



City of Richmond

Report to Committee

To Council - Nov 10, 2003
To Planning - Nov 4, 2003

To: Planning Committee
From: Terry Crowe
Manager, Policy Planning
Re: REVISED AMENITY SPACE REQUIREMENTS FOR MULTI-FAMILY HOUSING

Date: October 9, 2003
File: 8060-20-7591
X 4045-00

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7591, which amends the Indoor and Outdoor Amenity Space Guidelines in the Development Permit section of the Official Community Plan Bylaw No. 7100, be introduced and given first reading.

2. That Bylaw No. 7591, having been considered in conjunction with:

- the City's Financial Plan and Capital Program;
- the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw No. 7591, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

4. That the "Cash In Lieu of Indoor Amenity Space Policy" (Attachment 1 to the report dated July 4, 2003 from the Manager, Policy Planning) be adopted upon final reading of Bylaw No. 7591.

Terry Crowe
Manager, Policy Planning
(4139)

Att. 2

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Parks Design, Construction & Programs	Y ☒ N ☐	
Recreation & Cultural Services	Y ☒ N ☐	

Staff Report

Origin

In December of 2001, the City retained Marta Farevaag of Phillips, Farevaag, Smallemberg to undertake a Multi-Family Housing Amenity Study. The purpose of the Study was to:

- identify the specific needs for indoor and outdoor amenity space in multi-family housing;
- explore options for the provision of amenity space through the development process.

This report summarizes the finding of the study (**Attachment 1**) and proposes an amendment to the Development Permit section of the OCP to introduce revised requirements.

Findings Of Fact

Definitions

Multi-family Housing Amenity Space

Multi-family housing amenity space is defined, for the purpose of this report as “common space, owned by the strata corporation, provided in a multi-family development for use by all its occupants for cultural, social and recreational activities”. Examples of amenity space include gardens, playgrounds, fountains, pathways, fitness centres, pools, meeting rooms, or lounges which are for the exclusive use of the residents of a development.

Public Amenity Space

“Public Amenity Space” is defined in the Zoning Bylaw as space registered in the name of the City of Richmond, provided in a building for the use of the general public in pursuing business, educational, cultural, social and recreational activities.

Amenities

Amenities may be part of a package of contributions provided off site by a developer such as affordable housing, public art or child care.

Study Process

The Study process involved:

- a review of amenity space guidelines in other lower mainland communities;
- site visits to a sample of multi-family developments;
- separate focus group sessions with developers (through UDI and the local builders), designers (architects & landscape architects) and residents;
- the preparation of principles for the provision of amenity space;
- the preparation of options and an option analysis for the provision of amenity space; and
- staff working group meetings to guide the study process and to prepare the new OCP multi-family indoor and outdoor amenity space guidelines.

Analysis

1989 Principles

The City first started requiring amenity space in 1989 with the introduction of the multi-family housing design guidelines. While there were no principles explicitly identified, the original multi-family housing guidelines do mention:

- the need to provide space for residents who spend most of their time at home; and
- that child care is a common requirement of residents in multi-family housing.

2003 Principles

Today, the principles for providing multi-family housing amenity spaces have not changed and include the following:

- **Recreation** - Ensure that children in multi-family projects have opportunities for outdoor and indoor play and socialization with other children in their housing complex;
- **Meeting** - Provide residents with an accessible and convenient place to assemble as strata councils, co-op boards, and involved neighbours to make decisions regarding the management of their housing;
- **Socializing** - Bring residents into contact with each other for social interaction, mutual support, safety and security benefits;
- **Availability** - Offer a common space for private bookings for birthday parties and other celebrations that cannot be readily accommodated in private units, particularly where:
 - unit sizes are generally smaller than typical single-family homes and
 - the development involves a sufficient number of dwelling units to support the costs and generate the regular use of a shared indoor space; and
- **Flexibility** - Encourage the development of multi-family housing that has a flexibility of use and is attractive to and meets the needs of families with children, seniors, and people with disabilities, while recognizing that multi-family housing serves many different kinds of households over the approximately 30 years or more of a building's lifecycle.

