting them.

Respectfully submitted,

Sharon MacGougan
President, Garden City Conservation Society
7411 Ash Street,
Richmond, BC
V6Y 2R9

Badyal,Sara

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: December 6, 2020 7:51 PM
To: Brodie, Malcolm; McNulty,Bill; McPhail,Linda; Loo,Alexa; Steves,Harold; Au,Chak; Day,Carol; Wolfe,Michael
Cc: Craig,Wayne; Badyal,Sara; Somerville,Kim M; Spencer,Cody; Konkin,Barry; Hopkins,John
Subject: Market Rental Housing Policy and Polygon Talisman Proposal
Attachments: Market Rental Policy Proposal Roston Dec 2020.pdf

Dear Mayor & Councillors,
Attached is a summary of Richmond's rental housing crisis including some interesting stats showing the situation is significantly worse here than it is in Vancouver. My suggestions for a new Market Rental Housing Policy and what, in the meantime, could be done with the Polygon Talisman Park proposal are below.

You may have seen the article in the Globe and Mail on the soaring demand for rental apartment buildings from institutional buyers such as real estate, private equity and pension funds. The lower the cap rate, the higher the selling price for the building. Cap rates were 5% five years ago and have been as low as 2% recently.

Best.
John

Proposed Market Rental Housing Policy in City Centre
A reasonable objective for development proposals with the potential for more than 60 housing units is 25% strata units for sale, 65% market rental units and 10% below market rental units with the rental units kept under central administration to minimize operating costs. Accomplishing that likely entails Council being willing to use its rezoning power to require those rental units. This can be partially offset by offering a new carrot to exempt the rental units from property taxes for five years as well as the full density bonus if at least 65% of the units are market rental. Council has this power using a Revitalization Tax Exemption Bylaw. The property taxes on the strata units for sale would ensure that the City continues to collect as much in taxes as it does now on the undeveloped property. It is simply delaying the increase in tax revenue.

Interim Market Rental Requirement for the Polygon Talisman Park Proposal
Assuming the developer submits a revised proposal before a new Market Rental Policy can be finalized, there is the option to apply similar provisions. However, there is also the requirement that the developer contribute almost $9,000 per housing unit toward construction of the Canada Line Capstan Station. In fact, previous developer contributions have fully funded Capstan Station construction so there is a question as to whether the City can keep collecting this contribution and if so, for what purpose. It may be that the City could exempt Polygon from making this contribution instead of providing an exemption from property taxes.

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john.roston@mcgill.ca
John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

Richmond's Rental Housing Crisis

Many Richmond first responders and City employees cannot find suitable rental accommodation here. What will happen in a natural disaster? Our entry level jobs remain unfilled because our young people who were brought up here cannot find rental accommodation here. The rental housing crisis is significantly worse in Richmond than it is in Vancouver. Richmond has less rental housing and less vacancy which keeps rents high.

Comparing Richmond to Vancouver	Richmond	Vancouver
Rental vacancy rate	0.5%	1.1%
Percentage of housing units that are rental	26%	53%
Percentage of renter households spending more than 50% of gross income on rent plus utilities	27%	23%
Average monthly rent plus utilities	$1,334	$1,295

The solution is to build thousands of new rental units and to manage them centrally to reduce operating costs. A few hundred rental units will not halt the rapid increase in rents. The best place to build rental housing is in Richmond's City Centre where there is easy access to mass transit and many people can walk or cycle to work. The limited land available there with large scale rental redevelopment potential means that we cannot continue approving large projects with 80% or more of the housing units being strata apartments for sale to individual investors who often leave them vacant or charge high rents due to high operating costs.

We have a mounting surplus of these strata apartments for sale as the building rate increases while sales remain relatively flat. Richmond Council has approved many new strata apartments including the Richmond Centre redevelopment which is adding 1,850 strata apartments and only 350 rental units.

