



City of Richmond
Planning and Development Department

Report to Committee


To: Planning Committee
From: Joe Erceg
General Manager, Planning & Development
Date: December 3, 2008
File: CP 08-446388
Re: **Application by School District No. 38 (Richmond) to Amend Schedule 2.10D to the Official Community Plan (McLennan South Sub-Area Plan) at 7631, 7651, 7671, 7691, and 7711 Ash Street and 7680 and 7700 Heather Street from Park to a Combination of Park, Residential, and Child Care**

Staff Recommendation

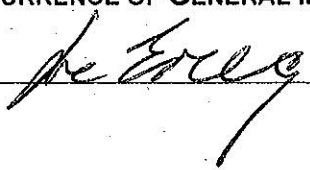
1. That Official Community Plan Amendment Bylaw No. 8465, to:
 - a) in Schedule 1 of Official Community Plan Bylaw No. 7100, redesignate 7691, 7711, and 7731 Ash Street and 7680, 7700, and 7720 Heather Street from "Public and Open Space Use" to "Neighbourhood Residential" in Attachment 1 (Generalized Land Use Map);
 - b) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100 as being amended by OCP Amendment Bylaw 8383, redesignate 7631, 7651, and 7671 Ash Street from "General Urban T4" to "Park", and add "Institution" to the existing land use designation on 7691, 7711, and 7731 Ash Street and 7680, 7700, and 7720 Heather Street, in the Generalized Land Use Map (2031);
 - c) in Schedule 2.10D (McLennan South Sub-Area Plan) of Official Community Plan Bylaw No. 7100, redesignate 7691, 7711, and 7731 Ash Street and 7680, 7700, and 7720 Heather Street from "Park" to "Residential: Apartment and townhouse up to 4 storeys over one level of parking, 1.2 FAR maximum, EXCEPT THAT where a childcare facility is constructed on-site for a minimum of 37 children, an additional 0.4 FAR is permitted (exclusive of the floor area of the childcare)" in the Land Use Map, together with the addition of Additional Development Permit Guidelines: Character Area Guidelines for Neighbourhood E and associated textual amendments;be introduced and given first reading.
2. That Bylaw No. 8465, 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. 8465, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed to require further consultation, which is to be conducted by School District No. 38 (Richmond) prior to the Public Hearing on the OCP Amendment Bylaw.
4. That Official Community Plan Amendment Bylaw No. 8465 be referred to the next available Public Hearing:
 - a) for which all advertising and notification requirements can be fulfilled;
 - b) to be held on a date not earlier than February 16, 2009; and
 - c) after the School District has reported in writing to City staff on the outcome of the required local community consultation, with the receipt of said report not to occur less than two weeks in advance of the date of the Public Hearing.


 Joe Erceg
 General Manager, Planning & Development

TC:spc
 Att. 7

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks Planning, Design & Construction ...	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

School District No. 38 (Richmond) has applied to amend Schedule 2.10D to the Official Community Plan (McLennan South Sub-Area Plan) at 7631, 7651, 7671, 7691, and 7711 Ash Street and 7680 and 7700 Heather Street from "Park" (including elementary school) to "Park" and "Residential", to: (**Attachments 1 & 2**)

- Facilitate the sale of this School District-owned site in order to fund capital projects within the District (e.g., replacement of James Whiteside Elementary School, acquire an alternative City Centre site that is more central to the area's growing population);
- Expand Paulik Park, McLennan South's existing City-owned neighbourhood park;
- Permit future development, by others, of:
 - i. The north-half of Keefer Avenue between Ash Street and Heather Street;
 - ii. Multi-family residential along the north edge of Keefer Avenue, up to a height of 4 storeys (over 1 parking level) and a density of 1.2 floor area ratio (FAR); and
 - iii. Additional residential density to a maximum of 0.4 FAR, provided that a childcare facility for a minimum of 37 children is constructed on-site and gifted to the City.

Findings of Fact

Item	Existing	Proposed
Owner	<ul style="list-style-type: none"> The Board of School trustees of School District No. 38 (Richmond) City of Richmond 	<ul style="list-style-type: none"> No change
Applicant	<ul style="list-style-type: none"> School District No. 38 (Richmond) 	<ul style="list-style-type: none"> No change
Site Size	14,060 m ² (3.5 acres), including: <ul style="list-style-type: none"> School District: 12,377 m² (3.1 ac.) City: 1,683 m² (0.4 ac.) 	<ul style="list-style-type: none"> Park: 0.5 ha (1.3 acres), to be dedicated as a condition of the subject OCP amendment (No Development Cost Charge/DCC credits will apply) Keefer Avenue: 0.15 ha (0.4 ac), to be dedicated and constructed as a condition of future rezoning of the subject site (DCC credits will apply at Building Permit) Net Development Site: 7,258 m² (1.8 acres)
Land Uses	<ul style="list-style-type: none"> Older, single-family homes Vacant (City lots) 	Estimated development potential: <ul style="list-style-type: none"> Park: 0.5 ha (1.3 acres) Keefer Road: 0.15 ha (0.4 acres) Multi-Family Residential <ol style="list-style-type: none"> a) Maximum Floor Area: <ul style="list-style-type: none"> - 1.2 FAR: 8,710 m² (93,752 ft²) - Bonus 0.4 FAR (for the provision of childcare): 2,903 m² (31,251 ft²) - Total: 11,613 m² (125,003 ft²) b) Dwellings: +/-126 units Childcare Facility (constructed by the developer on the residential site): <ol style="list-style-type: none"> a) Indoor Floor Area: 315 m² (3,390 ft²) b) Capacity: 37 children minimum c) Outdoor play area (constructed by the developer in the adjacent park)

Item	Existing	Proposed
OCP Designation	<ul style="list-style-type: none"> "Public & Open Space Use" 	<ul style="list-style-type: none"> "Public and Open Space Use" "Neighbourhood Residential", which is defined as "Those areas of the City where the principal uses are single-family ... and multi-family housing, accompanied by complementary uses such as ... childcare facilities..."
City Centre Area Plan Designation	<p>"General Land Use Map (2031)", as per OCP Amendment Bylaw 8383 (third reading, July 2008): (Attachment 3)</p> <ul style="list-style-type: none"> "General Urban (T4)" - An area that "provides for low-density, low-rise residential, commercial, institutional, industrial, community, and related uses". 	<ul style="list-style-type: none"> "General Urban (T4)" "Park" – An area typically owned by the City for the purpose of public open space and related uses. "Institution" - An area where additional density may be permitted to facilitate the establishment of a public or community use (e.g., childcare facility).
McLennan South Sub-Area Plan Designation (Attach. 4, Land Use Map)	<ul style="list-style-type: none"> "Park", approximately 4.9 ha (12 ac.) in size, including passive uses and, in the vicinity of the subject site, "active community use, including an elementary school". <p>NOTE: The area of "park" identified in the Plan was an estimate. The actual area currently designated as "park", including the subject site, is only 4.3 ha (10.6 ac.).</p> <ul style="list-style-type: none"> Childcare Policy – Density bonusing is encouraged to facilitate affordable childcare. 	<ul style="list-style-type: none"> "Park" <p>NOTE: Under the subject application, the total area designated as "park", including the subject site's proposed "park" area, will be 3.6 ha (8.8 ac.) – or roughly 84% of the currently designated "park" area.</p> <ul style="list-style-type: none"> "Residential: Apartment and townhouse up to 4 storeys over one level of parking, 1.2 FAR maximum, EXCEPT THAT where a childcare facility is constructed on-site for a minimum of 37 children, an additional 0.4 FAR is permitted (exclusive of the floor area of the childcare)"
Zoning	<ul style="list-style-type: none"> Single-Family Housing District, Subdivision Area F (R1/F) 	<ul style="list-style-type: none"> Subject to future development review
Parking Required	<ul style="list-style-type: none"> As per City bylaw 	<ul style="list-style-type: none"> Subject to future development review
ESA Designation	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Not applicable

Surrounding Development

Since adoption of the McLennan South Sub-Area Plan in 1996, this area of the City Centre has seen a large amount of redevelopment, including:

- North of the subject site – The first stage of construction of Paulik Park is complete (a City-owned park incorporating a mature woodlot and garden features and intended for passive, neighbourhood recreation), with further design and construction scheduled for 2010;
- West and south of the subject site (across Keefer Avenue and Heather Street) – A large area of recently-constructed, 2- and 3-storey, "traditional" townhouses (i.e. units with pitched roofs, a house-like character, wood siding, and individual, street-oriented entrances) with net residential densities of 0.69 – 0.78 FAR; and

- East of the subject site (across Ash Street) – A large area of single-family houses on large lots that is slowly transitioning to include a mixture of small- and medium-sized lots fronting onto Ash Street and the extension of Keefer Avenue, together with low-density townhouses near Blundell Road.