Summary of Focus Group Sessions

There was a difference between the views of the development community, who felt that amenity spaces were often not used, compared to the feedback provided by residents who indicated that amenity spaces were an important part of a development. This difference points to the need for the City to establish guidelines for amenity space, rather than leaving it to the market to decide if these spaces should be provided.

The following list highlights the breadth of comments received and the suggested responses:

Needs of Multi-Family vs. Single Family

There was a question regarding why multi-family projects need to provide amenity space while single family projects do not. This is at the heart of the whole question and the answer is simply that single family developments generally provide more indoor space, and always provide more outdoor space, than what is found in multi-family projects. In response to this point, it is proposed that projects with unit sizes larger than 148 m² (1593 ft²), not be required to provide indoor amenity space.

Affordable Housing

There was a discussion of whether affordable housing should be required to provide amenity space. While it does add to the cost of the development, it was agreed that the need for amenity space (e.g., a playground and meeting room) should be the same for residents regardless of their income and that the guidelines should not be different for affordable housing projects.

Decrease Size

The current guidelines for the size of amenity spaces were often not met. Therefore, it is proposed to decrease the size of the indoor and outdoor amenity spaces required to accurately reflect what is more realistically able to be provided.

Why are Amenity Spaces Needed at All?

Some developers questioned why amenity spaces were required at all. They stated that nearby parks and community centres provided enough space for residents. It is true that in some municipalities, no amenity space is required with multi-family redevelopment. However, Richmond does not have smaller parks or pocket parks scattered throughout neighbourhoods; rather, one larger central park is generally provided in each quarter section. Therefore, there is a need for amenity space in each multi family development, especially for less mobile residents (young children and older residents).

Requirements for Children's Play Space

New CSA guidelines for the space required around children's playground equipment (eg, spring toys) makes it difficult to locate them in smaller townhouse developments. Therefore, the requirement for children's playspaces, for developments under 20 units, is proposed to be changed to permit informal play areas that don't contain formal play equipment.

Cash In Lieu

Ground space is at a premium, especially for smaller townhouse developments (under 20 units), and the provision of indoor amenity space means the loss of a unit which can jeopardize the project economics. Therefore, the ability to pay cash in lieu for indoor amenity space is provided as an option. The lack of indoor amenity space is more easily able to be addressed in smaller developments where, for example, strata meetings are more able to be held in private living rooms of the dwellings.

However, as it is difficult to compensate for the lack of larger open spaces where, for example, children can play, no cash in lieu option is suggested for outdoor amenity space.

Cash in lieu which is received will be placed in the City's Recreation Facility Reserve account. It will be spent according to the City's Parks, Recreation and Cultural Services Master Plan on public indoor amenity space (e.g., community centres) where needs are the greatest and with consideration of nearby neighbourhood needs.

Per Unit Calculation

Because the current amenity guidelines are based on the number of bedrooms, staff commented on the difficulty in determining if rooms such as dens should be considered as bedrooms. Therefore, the proposed new guidelines simply provide a total minimum amount of space required for indoor amenity, and a per dwelling unit calculation for outdoor amenity space.

Current and Proposed Amenity Space Guidelines

The following chart provides the existing and proposed guidelines for indoor and outdoor space.