Convincing Developers to Build Rental

Developers make a much higher profit on the sale of strata units to individual investors than they do on the sale of entire rental buildings to pension plans and others who want long term steady returns rather than a quick profit. Convincing developers to build rental requires both a carrot and a stick. The BC Government has given Richmond the stick with legislation that allows Council to zone any property as entirely or partially for rental units only. Council has so far refused to use this power.

Council does have a policy which requires that 10% of units be below market rental units for low-income households. It also offers a lower parking space requirement and a modest increase in the allowed density of a project if it includes market rental units and even more density if it is 100% rental. Clearly this parking and density bonus carrot isn't working since the recent Polygon Talisman Park development proposal is for 1,011 strata units for sale, 150 below market rental units and only 65 market rental units.

Proposed Market Rental Housing Policy in City Centre

A reasonable objective for development proposals with the potential for more than 60 housing units is 25% strata units for sale, 65% market rental units and 10% below market rental units with the rental units kept under central administration to minimize operating costs. Accomplishing that likely entails Council being willing to use its rezoning power to require those rental units. This can be partially offset by offering a new carrot to exempt the rental units from property taxes for five years as well as the full density bonus if at least 65% of the units are market rental. Council has this power using a Revitalization Tax Exemption Bylaw. The property taxes on the strata units for sale would ensure that the City continues to collect as much in taxes as it does now on the undeveloped property. It is simply delaying the increase in tax revenue.

Badyal,Sara

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: November 24, 2020 4:31 PM
To: Brodie, Malcolm; McNulty,Bill; McPhail,Linda; Loo,Alexa; Steves,Harold; Au,Chak; Day,Carol; Greene,Kelly; Wolfe,Michael
Cc: Badyal,Sara; Craig,Wayne; Eve Edmonds; mrantanen@richmond-news.com; Jim Wright; Sharon MacGougan; Bell, Yvonne [PHSA
Subject: Polygon Talisman Park Proposal

Dear Mayor & Councillors,
Thank you for delaying this proposal to consider an increased number of market rental units and preservation of the ancient trees and wildlife area.

We will be making further comments for staff consideration on both a new market rental policy and how it might be applied to this project.

In the meantime, Jim Wright has written to you about the wildlife area and delaying the imminent demolition of the house at 8791 Cambie. The essential point is that the house is in the wildlife area and has wildlife living under it and in the very old trees surrounding it. The house also appears to be in good condition. There is the possibility that the house could become a wildlife interpretation centre and/or a caretaker residence whether occupied by the current interesting tenant or someone else. Worth delaying demolition to keep that option open.

The minimum wildlife area that we are asking be preserved is the southern half of Area A, as outlined in red in the picture below, with a slight addition to the northern border at the east and west ends to preserve significant trees.

That would leave the northern half of Area A for housing in the shape of a hollow rectangle. The housing units lost could be replaced by increasing the height slightly of all the buildings in the project.

Best regards,
John

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726

ON TABLE ITEM

Date: OCTOBER 19, 2020
Meeting: PUBLIC HEARING
Item: 1

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2020.

From: Badyal,Sara
Sent: October 15, 2020 3:36 PM
To: 'John Roston, Mr'
Cc: CityClerk
Subject: RE: Polygon Talisman Park Proposal

Dear John Roston,

Thank you for your email and letter regarding the rezoning application RZ 18-836123. Public input is encouraged and may be provided to the City through a Rezoning application process by letter, email, the City's website, or in person at the General Purposes Committee, Council and Public Hearing meetings.

The purpose of this email is to let you know that your correspondence will be forwarded to the upcoming Public Hearing meeting along with the staff report and to share some information with you. As you are aware, the application will be considered at the Public Hearing meeting scheduled for 7pm Monday, October 19, and the rezoning application staff report is published on the City's website as part of the October 19 meeting agenda package at: https://www.richmond.ca/agendafiles/Public_Hearing_10-19-2020.pdf

Regarding market rental housing, the proposal incorporates the voluntary OCP Market Rental Housing Policy with a stand-alone market rental housing building comprising 65 market rental housing units and indoor amenity space in the first phase of development.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