Related Policies & Studies

McLennan South Sub-Area Plan

The Plan supports the development of a pedestrian-oriented, single-family and townhouse community, characterized by a lush, natural landscape, “traditional”, house-like styles of development, and a centrally located park. Within the park, the Plan makes provision for “active community use, including an elementary school” in the vicinity of the subject site, but it does not:

- Make any distinction between public and private school use;
- Preclude the development of non-school “community” uses (e.g., health facility); or
- Restrict the form and character of the “community use” (e.g., site coverage, height, density).

In other words, while the Plan designates the subject site as “park” and permits the School District to develop a school on the subject site, development of the site was not limited to:

- Green, public open space;
- “Quiet” uses (e.g., schools generate significant activity and traffic); or
- “Small” buildings (e.g., “School & Public Use” zoning would permit buildings to be 12 m/39 ft. anywhere on the site).

City Centre Area Plan (CCAP)

Based on consultation with the public and School District between summer 2006 and summer 2008, the updated CCAP (as per OCP Amendment Bylaw 8383, third reading, July 2008) anticipates the School District’s decision to abandon its earlier plans to construct an elementary school in McLennan South in order to free-up funds to pursue an alternate school site that is more central to the City Centre’s growing population. As such, the CCAP:

- Designates the subject site as “General Urban (T4)”, which typically takes the form of low-rise development with a density of 1.2 FAR or less; and
- Excludes the subject site from its calculation of minimum required park space within the City Centre, which is based on a ratio of 1.31 ha (3.25 acres) per 1,000 residents.

Note, however, that to ensure adequate standards of public livability and amenity, the CCAP encourages the provision of park space over and above its minimum standards and it directs the City to pursue opportunities to secure such space, especially where it can be acquired at little or no cost to the City and is mutually beneficial for the contributor of the land.

Disposition of School District Lands

The disposition of the subject site requires the approval of the Minister of Education. Prior to the adoption of any OCP amendment for the subject site, a copy of the Minister’s approval must be provided to the City.

Consultation

The City's OCP Bylaw Preparation Consultation Policy No. 5043 requires that consultation with affected parties (e.g., residents, owners) be considered as part of the OCP Amendment process. To satisfy this policy, the School District should consult with the local community and report back to City staff before the Public Hearing on the OCP Amendment Bylaw.

To allow the School District adequate time for advertising and notification, public consultation, and reporting back, the subject application should not be scheduled for Public Hearing earlier than February 16, 2009. In addition, to enable staff to review the School District's findings and, as required, prepare material for Council's consideration at the Public Hearing, the School District should submit its report in writing to staff no later than two weeks ahead of the Public Hearing (i.e. no later than February 2nd for the February 16th Public Hearing).

Staff Comments

Form & Character of Development

The proposed density and 4-storey, apartment or high-density-townhouse style of development represents a significant departure from the neighbourhood's conventional townhouses. However, in light of the School District's need to relocate this school site to better serve the growing City Centre community, staff are supportive of the proposed form of development on the basis that:

- The gross density (i.e. calculated on the site area prior to park dedication) is equivalent to the densities of adjacent multiple-family sites (i.e. the subject site ranges from 0.69 FAR to 0.92 FAR with the proposed childcare bonus, while other sites west of Ash Street range from 0.61 FAR to 0.93 FAR);
- The higher net density on the site's south end enables its north end to be dedicated as park;
- Recent development in McLennan North and elsewhere in Richmond demonstrate that the proposed density on the site's south end can be accommodated attractively; and
- Any future rezoning and Development Permit (DP) processes will undergo a thorough public review, supported by site-specific DP Guidelines proposed as part of the subject OCP amendment.

Parks

As noted earlier, the development of a portion of the subject site as park is not required to satisfy adopted park standards for the City Centre. Nevertheless, it is highly desirable for Richmond to secure the proposed park space, as it will:

- Help to satisfy Richmond's city-wide park needs without increasing the burden on the City's Development Cost Charge (DCC) program (as neither the site's acquisition nor construction is included or proposed to be included on the DCC program);
- Provide for local amenity and livability; and
- Achieve key site-specific objectives with regard to park openness and the retention of existing trees and landscape features.

In addition, the acquisition of this additional park space is timely, as it will enable it to be integrated into the next stage of Paulik Park's design and construction processes, which are scheduled to begin in 2010 and will be funded in large part by non-DCC contributions already received for this purpose from McLennan South developers.

Childcare

The Sub-Area Plan promotes the development of affordable childcare in McLennan South and encourages the use of density bonusing to facilitate it. This is consistent with the proposed OCP amendment, which encourages the developer-funded construction of a childcare facility for a minimum of 37 children on the subject site, the ownership of which will be transferred to the City at no charge as a condition of receiving additional “bonus” residential density.

Attachment 5 lays out a preliminary set of developer requirements related to the childcare. These requirements will be refined in consultation with the School District in order that they can be:

- Presented to Council for consideration at the Public Hearing on the subject application; and
- As a condition of adoption of the subject OCP amendment, registered as a covenant on title.

Housing Choice

The existing Sub-Area Plan promotes townhouse and single-family development in order to support the area’s establishment as a family-oriented neighbourhood. The Plan also encourages opportunities for other household types and for residents to “age in place”. These two objectives are less well served by the area’s existing housing options and would benefit from the introduction of a limited number of smaller, apartment-style units within walking distance of the park, transit, and the Garden City Shopping Centre, such as those made possible by the proposed redesignation of the subject site

Affordable Housing

Richmond’s Affordable Housing Strategy allows for townhouse projects, such as those typical of McLennan South’s multiple-family area, to contribute to the Reserve fund, rather than construct units. As such, no new affordable units have been built in this area and, given the relatively high cost of constructing affordable housing units versus paying cash-in-lieu, the Strategy on its own may not provide developers with the necessary incentive for this to change.

Recognizing this situation, the subject OCP amendment, as proposed, requires that covenants be registered on title that would restrict any residential development on the site, EXCEPT if:

- A minimum of 5% of the total residential building area (based on the residential Floor Area Ratio) is constructed at the sole cost of the developer as a minimum of 4 low-end market rental units (i.e. for households with an annual income of \$20,000 to \$37,700); and
- Prior to any rezoning of the subject site, a Housing Agreement is registered on title to ensure that the affordability terms, as established by the City, remain in effect in perpetuity (i.e. based on the adopted Housing Agreement template found in the City’s Zoning and Development Bylaw).

In light of this, the subject application presents a unique opportunity to support Richmond’s objectives for housing affordability and enhance housing choice and livability in McLennan South.

Transportation

As a condition of the future rezoning of the subject site, the developer will be required to:

- Acquire 7720 Heather Street and 7731 Ash Street for consolidation with the adjacent School District-owned lots and dedicate an 8 m (26.2 ft.) wide strip along the south edge of those properties (together with corner cuts at Heather and Ash Streets) for the completion of the north half of Keefer Avenue (Development Cost Charge credits will apply); and

- Enter into a Servicing Agreement for the construction of road widening and frontage improvements (e.g., curb, gutter, boulevard, sidewalk, street trees) along all site frontages.

Engineering

Any OCP amendment that increases density and changes land use, such as the subject application, can be expected to impact storm, sanitary, and water servicing. This may render works currently identified under the Development Cost Charge (DCC) program to be insufficient or undersized; and, recent infrastructure upgrading designed/constructed prior to the adoption of the proposed OCP amendment may become inadequate. Without further study, staff cannot determine the full impact of the proposed OCP changes.

As a condition of any future rezoning of the subject site, the developer will be required to undertake a capacity analysis and related studies to determine servicing requirements to the satisfaction of the City, and to enter into a Servicing Agreement for the completion of those works. Until the necessary analysis is complete and information to the contrary comes available, it should be assumed that all upgrades beyond those currently identified on the DCC program will be at the developer's sole cost.