Number of Dwelling Units:	Proposed Indoor Amenity Space:	Existing Indoor Amenity Space (for comparison):	Proposed Outdoor Amenity Space:	Existing Outdoor Amenity Space (for comparison):
0 – 3 units	Excluded	Excluded	Excluded	Excluded
4 – 19 units	- Indoor amenity space of a minimum of 70 m², <u>or</u> - Payment of cash-in-lieu of \$1000.00 per unit - Note: exempt where the average unit size exceeds 148 m²	Indoor amenity space of 2.0 m ² per bedroom and a minimum of 70 m ² (however in practice developments below 20 units have been exempt)	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play	Outdoor amenity space of 4.0 m ² per bedroom with a children's play area of 2.5 m ² minimum per bedroom, excluding the master bedroom
20 – 39 units	- Indoor amenity space of a minimum of 70 m², <u>or</u> - Payment of cash-in-lieu of \$1,000.00 per 19 units + \$2000.00 per unit over 19 units - Note: exempt where the average unit size exceeds 148 m²	Indoor amenity space of 2.0 m ² per bedroom and a minimum of 70 m ²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play and 3.0 m² per unit should be designed as a children's play area	Outdoor amenity space of 4.0 m ² per bedroom with a children's play area of 2.5 m ² minimum per bedroom, excluding the master bedroom
40 units or more	- Indoor amenity space of a minimum of 100 m², <u>or</u> - Payment of cash-in-lieu of \$1,000.00 per 19 units + \$2000.00 per 20 units + \$3000.00 per unit over 39 units - Note: exempt where the average unit size exceeds 148 m²	Indoor amenity space of 2.0 m ² per bedroom and a minimum of 70 m ²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play and 3.0 m² per unit should be designed as a children's play area - The maximum play area size is 600 m²	Outdoor amenity space of 4.0 m ² per bedroom with a children's play area of 2.5 m ² minimum per bedroom, excluding the master bedroom

Overall, the new guidelines:

- are easier to understand and calculate;
- permit more flexibility in terms of providing "formal" amenity play space; and
- are more realistic and achievable.

The only down side from the development community's point of view is for the smaller developments (under 20) which would be required to contribute cash in lieu of providing indoor amenity space. Cash in lieu is provided as an option not because the residents in these

developments do not need the space as much as residents in larger developments, but rather, it is provided as an option to allow for flexibility when the developable site is small.

The option of requiring no contribution for indoor amenity space for development below 20 units was discussed; however, if the cut off point is to be 20 units, staff suggest that there would be a great many developments applying for 19 units. While the amount of the cash required is lowered, it is still felt that cash in lieu should be applied across the board to level the "playing field" for all sizes of developments.

Financial Impact

As agreed to by Urban Development and Parks, Recreation and Cultural Services staff, the proposed OCP bylaw amendment and Cash in Lieu Policy will generate revenue for the Recreation Facility Reserve account which will fund public indoor amenity space.

Conclusion

New guidelines for the provision of indoor and outdoor amenity space in multi-family projects are proposed. These new guidelines were determined after consultation with residents, the development community, designers and staff. Based on the broad level of consultation it is felt that they better respond to the needs of both residents and the development community. For future potential multi-family residents, they still ensure that:

- outdoor amenity space is required;
- indoor space will be required for the larger developments; and
- for smaller developments that space will be provided or monies will be received and applied for City indoor amenity space.

For the development community, the proposed new guidelines are more realistic and flexible. UDI and the local builders were instrumental in drafting the basic principles of the new guidelines. Both UDI and the Greater Vancouver Home Builders were consulted once the new guidelines were prepared and had few comments from their members.

One of the primary benefits of these new guidelines is clarity about what is required. This clarity makes it easier for both the development community and staff to understand and consistently apply the guidelines.

The report also identifies the principles behind why amenity space is important. These principles provide the basis for the requirements that ensure that multi-family developments in Richmond continue to be supportive for all residents in all stages of life.



Jenny Beran, MCIP
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Multi-Family Housing Amenity Study

City of Richmond, June 2003

Table of Contents

Purpose of the Multi-Family Housing Amenity Review	1
Summary of Results and Recommendations	1
Statement of Indoor and Outdoor Amenity Objectives	1
Principles for the Solutions	2
Recommendations for Policy and Implementation	3
Multi-Family Housing Amenity Summary Chart	6
Summary of the Benefits of the Recommended Guidelines	7
Acknowledgements	8
Bibliography	9
Appendix A – Study Process and Background Research	11
Appendix B -- February 28, 2002 Case Study Tour	17
Appendix C – Results of Focus Group with Local Developers	19
Appendix D – Results of Focus Group with Multi-Family Housing Residents	20
Appendix E – Results of Focus Group with Local Designers	21