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

CITY OF RICHMOND DATE OCT 19 2020 RECEIVED CITY CLERK'S OFFICE

-----Original Message-----
From: John Roston, Mr <john.roston@mcgill.ca>
Sent: October 15, 2020 2:21 PM
To: Brodie, Malcolm <MBrodie@richmond.ca>; McNulty,Bill <BMcNulty@richmond.ca>; McPhail,Linda <LMcPhail@richmond.ca>; Loo,Alexa <ALoo@richmond.ca>; Steves,Harold <hsteves@richmond.ca>; Au,Chak <CAu@richmond.ca>; Day,Carol <CDay@richmond.ca>; Greene,Kelly <kgreene@richmond.ca>; Wolfe,Michael <MWolfe@richmond.ca>
Cc: CityClerk <CityClerk@richmond.ca>; Badyal,Sara <SBadyal@richmond.ca>; Nikolic,Diana <DNikolic@richmond.ca>; Craig,Wayne <WCraig@richmond.ca>; Eve Edmonds <eedmonds@richmond-news.com>; mrantanen@richmond-news.com
Subject: Polygon Talisman Park Proposal

Dear Mayor & Councillors,
It is good to see the City functioning so well in such difficult circumstances thanks to Council's initiatives.

Attached is the Richmond Rental Housing Advocacy Group submission on the Polygon Talisman Park proposal being discussed at the Public Hearing next Monday.

We believe that market rental housing in downtown Richmond will be an issue in the next municipal election and at that time, we plan to review Council's record on relevant major development proposals. Council has already approved thousands of new housing units that are currently under construction for sale to investors. Anyone who wants to buy one has plenty to choose from including 1,820 at Richmond Centre. Only 200 units there are market rental. This Polygon Talisman Park proposal has an even lower percentage with only 65 market rental units.

Developers can sell entire buildings to pension plans and REITs with huge capital resources that want the long term steady return from rentals. They will not make as much as from selling to individual investors, but they will still make a reasonable profit. It is a question of how many millions they really need to make. If they abandon a project, someone else will eventually come along and build the rentals we need on that land. We can't use the land twice.

This is the time to turn the rental housing crisis around and send the strong message that Richmond's priority for large downtown developments is purpose-built market and below market rental housing.

Best regards,
John

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726

Re: Polygon Talisman Park, File RZ 18-836123

Excerpts from Editorial, *The Globe and Mail*, August 28, 2020:

"Mr. Siddall [head of Canada Mortgage and Housing Corp.] sees a fundamental problem: a shortage of housing in key economic cities such as Vancouver and Toronto. He favours building density 'on a grand scale' – the big priority being rental housing. This view is not wild-eyed."

"*The Economist* did not mince words. This housing market, with its high prices and lack of opportunity, is a 'rotten edifice.'"

"These are not normal times, and housing problems are worsening. Research suggests that if housing was more affordable in New York, San Francisco and San Jose, the U.S. economy would jump significantly. The same could be said for Toronto and Vancouver. These cities are the engine of Canada's present and future. If people can't afford to live there, it is all of Canada's loss."

There continues to be an acute shortage of market rental housing units in downtown Richmond and yet Richmond City Council only makes feeble token efforts to do something about it. A dramatic increase in the number of new market rental units is required to meet demand and bring down high rental rates driven by scarcity.

The Government of BC has given the City the power to designate all or a portion of new housing developments as market rental, but Council refuses to take bold action and endorsed the Richmond Centre redevelopment plan with only 200 market rental units and 1,850 units for sale to investors. Our children and grandchildren brought up in Richmond will resent this inaction as they are forced to move elsewhere and endure long commutes which add to our greenhouse gas emissions.

This Polygon Talisman Park proposal will create 1,226 residential units of which 150 are below market rental units. Ideally 80% of the remaining 1,076 units or 860 units, should be market rental. Instead there will only be 65 units or 6%, a ridiculously small number. This is even lower than the totally inadequate 10% market rental units in the Richmond Centre redevelopment.