Existing Houses

One of the three houses on the proposed park site (7651 Ash Street) is in poor repair and is slated for demolition by the School District. This work (together with other steps necessary to make the property safe and clean) is to be completed prior to park dedication. The other two houses on the proposed park may remain and may be considered for re-use through the park design process.

Analysis

The Richmond School District participated in the preparation of the McLennan South Sub-Area Plan in 1996 and acquired the subject site in 1999/2000 on the basis that it would be continuing its practice of working to establish schools in all of Richmond's residential neighbourhoods. Since that time, school enrolment in this area has declined, provincial school funding policy has come to favour fewer and larger schools, and population growth has shifted north. This has made it necessary for the School District to pursue an alternate strategy for school siting and development in order to ensure that its facilities can meet the needs of Richmond's rapidly growing City Centre.

Over the past year, the School District has sought to sell the subject site under its current "park designation for use as a school or some alternative "active community use". These efforts have, however, been unsuccessful and the School District, therefore, wishes to have its lands redesignated to permit residential uses.

Staff agree that the subject site may not be central enough or affordable for a large "community" use (e.g., healthcare facility, affordable/subsidized housing project, private school), and support the School District's efforts to ensure its school sites are well located. Nevertheless, any redesignation of the subject site should not consider school-specific objectives in isolation from the McLennan South community and its objectives for:

- An attractive neighbourhood park that is open and visible from nearby streets in order to enhance the broader neighbourhood and provide casual surveillance of park activities;

- Retention of mature trees and landscape features on and around the subject site and park;
- Access to locally-serving amenities, such as childcare; and
- Attractive residential development that complements McLennan South's "traditional" architectural form and character.

Options

Four potential land use options were considered for the subject site and are described in **Attachment 6**. The staff evaluation of these options is summarized as follows:

Options		Pros	Cons
A	School & Community Use <i>(on ALL of the subject site)</i> <ul style="list-style-type: none"> • As per existing Sub-Area Plan land use designation 	<ul style="list-style-type: none"> • Consistent with existing McLennan South Sub-Area Plan policies & objectives 	<ul style="list-style-type: none"> • Could impede necessary school construction elsewhere in Richmond • Uncertainty regarding use and form of development
B	Townhouse <i>(on ALL of the subject site)</i> <ul style="list-style-type: none"> • 0.69 FAR • 3 storeys 	<ul style="list-style-type: none"> • Consistent with neighbouring townhouse forms and densities 	<ul style="list-style-type: none"> • Reduces park openness • Limits ability to retain existing trees & landscape • Limits on-site public open space to walkways • Provides no community amenity
C	Park & Apartment/Townhouse <ul style="list-style-type: none"> • 1.2 FAR • 4 storeys over 1 level of parking 	<ul style="list-style-type: none"> • Park space dedicated • Park openness to Ash Street increased & pedestrian linkage to Keefer Avenue provided • Increased housing options • Developer-funded affordable housing units on-site 	<ul style="list-style-type: none"> • Taller, apartment-style buildings will be larger and more bulky than McLennan South's typical townhouse projects
D	<u>RECOMMENDED OPTION</u> Park & Apartment/Townhouse, Plus Childcare Bonus <ul style="list-style-type: none"> • 1.6 FAR (including 0.4 FAR bonus density) • 4 storeys over 1 level of parking 	<ul style="list-style-type: none"> • <u>As per Option C, plus:</u> • Developer-funded childcare facility on-site • Density Bonusing is consistent with the Sub-Area Plan's existing childcare policy 	<ul style="list-style-type: none"> • Taller, apartment-style buildings will be larger and more bulky than McLennan South's typical townhouse projects

Financial Impact

None at this time.

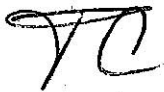
Conclusion

The subject OCP amendment, which is required to help facilitate the funding of School District capital projects (e.g., school replacement and site acquisition), will increase the size of Paulik Park, enhance local housing options, construct affordable housing units (required as per a restrictive covenant registered on title), and, through density bonusing, encourage the developer-funded construction of a City-owned childcare facility in McLennan South.

Achieving this will require the site's development to be taller and denser than is typical for the area; but, the proposed form is not unusual in Richmond and the City's rezoning and Development Permit processes are well suited to managing the necessary design review and public input.

Furthermore, prior to the Public Hearing on the proposed Official Community Plan Amendment Bylaw (not to occur earlier than February 16, 2009), the School District will be required to consult with the local community and report back to the City.

In light of this, staff believe the subject application warrants favourable consideration.