Purpose of the Multi-Family Housing Amenity Review

The City of Richmond initiated a review of the indoor and outdoor amenity policies and their implementation in new multi-family housing developments to address concerns about:

- The equity of applying amenity guidelines to projects of different types, sizes, and locations within the City.
- The clarity of the communicating the City's requirements to proponents of new multi-family projects.
- The success and levels of user satisfaction with the indoor and outdoor amenities that have been included in recent built projects.

Summary of Results and Recommendations

The study process is described in detail in Appendix B and involved background research; a series of small group discussions with residents of multi-family projects in Richmond, developers, architects, and landscape architects active in the Richmond housing market; and a Steering Committee of City staff.

Key conclusions of this study are:

- There seems to be little concern about the City's abilities to negotiate with developers of larger projects for on-site amenities. Proponents of multi-family projects with either high-rise densities or ground-oriented units in excess of about 40 households are typically motivated to include a range of amenities in order to be successful in the housing market.
- The staff who negotiate with developers do not feel the need for more specific guidelines but rather for clearer and more equitable guidelines as a basis for negotiation with development applicants.
- A clear statement of the objectives and rationales for the City's guidelines for amenity spaces, endorsed by City Council, will provide development planning staff with a better basis for more equitable negotiations with project proponents.
- The flexibility to consider cash-in-lieu of providing indoor amenity spaces is desirable, recognizing that there is a need for the consideration of complex factors to ensure that amenity spaces are useful and appropriate for their intended user groups, especially in projects of less than 40 dwelling units.

Statement of Indoor and Outdoor Amenity Objectives

The following set of objectives is recommended for Council approval as an explicit basis for the provision of indoor and outdoor amenity spaces in the City of Richmond. These objectives are based on a set of draft statements that were tested during several focus groups and were reviewed in detail by the Steering Committee.

The City of Richmond seeks indoor and outdoor amenity spaces in multi-family housing in order to:

- Recreation -- Ensure that children in multi-family projects have opportunities for outdoor and indoor play and socialization with other children in their housing complex.
- Meeting -- Provide residents with an accessible and convenient place to assemble as strata councils, co-op boards, and involved neighbours to make decisions regarding the management of their housing.
- Socializing -- Bring residents into contact with each other for social interaction, mutual support, safety, and security benefits.
- Availability -- Offer a common space for private bookings of an adequate size for birthday parties and other celebrations that cannot be readily accommodated in private units, particularly where:
 - unit sizes are generally smaller than typical single-family homes and
 - the development involves a sufficient number of households to support the costs and generate regular use of a shared indoor space.
- Flexibility -- Encourage the development of multi-family housing that has flexibility of use and is attractive to and meets the needs of families with children, seniors, and people with disabilities, recognizing that multi-family housing serves many different kinds of households over the 30 years or more of a building's lifecycle.

Principles for the Solutions

The recommendations for changes to the policies and practices for obtaining indoor and outdoor amenity spaces in private sector developments are based on the following principles:

- Legality – The City has the jurisdictional authority to establish development guidelines for multiple family housing through the Official Community Plan.
- Transparency – The guidelines are clear and the City is accountable for their application.
- Balance – Indoor and outdoor amenity space guidelines balance the needs of residents in multiple family housing with the anticipated financial impacts of providing these spaces.
- Fairness – Guidelines will be applied to all multiple family development projects over the minimum threshold of 4 dwelling units.
- Consistency – The guidelines will be applied in a consistent way to all sizes of development projects and in all areas of the City, except where area-specific provisions apply.

- Partnerships – The guidelines support partnerships among private developers, the City, and community groups to develop shared amenity facilities in the neighbourhood of the proposed development project.
- Effectiveness – The guidelines ensure that, in every case, either:
 - amenities will be built in new development projects or
 - funds to support community amenities will be obtained.
- Administrative efficiency – Guidelines are clear and concise and will be readily communicated and understood by all participants in the development approvals process.