Developers with short term financing who need to sell the housing units to repay their loans can instead sell entire buildings to pension plans and real estate investment trusts (REITs) that want the long term steady returns that come from rentals.

Even when investor purchasers of individual units rent them out, rental rates are high and service can be poor due to absentee landlords and the high costs of maintenance and repair. The best way to reduce these costs, provide prompt service and lower rental rates is through efficiencies of scale. The larger the purpose-built rental project, the lower the administrative costs with on-site rental offices and full-time maintenance and repair staff.

There is a very limited amount of land in downtown Richmond that can be used to create market rental housing and once Council allows it to be used to sell housing units to investors, it is lost forever. To prevent that happening, it is time for Council to send the strong message that Richmond's priority for large downtown developments is purpose-built market and below market rental housing.

John Roston, Coordinator, Richmond Rental Housing Advocacy Group

From: Laura Gillanders <lauragillanders@gmail.com>
Sent: November 24, 2020 5:06 PM
To: Brodie, Malcolm <MBrodie@richmond.ca>; McPhail,Linda <LMcPhail@richmond.ca>; Loo,Alexa <ALoo@richmond.ca>; McNulty,Bill <BMcNulty@richmond.ca>; Day,Carol <CDay@richmond.ca>; Steves,Harold <hsteves@richmond.ca>; Wolfe,Michael <MWolfe@richmond.ca>; Au,Chak <CAu@richmond.ca>
Cc: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Polygon Development

Dear Mayor and Councillors,

I also want to thank you for delaying this proposal to consider an increased number of market rental units and preservation of ancient trees.

I have a lot to say about rental housing and the urgent need for it. Today I am primarily mentioning to you how critical it is to retain as many old trees as possible. Not only for climate change targets but for wildlife support and human mental health.

Every day I look at the pathetic replacement trees in my "Monds" neighborhood where we have had countless trees removed to make way for giant houses. These replacement trees after over a decade are still a little twig in comparison to the mature trees that were there.

I believe that a development company such as Polygon, who has been fortunate enough to have several profitable and successful Richmond developments, would have the resources to go back to the drawing board and find a way to work with the valuable natural assets this property contains. This would go a long way in garnering public support and good will towards this and future developments.

Thank you,
Laura Gillanders
9611 Desmond Road
Richmond, BC V7E1R1

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 19, 2020.

To: Mayor & Each Councillor
From: City Clerk's Office
Materials Relating to an Agenda Item
Meeting: Public Hearing - October 19/20
Item: #1

From: Michelle Li <michelleli@shaw.ca>
Sent: October 18, 2020 6:41 PM
To: Brodie, Malcolm; Steves,Harold; Loo,Alexa; Greene,Kelly; McPhail,Linda; Au,Chak; Wolfe,Michael; McNulty,Bill; MayorandCouncillors
Cc: editor@richmond-news.com
Subject: Polygon Talisman Development

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Mayor and Councillors,

I am writing in regards to the Polygon Talisman development.

I am extremely concerned with the lack of market and below market rental housing contained within this development. It is my understanding that this current number is even lower than the Richmond Centre development, which is shockingly low.

You have been granted powers through the provincial government to designate areas and/or developments as whole or partial market rental housing. I would like to encourage you to think about future generations and how important it will be for them to have affordable housing, access to transit, and job opportunities in Richmond city centre or downtown Vancouver.

We currently have a provincial MLA candidate publicly stating that he can no longer afford, or find, appropriate housing in Richmond. This should be a wake up call for council.

When council election time rolls around again, can you say you've done all you can to ensure single-persons, seniors, and families are appropriately housed? I sure hope so.

It is time for council to take bold action to ensure a healthy supply of rental housing for Richmond's future.