Terry Crowe
Manager, Policy Planning

SPC:spc



Suzanne Carter-Huffman
Senior Planner/Urban Design

Attachment 1: Location Map

Attachment 2: Proposed OCP Amendment Concept

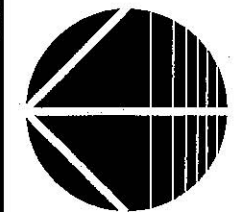
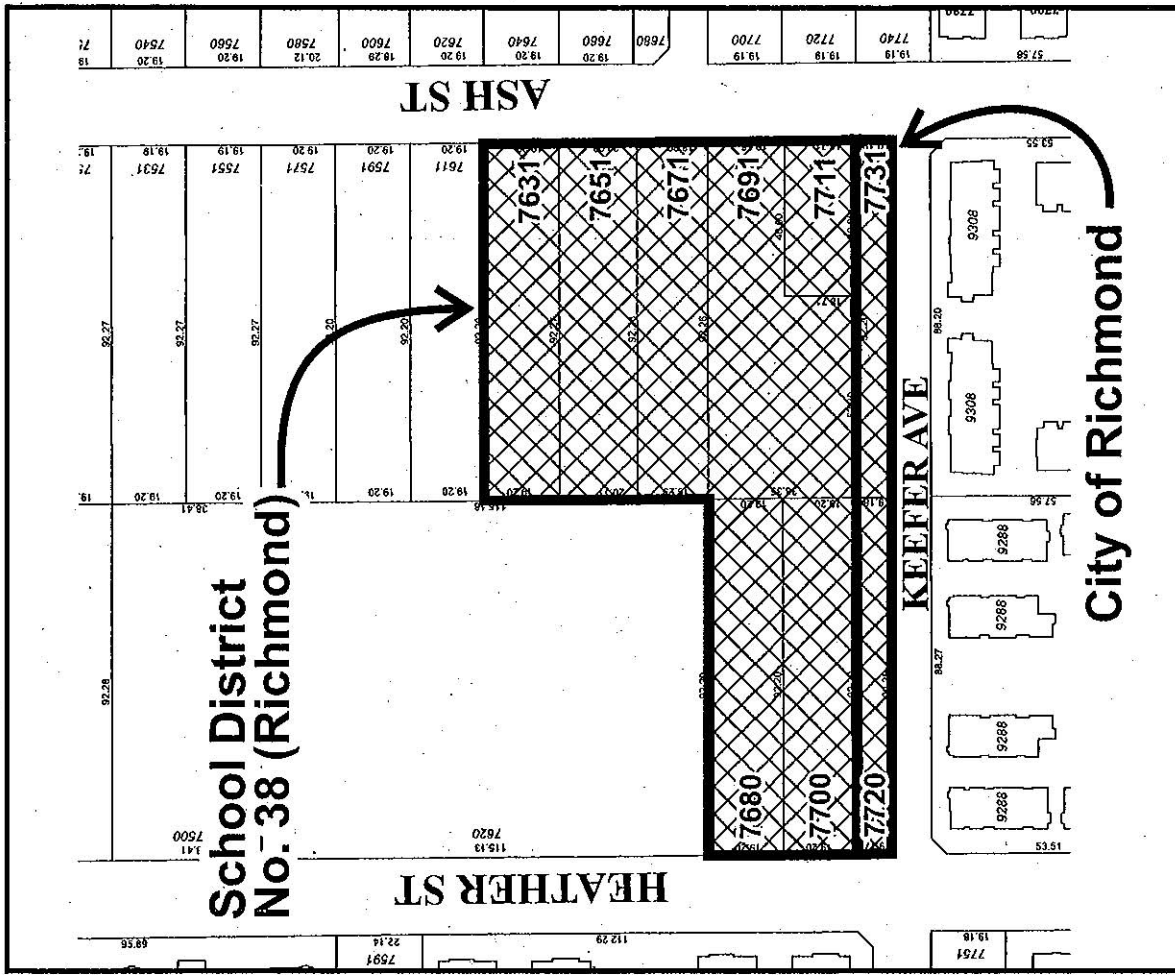
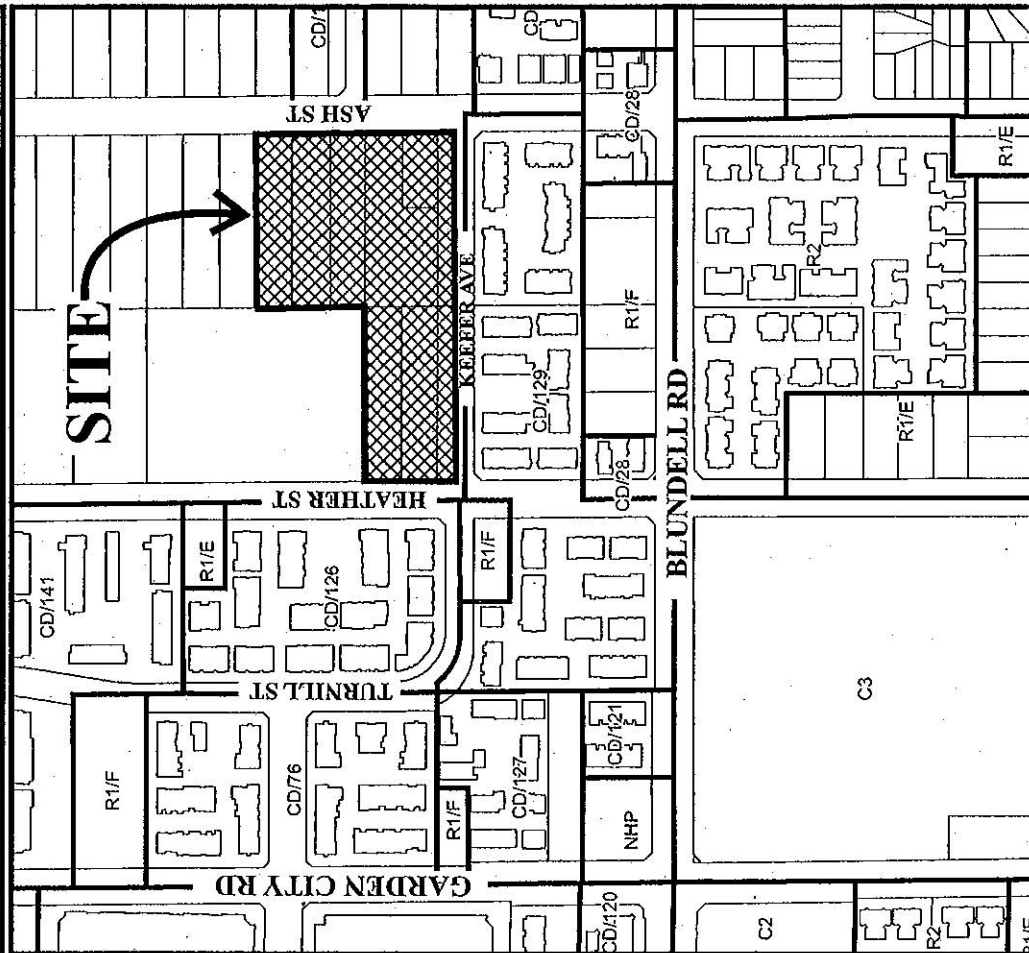
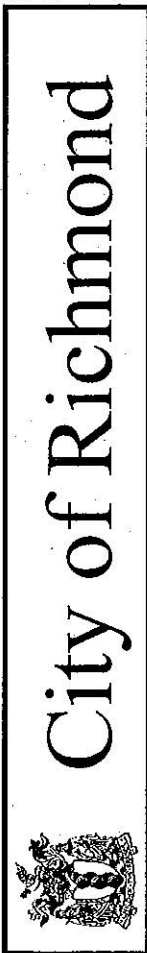
Attachment 3: City Centre Area Plan, General Land Use Map (2031)", as per OCP Amendment Bylaw 8383 (third reading, July 2008)

Attachment 4: McLennan South Sub-Area Plan, Land Use Map

Attachment 5: Preliminary Childcare Facility Developer Requirements

Attachment 6: Alternative Land Use Options

Attachment 7: OCP Amendment Considerations

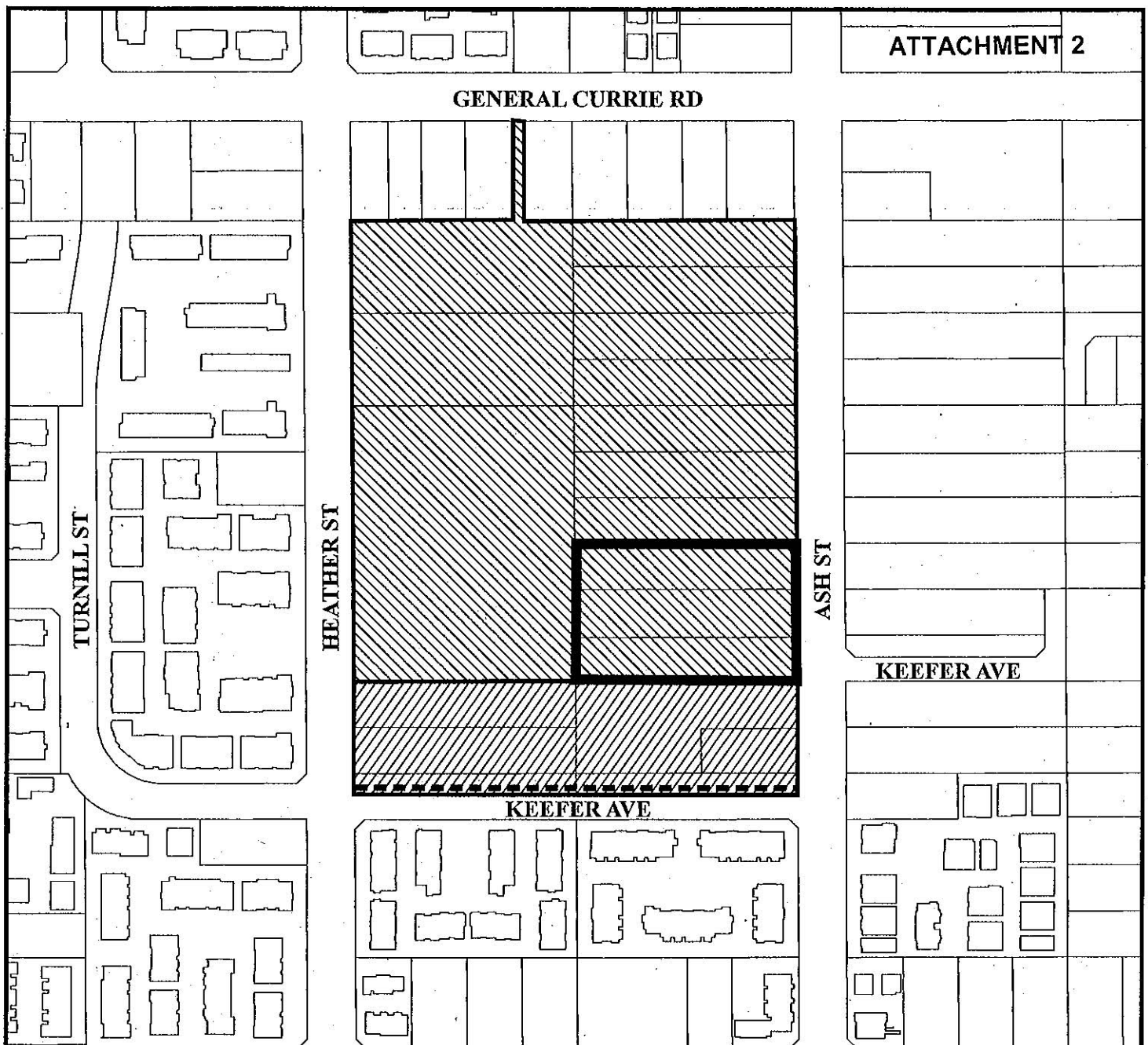


CP 08-446388

Original Date: 11/26/08

Revision Date:

Note: Dimensions are in METRES



**Proposed McLennan South
Land Use Designations**



Park



Residential: Apartment and townhouse up to 4 storeys over one level of parking, 1.2 FAR maximum, EXCEPT THAT where a childcare facility is constructed on site for a minimum of 37 children, an additional 0.4 FAR is permitted (exclusive of the floor area of the childcare)

Proposed Land Dedications



Park 0.5 ha (1.3 ac.) Required as a condition of adoption of the subject OCP amendment.