Recommendations for Indoor and Outdoor Amenity Policy and Implementation

Current Indoor Amenity Space Guidelines and Implementation

The current City of Richmond guidelines for indoor amenity space in multi-family development are a minimum of 2.0 m² (21.5 ft²) per bedroom and a minimum size of 70 m². These guidelines are generally based on standards established by Central Mortgage and Housing Corporation (CMHC) and exceed those of other Lower Mainland municipalities. The current threshold size for an indoor amenity space is 4 dwelling units.

Under current City practice, projects of:

- 4 to 20 dwelling units rarely provide an indoor amenity space.
- Between 20 and 39 dwelling units often have site constraints that hinder the creation of an indoor space of the minimum size, particularly in two-storey ground-oriented multiple family developments, and many of the projects in this size range are not required to provide the indoor amenity space called for in the guidelines.
- 40 dwelling units or more usually provide indoor amenity space as it is recognized as valuable both for marketing and for the ongoing livability of the project.

Recommended Indoor Amenity Space Guidelines and Implementation

The proposed new indoor amenity space guidelines are calculated on a per unit rather than a per bedroom basis. This approach avoids the need for City staff to make judgments regarding how many bedrooms or rooms that could be used as bedrooms are included in a development application. The minimum size for an indoor amenity space is retained from the current guidelines at 70 m² (753.5 ft²) for projects up to 39 dwelling units. This minimum size is intended to ensure that the indoor amenity is adequate to accommodate children's play activities. At 40 units or more, this minimum size is proposed to increase to 100 m² to reflect the greater anticipated demand for space in a larger development project.

Given that indoor amenity space is generally needed in multiple family developments due to the lack of large private indoor spaces for family and community gatherings such as those typically found in single family homes, multiple family developments with overall average unit sizes that exceed those of typical single family homes are exempted from providing indoor amenity space. The overall average dwelling unit size threshold for this exemption is 148 m² (1500 ft²).

Where an indoor amenity space in a project is not provided, then a cash-in-lieu payment should be obtained. For equity and consistency reasons, a payment is recommended for all projects above three units.

The amount of this cash-in-lieu payment is proposed to be administered on a per unit basis and increased in the following three increments:

- From the threshold of four up to 19 dwelling units, a cash-in-lieu amount of \$1,000.00 per dwelling unit is recommended. This amount balances the intent of equity with the recognition that small projects are challenged to create a minimum sized amenity space with less than 20 units to bear the cost. Assessing the lowest rate for projects between 4 and 19 units also acknowledges that developments in this size range have historically usually been exempted from meeting the City guidelines. At this level, it is anticipated that many developments will opt for the of cash-in-lieu payment over provision of the indoor amenity space.
- From 20 to 39 units, the recommended of cash-in-lieu amount is \$1,000.00 per dwelling unit for the first 19 units and \$2,000.00 per dwelling unit for each unit over 19 units. In this range of project sizes, there are sometimes good reasons to permit a cash-in-lieu payment based on site limitations and related considerations. This cash-in-lieu level is anticipated to encourage the creation of amenity spaces in most projects, especially at the higher end of the 20 to 39 dwelling units per project range. The rationale for charging \$1000.00 for 19 units is to ensure that there is no substantial disincentive for building a project of 20 units in comparison to one of 19 units.
- Projects of 40 dwelling units or more, have the option to choose cash-in-lieu for equity reasons. At this range, the payment is recommended at \$3,000.00 per each dwelling unit of 40 units or more (the first 19 units are proposed at \$1,000.00 per unit and the next 20 units at \$2,000.00 per unit to avoid an inequitable jump at the transitional size range). At this level, the payment is expected to be higher than the cost of building an amenity space and therefore a disincentive to choosing to make a cash-in-lieu payment. Consequently, most projects over 40 units are anticipated to include an indoor amenity space.