With hope,
Michelle Li

CITY OF RICHMOND
DATE
OCT 19 2020
RECEIVED
CITY CLERK'S OFFICE

[Public correspondence included in
original rezoning staff report dated August 26, 2020]

September 23, 2019

Dear Mayor and Council

cc: City Manager

Re. Developmental Proposal #2018 836123 000 00 RZ and loss of barn owl hunting habitat

I am writing to you as I have great concerns about the proposed rezoning of 12 parcels of land (#2018 836123 000 00 RZ) from a single detached zone to a site-specific zone to allow for a three-phase development with 8 buildings that would include 1,222 residential units and retail space. As part of the proposal there will also be a new City Park.

My main concern lies with the development of the largest parcel, 3600 Sexsmith Road as this has, until recently, been in hay production and is now fallow grass. This parcel is critical hunting habitat for the local barn owl population in Richmond and is one of the last remaining areas left for them to hunt. Barn owls are strongly associated with grasslands and marshlands, and Richmond is one of the key strongholds for this Federally threatened and Provincially red-listed species.

Barn owls are regularly seen hunting the field at 3600 Sexsmith Road at night. As part of a larger radio telemetry study I conducted between 2010-2013 on barn owl hunting behaviour in the Lower Mainland (Hindmarch et al. 2017), we had two monitored barn owls that would hunt this field at night (see attached hunting location map below). Since this study was conducted, North Richmond has changed significantly and there has been a substantial loss of grass habitat as other parcels in the area have been redeveloped from single detached residential to condominium buildings. As a result, barn owls have been displaced from these areas, and in most cases no habitat compensation was provided for barn owls when these developments occurred.

This site is undeniably important hunting habitat for the remaining barn owls in North Richmond. Based on the below-referenced study, it is crucial that some habitat is retained either as part of the proposed city park, or that funds are provided to enhance habitat elsewhere to make it more conducive for barn owls.

I have monitored barn owls in the Lower Mainland since 2006 and wrote both the Federal and Provincial Recovery Plan for the Western barn owl in 2013. I am happy to answer any questions and provide additional information on barn owl hunting behaviour and nesting activity in Richmond to help you find a viable solution that preserves habitat for this threatened species.

Yours Sincerely,

S. Hindmarch

Sofi Hindmarch

Literature Cited:

Hindmarch S, Elliott JE, McCann S, Levesque P. 2017. Habitat use by barn owls across a rural to urban gradient and an assessment of stressor including, habitat loss, rodenticide exposure and road mortality. Landscape and Urban Planning 164: 132-143.

Subset of hunting locations for two radio tagged barn owls that were monitored between 2010-2011 in Richmond.

From: Murray Spitz <murrayspitz@icloud.com>
Sent: August 9, 2020 2:26:03 PM
To: Badyal,Sara
Subject: RZ18836123

Hi Sara ,I said I would send you some pictures of the hawks that live in our trees here are a few
Murray Spitz
8791Cambie Rd
RichmondBC
V6X1K2
604-727-7774
call me if you need more info

Sent from my iPhone

City of Richmond

Bylaw 10235

Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 10235 (RZ 18-836123) 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, and 3540/3560 Sexsmith Road

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan), is amended by inserting the following text in Specific Land Use Map: Capstan Village – Detailed Transect Descriptions (Maximum Average net Development Site Density for General Urban (T4) and Urban Centre (T5) Additional density, where applicable) on page M-11 of the CCAP:

   "• For 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, and 3540/3560 Sexsmith Road: 0.02, subject to the provision of secured public open space above and beyond CCAP requirements."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10235".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
SB
APPROVED by Manager or Solicitor
GH

MAYOR

CORPORATE OFFICER

6773240

City of Richmond

Bylaw 10198

Richmond Zoning Bylaw 8500 Amendment Bylaw 10198 (RZ 18-836123) 8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, and 3540/3560 Sexsmith Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.47 Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)

20.47.1 Purpose

The **zone** accommodates low rise and high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses** and additional **uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units**, **market rental units, child care**, amenity, **commercial use**, and the Capstan Canada Line station.