Road (Keefer Avenue) 0.15 ha (0.4 ac.) Required as a condition of future rezoning of the residential development site.



**Proposed OCP
Amendment Concept**

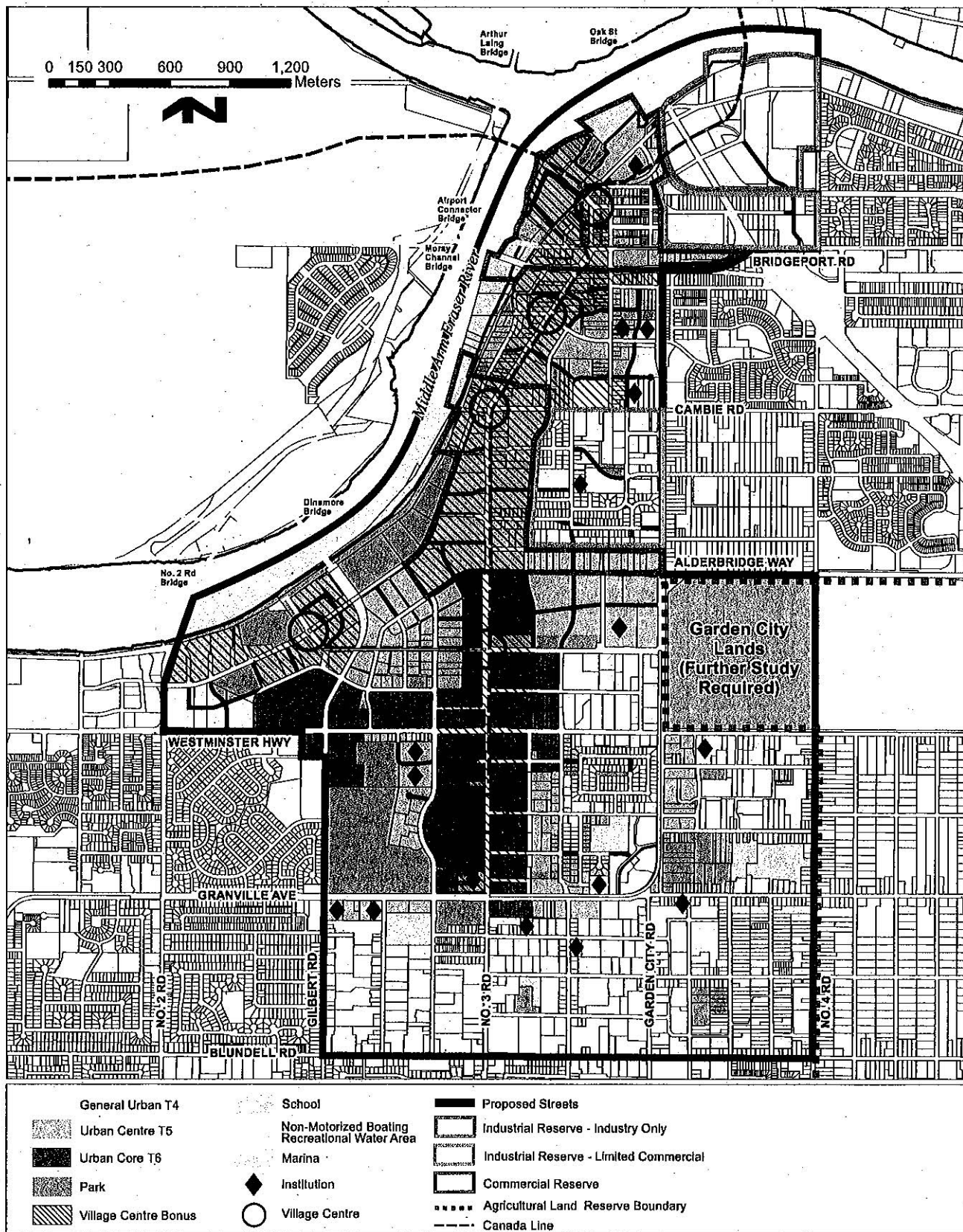
Original Date: 11/26/08

Amended Date: 12/02/08

Note: Dimensions are in METRES

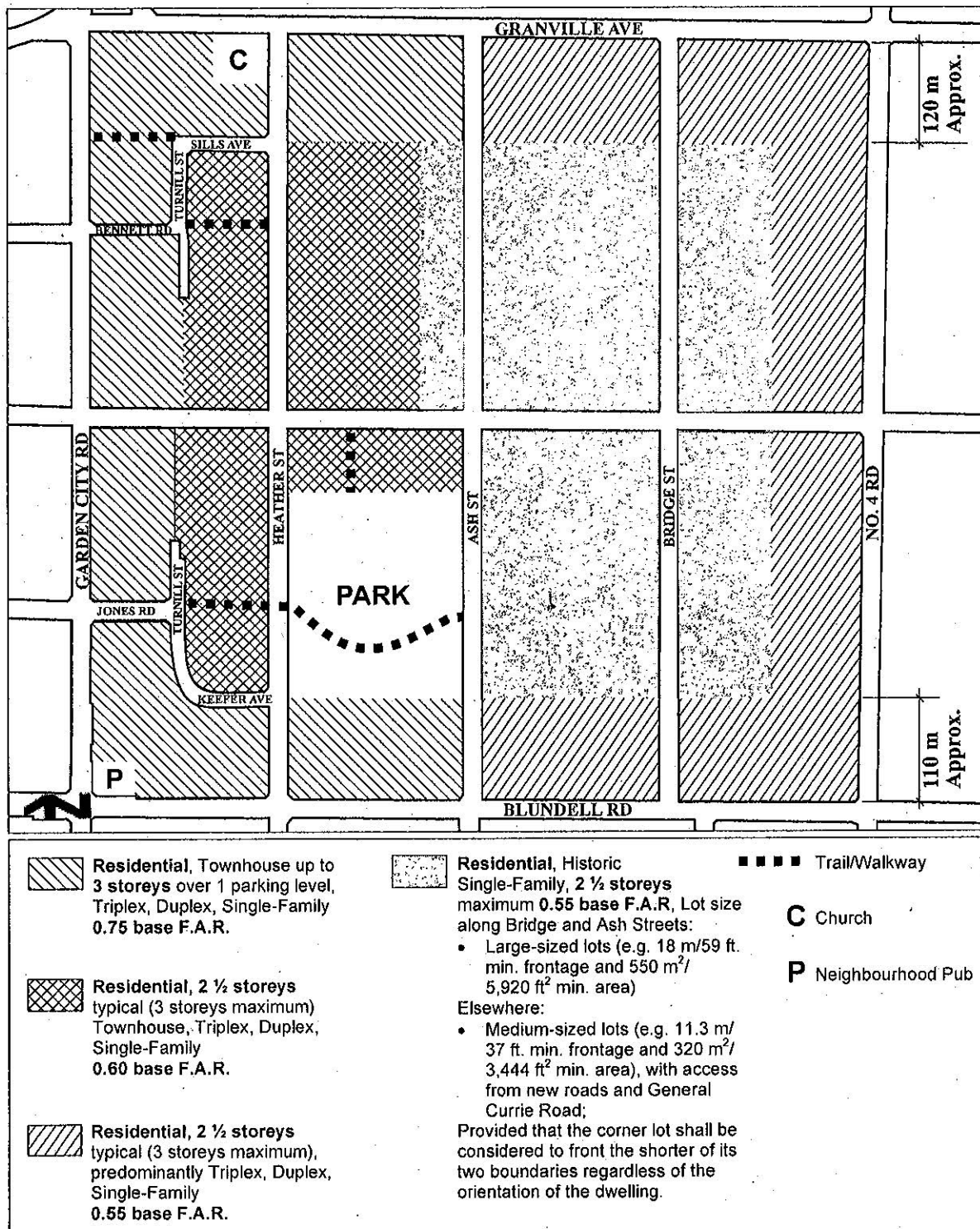
**City Centre Area Plan, As per OCP Amendment Bylaw 8383
(Third Reading, July 2008)**

Generalized Land Use Map (2031)



City of Richmond

Land Use Map

Bylaw 7892
2005/04/18

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Preliminary Childcare Facility Developer Requirements

Prior to the Public Hearing on the subject OCP amendment, the City and School District will work together to finalize the developer requirements that will apply to a childcare facility on the subject site.