The amounts established for cash-in-lieu should be regularly reviewed to ensure that they are not creating a significant disincentive to providing indoor amenity spaces in larger projects.

It is recommended that a policy be adopted to direct the application of cash-in-lieu funds explicitly to the development of community amenity space in community centers and other public facilities in the same neighbourhood as the project seeking development

approvals. Furthermore, an appropriate local community amenity for the cash-in-lieu funds to be directed to should be identified at the time of the development review process.

Current Outdoor Amenity Space Guidelines and Implementation

The existing calculations for outdoor amenity space are 4.0 m² (43.1 ft²) per bedroom and for a children's play area of 2.5 m² (27 ft²) minimum per bedroom, excluding the master bedroom. The current guidelines have caused administrative problems with respect to determining the number of rooms in a design that qualify as bedrooms. For this reason, a change to a per unit basis guideline is proposed. The current guidelines in the Official Community Plan reference the City's document, "Child Friendly Housing in Richmond". This document should continue to be used as a guide in defining and designing appropriate, diverse, and stimulating children's play areas.

Recommended Outdoor Amenity Space Guidelines and Implementation

Recent changes to the Canadian Standards Association (CSA) regulations for the design of safe children's play areas have made it difficult to create small play areas using conventional play equipment that are varied and engaging for young children to use on a regular basis. Consequently, it is recommended that the threshold for requiring a children's play area with conventional play equipment be increased to 20 units or more. Nevertheless, guidelines should continue to encourage that the design of all outdoor amenity space in multi-family projects should be child-friendly and consider the incorporation of safe, informal play opportunities within it. Examples of such play opportunities might include paved paths suitable for riding tricycles and other wheeled toys, walls of an appropriate height to serve as a play surface for a small child as well as seating for supervising adults, or a garden pavilion that offers shelter on rainy days.

For all projects of:

- 4 units in size or more, outdoor amenity space that is contiguous and programmed for use by the residents of the multiple family project should be provided at a minimum of 6.0 m² per unit.
- 20 units or more, 50% or more of the outdoor amenity space, at a minimum of 3.0 m² per unit, should be designed as a children's play area.

The area intended for children's play should consider the City's and CMHC's guidelines and include play opportunities for both preschool and young elementary school children and consider play needs for physically active, social, creative, and quiet experiences as well as adult seating. These program elements should be achieved with a mix of traditional play equipment and hard and soft landscape features.

A maximum play area size is recommended at 600 m² in recognition that there is a limit beyond which the play area will begin to attract substantial non-residential use and exceed the needs of its resident population of children. This limit is reached in projects over 200 units. Where feasible, the creation of a shared outdoor play space for children by two or more adjacent developments is encouraged to achieve more variety in play opportunities and increased chances to socialize among neighbours.

Where indoor amenity space is created in a free-standing building on a multiple family development site, this use does not reduce the amount of outdoor amenity space that should be provided. Provision of private outdoor space does not affect the guideline amounts for shared outdoor amenity space. It is preferred when the indoor amenity space is located contiguous with outdoor amenity space and designed to encourage integrated programs of activity and use.