20.47.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

20.47.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **district energy utility**
- **home business**
- **home-based business**
- **park**

20.47.4 Additional Uses

- **amenity space, community**
- **animal grooming**
- **broadcast studio**
- **cultural and educational uses**
- **education , commercial**
- **government service**
- **health service, minor**
- **library and exhibit**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**

- **service, personal**
- **studio**
- **vehicle rental, convenience**
- **veterinary service**

20.47.5 Permitted Density

1. The maximum **floor area ratio** is:

   a) 0.6 within the areas indicated as "A", "B" and "D" in Section 20.47.4, Diagram 1; and

   b) 1.2 within the area indicated as "C" in Section 20.47.4, Diagram 1.

   together with up to an additional 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.

2. For the areas within the **City Centre** indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, notwithstanding Section 20.47.5.1:

   a) Together with land dedicated to the **City** for **road** and **park** purposes that is eligible for **floor area ratio** calculation purposes: 2.232. Specifically, the referenced maximum **floor area ratio** is increased:

      i) for "A": from "0.6" to "2.11";

      ii) for "B": from "0.6" to "2.90";

      iii) for "C": from "1.2" to "3.91"; and

      iv) for "D": from "0.6" to "3.28" and from "0.1" to "0.5"

   Provided that:

   b) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre** Area Plan;

   c) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;

   d) the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or fee simple **lot**, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.0 m^2 per **dwelling unit** based on the combined total number of **dwelling units** within the areas indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, or 8,519 m^2, whichever is greater;

   e) the **owner** dedicates not less than 10,897 m^2 of land within the **site** to the **City** as **road**, including not less than 783.86 m^2 of land located in the Village Centre Bonus Area designated by the **City Centre** Area Plan;

f) the **owner** provides within the area indicated as "B" in Section 20.47.4, Diagram 1, one contiguous interior **building** space, situated at **grade** and fronting Capstan Way, and comprising at least 783.86 m^2, for non-residential purposes, including **convenience retail uses** (e.g. large format grocery store; drug store), **minor health services uses**, pedestrian-oriented **general retail uses**, or other uses important to the viability of the Village Centre as determined to the satisfaction of the **City**;

g) for the 783.86 m^2 area resulting from the additional 1.0 **density bonus floor area ratio** for non-residential purposes indicated in Section 20.47.5.2(f), the **owner** pays a sum to the **City** in lieu of granting 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building** area) to the **City** as **community amenity space** based on 5% of the **density bonus floor area**:

i) multiplied by the "equivalent to construction value" rate of $8,992.14 per square meter, if the payment is made within one year of third reading of the zoning amendment bylaw; or

ii) thereafter, multiplied by the "equivalent to construction value" rate of $8,992.14 per square meter adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-Residential Building Construction Price Index" for Vancouver, where such change is positive;

h) the **owner** provides within the area indicated as "A" in Section 20.47.4, Diagram 1, not less than 156 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building** area within the areas indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, excluding the **building** area of **market rental units**;

i) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office;

j) the **owner** provides within the area indicated as "A" in Section 20.47.4, Diagram 1, no less than 120 **market rental units** having a combined **floor area** of at least 8,735 m^2;

j) the **owner** provides within the area indicated as "B" in Section 20.47.4, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m^2;

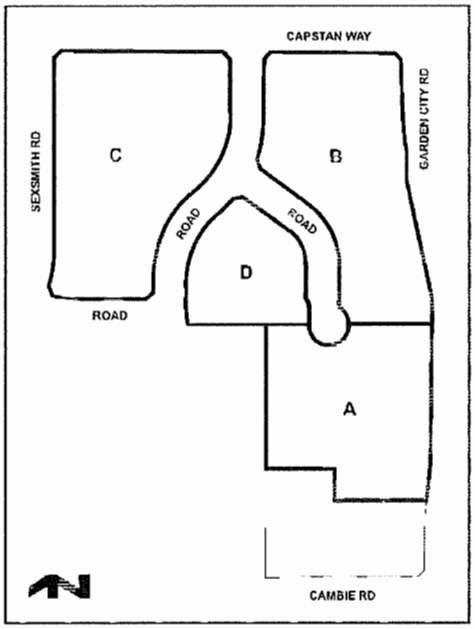
j) the **owner** provides within the area indicated as "C" in Section 20.47.4, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m^2;