The following requirements are preliminary and are not binding on a future developer. Rather, they are provided as the basis for the City-School District discussions that will finalize the site-specific requirements for the future developer of the subject site.

Prior to adoption of the subject OCP amendment, the site-specific developer requirements, as agreed to by both the City and the School District, must be registered as a covenant on the titles of the affected lots (7680, 7700, and 7720 Heather Street & 7691, 7711, and 7731 Ash Street).

Intent

The childcare facility must

1. Be capable of accommodating a minimum of 37 children between the ages of birth and 6 years (Note that the age range may be narrowed as determined through consultation with the City and operator through the development design and review processes.);
2. Have a total minimum indoor floor area of 315 m² (3,390 ft²);
3. Satisfy Richmond Child Care Design Guidelines (or the applicable City policy in effect at the time the facility is to be developed);
4. Be capable of being licensed by Coastal Health Authority's Community Care Facilities Licensing Staff and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial Child Care Regulations;
5. On an ongoing basis, be both functioning, affordable, and fully operational, to the satisfaction of the City (see "Performance" under Development Processes/Considerations); and
6. Be designed, developed, priced, and operated within the spirit of the City's Child Care Development Policy (#4017) which states that:
 - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
 - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable childcare facilities, spaces, programming, equipment, and support resources.
 - To develop City childcare policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve childcare targets and objectives

Development Processes/Considerations

1. Operator involvement –
 - The indoor floor plan and the outside play area for the childcare facility should be developed in collaboration with the operator or its representative, as determined by the City.
 - An operator should be secured prior to the start of the childcare facility design process.
 - To ensure the facility is satisfactory for childcare programming and related purposes and will be a viable operation, the operator should have input into:
 - i. space needs and design;
 - ii. operation and functioning of the facility;
 - iii. maintenance;
 - iv. fittings and finishes;
 - v. equipment; and
 - vi. related considerations.

2. Childcare Licensing Officer involvement – The application of the Provincial Childcare Regulations can vary based on the local Childcare Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.
3. Performance – As a condition of Development Permit, to ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance).

Facility Description

1. General Considerations - As noted above (see Intent), the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of development.
2. Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility.

As the indoor facility will be integrated within a residential development and situated above existing grade (to satisfy City of Richmond Flood Construction Level bylaw requirements) and the outdoor play space will be on the adjacent Paulik Park site, special attention will be required with regard to how the facility is to be accessed, travel distance (e.g., to parking, drop-off, secured outdoor play space, etc.), convenience, security, and related considerations. Where necessary, the City may require that the facility is equipped with special features designed to address the challenges of locating a childcare facility on the subject site including, but not limited to:

- Over-sized ramps capable of accommodating multi-child strollers and large groups of people;
 - Private/secured entry(s) for the exclusive use of the childcare; and
 - Designated drop-off/pick-up parking spaces convenient to the childcare entry.
3. Outdoor Space - The outdoor play space must be:
 - Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
 - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a parking structure rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
 - Located where it is protected from excessive noise and good air quality is ensured (e.g., away from vehicle exhaust, ventilation exhausts);
 - Situated and designed to provide for adequate sun exposure and weather protection in order to ensure the space is attractive and can accommodate heavy use and a broad range of activities throughout the year (e.g., quick drying surfaces, winter "sun trap", garden plots, covered play areas);
 - Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
 - Situated where it can incorporate existing mature trees and/or vegetation within or near the property line of Paulik Park;
 - Safe and secure from interference by strangers and others;
 - Situated to avoid unnecessary conflict with or annoyance of nearby uses (e.g., residential); and
 - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.
 4. Height Above Grade – The facility is to be located on the building's lowest habitable floor (2.9 m geodetic minimum floor elevation, as per Richmond's Flood Construction Level requirements).
 5. Parking (Including Bicycles) & Loading - As per applicable zoning and related bylaws, unless determined otherwise by the City

6. Natural Light & Ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views and reasonable privacy/overlook, as determined through Richmond's standard development review process.

Level of Finish

1. The developer is solely responsible for all costs related to ensuring the childcare is "turnkey" and ready for immediate occupancy upon completion (with the exception of loose furnishings and related items). This includes, but is not limited to, the following:
 - Indoor Areas -
 - i. Finished floors installed (vinyl and/or carpet);
 - ii. Walls and ceiling painted;
 - iii. Window coverings installed (curtains or blinds);
 - iv. Kitchen fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
 - v. Washrooms fully fitted out, including sink, toilet, and cabinets;
 - vi. Wired for cablevision, internet, phone, and security;
 - vii. Non-movable indoor cabinets installed, including cubbies; and
 - viii. Operable, exterior windows provided.
 - Outdoor Areas (including those situated in Paulik Park) –
 - i. All outdoor landscaping (e.g., hard and soft landscaping, fencing, lighting, water and electrical services) installed;
 - ii. All permanently mounted play equipment, furnishings, and weather protection, together with safe play surfaces and related features, installed;
 - iii. Accommodation made for the future installation by others (e.g., operator) of additional equipment and furnishings (i.e. in addition to that provided by the developer); and
 - iv. Features installed outside the bounds of the childcare space that are required to ensure a safe and attractive interface between the childcare and adjacent park or non-park uses (e.g., additional fencing, screening, lighting, signage, grading, planting).
2. The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen ware)

Tenure & Ownership

- Tenure: An independent air space parcel that contains the facility (including appropriate associated parking), whereby the City and/or operator are not obligated to assume financial or other responsibilities associated with the ongoing repair, maintenance, or operation of the overall development (i.e. the building within the primary air space parcel and related features on the subject site) with the exception of those services directly related to the childcare facility
- Ownership: Developer to transfer ownership of the independent air space parcel to the City, at no cost to the City

Legal

As a condition of completing rezoning, legal documents will be required to secure the childcare facility contribution, including a "no-development" covenant, an option to purchase, a Letter of Credit, and/or other measures as determined to the satisfaction of the City.

Alternative Land Use Options

Gross Site Area (Based on Richmond's GIS)		14,060 m ² (151,346 ft ²)
• School District Lots (7)	12,377 m ² (133,232 ft ²)	
• City Lots (2)	1,683 m ² (18,116 ft ²)	

	OPTION A School & Community Use (on ALL of the subject site) As Per Existing Designation	OPTION B Redesignate for Townhouse (on ALL of the subject site)	OPTION C Redesignate for Park & Apartment/Townhouse	OPTION D Redesignate for Park & Apartment/Townhouse, Plus Childcare Bonus
Site Area				
• Road	• Keefer Ave – 0.15 ha (0.4 ac)	• Keefer Ave – 0.15 ha (0.4 ac)	• Keefer Ave – 0.15 ha (0.4 ac)	• Keefer Ave – 0.15 ha (0.4 ac)
• Park	• Nil	• Nil	• 0.5 ha (1.3 acres), dedication as a condition of OCP amendment	• 0.5 ha (1.3 acres), dedication as a condition of OCP amendment
• Net Site Area	• 12,569 m ² (3.1 acres)	• 12,569 m ² (3.1 acres)	• 7,258 m ² (1.8 acres)	• 7,258 m ² (1.8 acres)
Land Use	• School or an alternative "active community use"	• Residential	• Residential	• Residential
Built Form	• To be determined. • May vary with use/operator.	• Townhouses • 3 storeys	• Apartment or townhouse • 4-storeys over 1 level of parking	• Childcare (optional bonus) • Apartment • 4-storeys over 1 level of parking
Net Density*	• To be determined. • May vary with use/operator.	• 0.69 FAR • Equivalent to other sites inside the "ring road" (e.g., north of Keefer Avenue and east of Turnmill Street)	• 1.2 FAR • Equates to 0.69 FAR based on the GROSS site area (i.e. including the Park dedication)	• Residential: 1.6 (1.2 FAR + 0.4 FAR residential bonus for the provision of childcare on-site) • Equates to 0.92 FAR based on the GROSS site area (i.e. including the Park dedication)
Max. Floor Area*	• To be determined. • May vary with use/operator.	• 8,673 m ² (93,359 ft ²)	• 8,710 m ² (93,752 ft ²)	• 11,613 m ² (125,003 ft ²)
Estimated No. of Dwellings	• Nil	• 72 units • @ 120 m ² (1,300 ft ²) per unit	• 94 units • @ 93 m ² (1,001 ft ²) per unit	• 125 units • @ 93 m ² (1,001 ft ²) per unit
Affordable Housing, as per City Policy	• Nil	• \$186,717 developer contribution to the Affordable Housing Reserve, based on \$2 per buildable square foot	• 5% of units (4-5 units) constructed on-site as low-end market rental • Constructed at developer's cost	• 5% of units (4-6 units) constructed on-site as low-end market rental • Constructed at developer's cost
Child Care*	• Permitted, but not required, under the existing designation.	• Nil	• Nil	• Indoor facility on the residential lot (e.g., air parcel) • Outdoor play space in the park • Construction by the future residential developer (Level of finish to be determined in consultation with the City.)