Multi-Family Amenity Space Summary Chart

Number of Dwelling Units:	Proposed Indoor Amenity Space:	Existing Indoor Amenity Space (for comparison):	Proposed Outdoor Amenity Space:	Existing Outdoor Amenity Space (for comparison):
0 – 3 units	Excluded	Excluded	Excluded	Excluded
4 – 19 units	- Indoor amenity space of a minimum of 70 m², <u>or</u> - Payment of cash-in-lieu of \$1000.00 per unit - Note: exempt where the average unit size exceeds 148 m²	Indoor amenity space of 2.0 m ² per bedroom and a minimum of 70 m ²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play	Outdoor amenity space of 4.0 m ² per bedroom with a children's play area of 2.5 m ² minimum per bedroom, excluding the master bedroom
20 – 39 units	- Indoor amenity space of a minimum of 70 m², <u>or</u> - Payment of cash-in-lieu of \$1,000.00 per 19 units + \$2000.00 per unit over 19 units - Note: exempt where the average unit size exceeds 148 m²	Indoor amenity space of 2.0 m ² per bedroom and a minimum of 70 m ²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play and 3.0 m² per unit should be designed as a children's play area	Outdoor amenity space of 4.0 m ² per bedroom with a children's play area of 2.5 m ² minimum per bedroom, excluding the master bedroom
40 units or more	- Indoor amenity space of a minimum of 100 m², <u>or</u> - Payment of cash-in-lieu of \$1,000.00 per 19 units + \$2000.00 per 20 units + \$3000.00 per unit over 39 units - Note: exempt where the average unit size exceeds 148 m²	Indoor amenity space of 2.0 m ² per bedroom and a minimum of 70 m ²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play and 3.0 m² per unit should be designed as a children's play area - The maximum play area size is 600 m²	Outdoor amenity space of 4.0 m ² per bedroom with a children's play area of 2.5 m ² minimum per bedroom, excluding the master bedroom

Summary of the Benefits of the Recommended Guidelines

Benefits for the City of Richmond

The anticipated benefits for the City of Richmond include:

- Renewed policy support for the provision of indoor and outdoor amenity spaces in new multi-family residential development to ensure a high standard of livability and sociability.
- Improved clarity and equity of application that will simplify and improve consistency in the development approvals process.
- The creation of both functional indoor and outdoor amenities in new developments and of expanded community facilities in neighbourhoods experiencing development of multiple family housing.

Benefits for the Residents of New Multiple Family Housing

The anticipated benefits for residents of new multiple family housing include:

- The use and enjoyment of indoor and outdoor amenities developed at functional sizes for their needs.
- Improved community amenities where projects are either too small or sited in a constrained location to achieve an effective on-site mix of amenities.

Benefits for Developers and their Architects and Landscape Architects

Developers and their design professionals will benefit in several ways:

- Clarity of the guidelines based on units rather than number of bedrooms will allow early and accurate calculations of the expectations for a multiple family project.
- Project proponents will be able to choose between providing on-site indoor amenity space or a cash-in-lieu payment directed explicitly to a community facility project in the immediate neighbourhood.
- The City's expectations for indoor and outdoor amenity will be readily known at the outset of the development approvals process and not subject to inconsistent negotiation for each project.
- Sizes of outdoor amenity spaces are more realistic with respect to recent project experience in the City.

Acknowledgements

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It is Council Policy that:

1. Payment of cash, in-lieu of providing indoor amenity space for multi-family developments, may be provided as an option as part of the Development Permit process.
2. The rates for cash in lieu are set as follows:

Number of Dwelling Units in a Multi-Family Project	Amount of cash-in-lieu payment
0 – 3 units	None
4 – 19 units	\$1000 per unit up to 19 units (exempt where the average unit size exceeds 148 m ²)
20 – 39 units	\$1,000 per unit up to 19 units + \$2000 per unit over 19 units (exempt where the average unit size exceeds 148 m ²)
40 units or more	\$1,000 per unit up to 19 units + \$2000 per unit over 19 units + \$3000 per unit over 39 units (exempt where the average unit size exceeds 148 m ²)

3. Cash in lieu funds are to be deposited in a Recreation Facility Reserve account.
4. The funds are to be used for indoor public amenity space as identified by the Parks, Recreation and Cultural Services Department and as set out in their Master Plan which outlines the facility and amenity needs of the community.
5. Both local and City wide needs will be considered in the application of the funds.



Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 7591

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

1. Richmond Official Community Plan Bylaw 7100 is amended by deleting Section 9.3.9 Amenity Space and replacing it with the following:

9.3.9 AMENITY SPACE

The intent is to provide common amenities to be shared by all households in each multi-family development project of three or more units. Indoor and Outdoor amenity space should be provided as outlined in the following chart.