j) the **owner** provides within the area indicated as "D" in Section 20.47.4, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m^2;

k) the **owner** enters into a **market rental agreement** with the **City** for the **market rental units** and registers it against title to the **lot**; and

l) the **owner** transfers ownership of not less than a 5,427 m^2 of land within the **site** to the **City** for **park** and related purposes; which shall be included in the suitably landscaped area of the site transferred by the **owner** to the **City** in compliance with Section 20.47.5.2(d), provided that such 5,427 m^2 area is provided to the **City** as a fee simple **lot**.

Diagram 1



20.47.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is:

   a) 60% within the area indicated as "A" in Section 20.47.4, Diagram 1; and

   b) 90% within the areas indicated as "B", "C" and "D" in Section 20.47.4, Diagram, including landscaped roofs over **parking spaces**.

20.47.7 Yards & Setbacks

1. Minimum **setbacks** shall be:

   a) for **road** and **park setbacks**, measured to a **lot line** or the boundary of an area granted to the **City** for **road** or **park** purposes: 6.0 m, but may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;

   b) for interior **side yard setbacks**, measured to a **lot line** or the boundary of an area granted to the **City** for **road** or **park** purposes: 6.0 m, but may be reduced to 0.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;

c) for parts of a **building used** for **parking spaces** purposes: 6.0 m, but may be reduced to 1.55 m if a proper interface is provided as specified in a Development Permit approved by the **City**; and

d) for parts of a **building** situated below finished **grade**, measured to a **lot line**: 0.0 m.

2. Architectural features such as cornices, leaders, pilasters, and sills may project into a required **setback** but may not project more than a distance of 0.75 m if a proper interface is provided as specified in a Development Permit approved by the **City**.

20.47.8 Permitted Heights

1. The maximum **building height** for the areas indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, shall be:

a) for "A": 25.0 m;

b) for "B" and "D": 35.0 m, but may be increased to 45.0 m if a proper interface is provided with adjacent **buildings** and areas secured by the **City** for **park** purposes, as specified in a Development Permit approved by the **City**; and

c) for "C": 45.0 m.

2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 12.0 m.

20.47.9 Subdivision Provisions

1. The minimum **lot** area for the areas indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, shall be:

a) for "A": 9,600 m^2;

b) for "B": 11,400 m^2;

c) for "C": 12,700 m^2; and

d) for "D": 4,500 m^2.

20.47.10 Landscaping & Screening

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

20.47.11 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the provisions of Section 7.0, EXCEPT that:

a) **City Centre** Parking Zone 1 rates shall apply for the purpose of minimum number of **parking spaces**, except that 0.68 **parking spaces** shall be required per **affordable**

housing unit and 0.6 **parking spaces** shall be required per **market rental unit**, subject to the provision of Transportation Demand Management measures to the satisfaction of the Director of Transportation; and

b) large size **loading spaces** shall not be required.

20.47.12 Residential Rental Tenure

1. For the purposes of this zone, **residential rental tenure** means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit** that includes an **affordable housing unit** in accordance with a **housing agreement** registered on title or a **market rental unit** in accordance with a **market rental agreement** registered on title, and governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.

2. A minimum of 327 **dwelling units** shall be **residential rental tenure**.

20.47.13 Other Regulations

1. **Additional uses** listed in Section 20.47.4 are only permitted within the area indicated as "B" in Section 20.47.4, Diagram 1 and shall be located on the **first storey** of any **building**.

2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it:

2.1. **RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE).**

Those areas shown cross-hatched and indicated as "A", "B", "C" and "D" on "Schedule "A" attached to and forming part of Bylaw 10198".

2.2. **SCHOOL & INSTITUTIONAL USE (SI).**

Those areas shown cross-hatched and indicated as "E" on "Schedule "A" attached to and forming part of Bylaw 10198".

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10198".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL	
ADOPTED	

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

Schedule "A" attached to and forming part of Bylaw 10198