*Option D excludes the density and floor area of the childcare facility. The childcare is intended to accommodate a minimum of 37 children and would have a floor area of approximately 315 m² (3,390 ft²), plus outdoor play space. The outdoor play space would be accommodated within a portion of the adjacent park.

OCP Amendment Considerations
7631, 7651, 7671, 7691, and 7711 Ash Street
and 7680 and 7700 Heather Street

CP 08-446388

Prior to final adoption of OCP Amendment Bylaw 8465, the applicant is required to complete the following:

1. Letter approval from the Minister of Education regarding the School District's proposed disposition of the subject site.
2. Dedication of 7631, 7651, and 7671 Ash Street for park.
3. Registration of covenants on title on 7680, 7700, and 7720 Heather Street and 7691, 7711, and 7731 Ash Street:
 - a) Detailing the Childcare Facility Developer Requirements as they pertain to the childcare density bonus provided for in the McLennan South Sub-Area Plan as amended by OCP Amendment Bylaw 8465; and
 - b) Restricting any residential development, unless such residential development includes therein 5% of the total residential building area (based on the residential Floor Area Ratio) constructed at the sole cost of the developer as low-end market rental units (4 units minimum), as defined under the Richmond Affordable Housing Strategy, and, prior to any rezoning, a Housing Agreement is registered on title to ensure that the affordability terms, established by the City, remain in effect in perpetuity.
4. Demolition of the existing dwelling, driveway, and associated structures at 7651 Ash Street, together with any other work required to ensure that the property is left in a state that is clean and safe to the satisfaction of the City of Richmond Building Inspection Department.

Signed copy on file

Signed _____

Date _____



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8465 (CP 08-446388)
7631, 7651, 7671, 7691, 7711, and 7731 Ash Street and
7680, 7700, and 7720 Heather Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:
 - 1.1. In Schedule 1, repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) thereof the following area, and by designating it "Neighbourhood Residential".

P.I.D. 002-990-423
Lot 104 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 002-990-440
Lot 105 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 003-961-621
North Half Lot 13 Except: Part Dedicated Road on Plan BCP15629 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-232-224
North Half Lot 7 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-232-216
South Half Lot 7 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 005-407-591
North Half Lot 8 Except: Part Dedicated Road on Plan BCP10670 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

1.2. In Schedule 2.10 (City Centre Area Plan):

- a) Adding “Institution” to the existing land use designation in the Generalized Land Use Map (2031) thereof the following area.

P.I.D. 002-990-423

Lot 104 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 002-990-440

Lot 105 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 003-961-621

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P.I.D. 004-232-216

South Half Lot 7 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 005-407-591

North Half Lot 8 Except: Part Dedicated Road on Plan BCP10670 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- b) Repealing the existing land use designation in the Generalized Land Use Map (2031) thereof the following area, and by designating it “Park”.

P.I.D. 003-561-631

South Half Lot 16 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-212-827

Lot 91 Section 15 Block 4 North Range 6 West New Westminster District Plan 48904

P.I.D. 003-671-810

Lot 90 Section 15 Block 4 North Range 6 West New Westminster District Plan 48904

1.3 In Schedule 2.10D (McLennan South Sub-Area Plan):

- a) Repealing the second and third paragraphs under 1.1 Purpose, and replacing them with the following:

“The McLennan South Sub-Area Plan was adopted in 1996 and set the stage for the transformation of what was then a semirural single-family area into an important City Centre residential neighbourhood. The plan aims to respect many of the area’s features, including its traditional single-family character and mature landscape, while providing opportunities for a variety of housing types and a neighbourhood park.

Over the first seven years of the plan, sanitary and storm sewers were installed; land for a neighbourhood park was acquired (including a designated area of heritage trees); new road right-of-ways were secured and existing roads were upgraded; and a number of townhouse projects were completed. Extensive redevelopment is still ahead for McLennan South and will include, among other things, completion of the neighbourhood park, smaller-lot single-family home development, traffic calming, and streetscape improvements. These changes and others, under the guidance of the Sub-Area Plan, will continue to shape McLennan South as it matures into one of Richmond’s key City Centre residential neighbourhoods.”

- b) Repealing the second bullet under 1.2 Goals (a), and replacing it with the following:

“Limiting development to 2½ to 3 storeys in height throughout most of the neighbourhood, except along:

- Garden City Road and the western portions of Granville Avenue and Blundell Road, where buildings may be 3 storeys over one level of parking; and
- The south side of the park, where buildings may be 4 storeys over one level of parking; and”

- c) Repealing 1.2 Goals (d), and replacing it with the following:

“d) Enhance the ability of residents to conduct daily living activities in and around the neighbourhood by providing for access to and development of a range of community facilities and services (e.g., daycare, convenience stores).”

- d) Repealing the last bullet under 3.0 Neighbourhoods & Housing, Issue, Locational Context, Parks and Traffic Initiatives, and replacing it with the following:

“The creation of a 3.6 ha (8.8 ac.) neighbourhood park, which incorporates a heritage woodlot and passive recreation area, and provides a focal point for the community.”

- e) Inserting as the first bullet under 3.0 Neighbourhoods & Housing, Objective 1, Policies (b) the following:

“4-storey apartment and/or townhouse over one level of parking along the south edge of the park;”

- f) Repealing the first paragraph under 4.0 Transportation, Objective 1, Policies (a), and replacing it with the following.

“a) Establish a road network in McLennan South as per the “Circulation Map” to facilitate development as encouraged under the “Land Use Map”, limit reliance on Heather, Ash, and Bridge Streets, create pedestrian-scaled blocks, and enhance access for residents, via vehicle and on foot, to neighbourhood amenities (e.g., park) and other destinations.”

- g) Repealing the existing designation in the Circulation Map thereof the following area and by designating it “Consolidated driveways, lanes or access from new roads” and bisecting it with a “Trail/Walkway” designation running north-south.

P.I.D. 002-990-423

Lot 104 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 002-990-440

Lot 105 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 003-961-621

North Half Lot 13 Except: Part Dedicated Road on Plan BCP15629 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-232-224

North Half Lot 7 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-232-216

South Half Lot 7 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 005-407-591

North Half Lot 8 Except: Part Dedicated Road on Plan BCP10670 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- h) Repealing the last paragraph under 5.0 Natural & Human Environment, Issue, and replacing it with the following:

“Parks provide space for residents to walk, play and gather; they can help reinforce local character and become community focal points, and they can also provide opportunities for retaining treasured natural features. The McLennan South Plan aims to provide a neighbourhood park up to 3.6 ha (8.8 ac.) in size, including a large area of heritage trees.”

- i) Repealing 5.0 Natural & Human Environment, Objective 1, Policies (f), (g), and (h), and replacing them with the following:

“f) Provide a neighbourhood park, approximately 3.6 ha (8.8 ac.) in size, in the southwestern part of the neighbourhood, and preserve the existing heritage woodlot as a natural habitat area within the park. Strive to enhance the natural habitat function in the rest of the park.

g) Develop the park primarily for passive recreational use.

h) Make the neighbourhood park open to the street (not hidden behind buildings) along its east and west edges to enhance safety and the community's sense of open space. Separate passive areas of the park from housing and structures using complementary landscape treatments, including walkways.”