Number of Dwelling Units:	Indoor Amenity Space Required:	Outdoor Amenity Space Required:
0 – 3 units	None	None
4 – 19 units	- Indoor amenity space of a minimum of 70 m², <u>or</u> - Payment of cash-in-lieu - Note: exempt where the average unit size exceeds 148 m²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play
20 – 39 units	- Indoor amenity space of a minimum of 70 m², <u>or</u> - Payment of cash-in-lieu - Note: exempt where the average unit size exceeds 148 m²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play and 3.0 m² per unit should be designed as a children's play area
40 units or more	- Indoor amenity space of a minimum of 100 m², <u>or</u> - Payment of cash-in-lieu - Note: exempt where the average unit size exceeds 148 m²	- Outdoor amenity space of 6.0 m² per unit - Outdoor space should be designed to facilitate children's play and 3.0 m² per unit should be designed as a children's play area - The maximum play area size is 600 m²

9.1.1.A Indoor Amenity Space

- a) Indoor amenity space requirements as shown on the above chart, are:
 - 70 m² (753.5 ft²) for developments of less than 40 units; and
 - 100 m² (1076 ft²) for developments of 40 units or more;
- b) Where unit sizes exceed 148 m² (1593 ft²), the development is exempt from providing indoor amenity space;
- c) Cash in lieu of providing indoor amenity space, at an amount to be determined by Council Policy, may be provided;
- d) The amenity space shall include a multi-purpose facility designed to

accommodate a variety of activities such as parties, children's play, and meetings (e.g. involving 40% of the development's estimated adult population);

- e) In larger, family-oriented developments, special emphasis should be placed on the design of indoor amenity space and associated outdoor areas in order that they may provide opportunities for licensed childcare use (should such a need be recognized) without compromising tenant needs;
- f) Indoor amenity spaces should be located on the south face of buildings and should be linked directly to outdoor amenities and to public walkways wherever possible.

9.1.1.B Outdoor Amenity Space

- a) The outdoor amenity space requirement, as shown on the above chart, is 6.0 m² per unit.
- b) Outdoor space should be designed to facilitate children's play and for development of 20 units or more 3.0 m² per unit should be designed as a children's play area.
- c) The maximum play area size is 600 m².

Location

- d) Amenity areas should be consolidated in one compact area. Linear or scattered configurations are generally not as successful in meeting residents' needs. Locate multi-use space where it is convenient for the largest number of people;
- e) Locate open space, whenever possible, adjacent to open space on a neighbouring multiple-family site, particularly where two multiple-family sites are intended to have a public walkway along their common property line.
Siting and design of these open spaces should be complementary, and should encourage common use by residents of both sites.
No fence or barrier shall be erected between the open spaces, though changes in grade may be used to better define public versus semi-public areas;
- f) Locate the outdoor amenity area to take advantage of sunlight and of natural shelter from inclement weather;
- g) Ensure that surveillance of the area is provided from adjacent units and that the area has barrier-free access;
- h) Outdoor amenity spaces and play areas should not be located near parking areas or garbage / recycling storage areas;

Play Areas

- i) For multiple-family developments under 20 units in size, outdoor space should be designed to facilitate children's play. For developments over 20 units in size, children's play space should be provided at a ratio of 3m² (32.3 ft²) per unit. The maximum suggested size for a children's play area is 600m² (6458.5 ft²);
- j) Locate children's play apparatuses and benches within the open space along with other urban design features such as gardens, fountains, arbours, and art;

- k) Outdoor fenced play areas should be located, where possible, adjacent to indoor spaces on the south side of the buildings, in a sunny location protected from easterly wind. Opportunities for passive adult surveillance should be provided, such as seating nearby and/or arrangement of windows and viewing decks that permit observation of children at play;
- l) For further details regarding play spaces, refer to the City of Richmond document "Child Friendly Housing in Richmond";

Surface Treatment

- m) Provide a mixture of hard-surfaced and natural landscaping in the outdoor amenity area.
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7591"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK

NOV 10 2003

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