- j) Repealing the first paragraph under 6.0 Community Facilities & Services, Issue, and replacing it with the following:

“McLennan South is situated within walking distance of a range of community facilities and services including City Hall, the Library and Cultural Centre, Richmond Centre Mall, and commercial services along No. 3 Road; the new community park in the McLennan North neighbourhood just north of Granville Avenue containing new elementary and high schools, as well as playing fields; the church at Heather Street and Granville Avenue; and the Garden City Shopping Centre immediately to the south at Blundell Road. As a result, the plan only provides for a single convenience commercial site, to be situated along Garden City Road. As the neighbourhood grows, elementary school needs will be served by nearby schools (e.g., Anderson, Debeck, Garden City, and General Currie) and the plan will promote safe connections to them.”

- k) Repealing 6.0 Community Facilities & Services, Objective 1, Policies (b), and replacing it with the following:

“b) Encourage the Richmond School Board to include the needs of McLennan South school children in its planned school capacity.”

- l) Inserting at the end of 8.3 Additional Development Permit Guidelines: Character Area Guidelines, the following:

“8.3.6 Neighbourhood E

Neighbourhood Character

This Neighbourhood, McLennan South’s smallest, is a unique pocket of 4-storey apartment and/or townhouse (over one level of parking) situated along the south edge of the park with frontages on Keefer Avenue, Heather Street, and Ash Street.

Intent of Specific Guidelines

Development in this area will be taller and denser than elsewhere in McLennan South. This is intended to enhance the community by providing for a childcare facility, introducing architectural variety, and offering housing options that are more affordable (due to smaller unit size) and attractive to seniors, singles, and empty nesters. This form will also, however, present a challenge, as Neighbourhood E’s larger buildings will require special attention if they are to respect McLennan South’s objectives for:

- green landscapes and the retention of mature vegetation;
- pedestrian-friendly, “house-like” character and features; and
- attractive interfaces between the development, its low-density neighbours, and the park.

8.3.6.1 Settlement Patterns

- a) Minimum Net Development Site Size: This neighbourhood should be designed and constructed as a single comprehensive development.
- b) Net Development Site Coverage: 50% maximum, exclusive of portions of the parking structure that are fully concealed by rooftop landscaping (e.g., walkways, gardens, outdoor amenities/features).
- c) Minimum Setbacks to Property Lines: 6 m (19.7 ft.) along all frontages, including the park, except that:
 - Parking may encroach into the minimum setback where it:
 - i. Is concealed from public view (e.g., with some combination of planting and display gardens, terracing, decorative retaining walls, patios);
 - ii. Does not compromise the attractiveness or “human scale” of the streetscape; and
 - iii. The height above grade of the finished parking structure roof (including landscaping) relative to the distance it is setback from the property line does not exceed a ratio of 1:2.
 - Other portions of the building may encroach into the minimum setbacks where this is required to facilitate the retention of mature trees or vegetation and/or where it is compensated for by increased building setbacks elsewhere.

- d) Build-to-Lines: Along both street and park frontages, consistent build-to-lines are discouraged in favour of more varied, “informal” treatments.
- e) Childcare: The proposed facility should be situated on the north side of the site, in order to ensure a direct connection between the facility’s indoor space on-site and outdoor play space in the park. (Note that the siting and design of this facility must be undertaken in consultation with Richmond’s Parks Department.)

8.3.6.2 Massing & Height

- a) Maximum Building Height: 15m (49.2 ft.), except that:
 - Additional height may be permitted where this will facilitate a more attractive roofscape/massing and have negligible impact on neighbours or the park (e.g., shading); and
 - Maximum building height should step down along the area’s street frontages to respect the lower heights of neighbouring development, including:
 - i. Along Keefer Avenue and Heather Street: 12 m (39.370 ft.) and 3 storeys over one level of parking; and
 - ii. Along Ash Street: 9 m (29.5 ft.) and 2 storeys over one level of parking.
- b) Habitable Floor Elevation: 2.9 m (9.5 ft.) geodetic minimum

8.3.6.3 Architectural Elements

- a) The form of development in this area should be characterized by:
 - 4-storey, double-loaded apartment buildings and/or dual-aspect townhouses built around landscaped, accessible courtyards, constructed over a 1-storey parking structure;
 - Frontages designed to present pedestrian-friendly streetscapes that provide for casual surveillance of adjacent public areas from both indoor and outdoor spaces (e.g., extensive glazing, attractive/useable patios and gardens, changes in grade enhanced with attractively landscaped terraces and high-quality materials);
 - Special measures along the park frontage that are designed to minimize impacts on the park and enhance the building as an attractive backdrop for the park’s landscape and activities, including, but not limited to:
 - i. Terracing or stepping back the building to reduce shadowing of the park (especially its play areas, gathering spaces, and gardens);
 - ii. Varied building setbacks designed to accommodate the retention and/or planting of large-growing trees and special landscape features;

- iii. Dense planting and berming concealing all or most of the parking structure, with any exposed wall surface being clad in stone or some other natural material that complements the park (e.g., not glazed or unglazed window openings, painted stucco); and
- iv. Natural colours and materials that complement and blend in with the park and its vegetation; and
 - Individual entries to first-floor units along all street frontages and the mid-block, publicly-accessible walkway (linking Keefer Avenue with the park).
- b) Special attention should be paid to ensure that this neighbourhood's form and character respects that of adjacent sites (e.g., wood siding, pitched roofs, "traditional" style), while taking into account the distinct challenges/opportunities of its own building type and scale. (For example, avoid complicated roof forms that may appear "house-like" on small, townhouse units, but can appear "too busy" or "tacked on" on a larger building.)

8.3.6.4 Landscape Elements

- a) The mid-block pedestrian walkway, linking Keefer Avenue with the park, should be designed to provide for:
 - Barrier-free access for the public (in the form of level access or some combination of ramps and stairs);
 - An attractive open space amenity that complements on-site and neighbouring development and acts as an extension of the park; and
 - A more varied and interesting streetscape (e.g., variations in building setbacks, built form, retention of mature trees, views to/from the park);
- b) To help balance the larger scale of buildings in this area and enhance the development's relationship with the mature woodlot in the park, landscaping in this area should:
 - Include a double row of large-growing trees along all street frontages (i.e. one in the street boulevard and a second row on private property);
 - Make extensive use of conifers, as both special landscape features and as part of the site's perimeter rows of street trees;
 - Avoid impacts on existing trees and mature vegetation in the park; and
 - Seamlessly "extend" the landscape character of the park into the development site.

8.3.6.5 Parking & Services

- a) Parking and service vehicle access should be provided via a single driveway, the siting, orientation, and width of which should be designed to minimize impacts on the appearance, pedestrian amenity, and safety of the streetscape."

- m) Repealing the existing designation in the Character Area Map thereof the following area, and by designating it "Area E, Apartment/Townhouse, 4 storeys maximum (over one level of parking)".

P.I.D. 002-990-423

Lot 104 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 002-990-440

Lot 105 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 003-961-621

North Half Lot 13 Except: Part Dedicated Road on Plan BCP15629 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-232-224

North Half Lot 7 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-232-216

South Half Lot 7 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 005-407-591

North Half Lot 8 Except: Part Dedicated Road on Plan BCP10670 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- n) Repealing the existing designation in the Land Use Map thereof the following area, and by designating it "Residential: Apartment and townhouse up to 4 storeys over one level of parking, 1.2 FAR maximum, EXCEPT THAT where a childcare facility is constructed on-site for a minimum of 37 children, an additional 0.4 FAR is permitted (exclusive of the floor area of the childcare)".

P.I.D. 002-990-423

Lot 104 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

P.I.D. 002-990-440

Lot 105 Section 15 Block 4 North Range 6 West New Westminster District Plan 61903

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North Half Lot 13 Except: Part Dedicated Road on Plan BCP15629 Block G Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-232-224

North Half Lot 7 Block G Section 15 Block 4 North Range 6 West New
Westminster District Plan 1207

P.I.D. 004-232-216

South Half Lot 7 Block G Section 15 Block 4 North Range 6 West New
Westminster District Plan 1207

P.I.D. 005-407-591

North Half Lot 8 Except: Part Dedicated Road on Plan BCP10670 Block G
Section 15 Block 4 North Range 6 West New Westminster District Plan
1207

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100,
Amendment Bylaw 8465"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER

