



**City of Richmond**  
Planning and Development Department

To Public Hearing  
Date: July 20, 2009  
Items# 2, 3 + 10  
Re: Bylaws 8439,  
8440, 8505, 8494

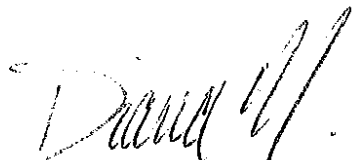
**Memorandum**

**To:** Mayor and Council  
**From:** Diana Nikolic, MCIP  
Planner II (Urban Design)  
**Date:** July 16, 2009  
**File:** 08-4430-20-AMANDA  
#/2009-Vol 01  
**Re:** **Supplementary Assessment of Sustainability Features for RZ 07-397063, RZ 08-408104, and RZ 08-410760**

During the June 16, 2009 Planning Committee meeting, members of the Planning Committee requested that three (3) applicants further consider opportunities to incorporate sustainability features into their respective development applications.

Attached is a response package from each of the following active development applications:

- Ledingham McAllister Communities Limited for rezoning at 6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place to facilitate development of approximately 296 dwelling units in 4-storey apartment buildings over a parking level;
- Polygon Development 222 Ltd. for rezoning at 9420, 9460, 9480, 9500 Odlin Road to permit two (2) 4-storey buildings consisting of approximately 229 units over a parking level; and
- 797460 B.C. Ltd. for rezoning at 9371 and 9411 Alexandra Road to permit two (2) 4-storey buildings consisting of approximately 139 units over a parking level and commercial space along Alexandra Road.

  
Diana Nikolic, MCIP  
Planner II (Urban Design)

DN:dn

att.





July 14, 2009

Ms. Diana Nikolic  
M.A. (Planning) MCIP  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

BY E-MAIL: [dnikolic@richmond.ca](mailto:dnikolic@richmond.ca)

Dear Ms. Nikolic:

Re: Response to Planning Committee June 16, 2009  
Cambridge Park (RZ 08-408104) -9420-9500 Odlin Rd

We are writing to outline Polygon's commitments to sustainability pertaining to the rezoning application for our Cambridge Park development.

In the last few years, Polygon has implemented sustainability measures above and beyond most municipal requirements. For example, as per our corporate policy we include the following:

*Energy Efficiency*

- . Low E glass windows to reduce solar heat gain
- . Energy Star appliances
- . Compact fluorescent common area lighting
- . Parkade motion sensor lighting
- . Light coloured roofing material to decrease heat island effects
- . Overhangs and recessed balconies to cool the building envelope

*Water Conservation*

- . Dual Flush toilets and low flow shower and lavatory faucets
- . Drip irrigation at some landscape areas
- . Stormwater retention through permeable paving

*Air quality*

- . Low VOC paints, caulks and adhesives
- . Green label carpet

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Ms. Diana Nikolic  
July 14, 2009  
Page 2 of 3

*Site Efficiency*

- . Construction waste management and recycling
- . Erosion and sediment control
- . Recycled content drywall, underlayment, and carpet materials

And, to encourage homeowners in sustainable habits ~

- . Recycling bin systems under kitchen sinks
- . Chemical-free cleaning products as welcome gifts
- . Green Education Guides for consumers

Polygon has always strived to fully respond to all Richmond policies (such as affordable housing and universal accessibility design) and voluntary contributions (including beautification, childcare and public art). In addition, our recent Richmond project, Meridian Gate, included a solar assist system for pool heating. Another Richmond project, Hennessey Green, featured a geothermal system for clubhouse heating and cooling.

At the request of Council we have recently investigated additional energy saving and sustainability initiatives for our Cambridge Park project. We are pleased to advise that we are now prepared to design our project to include the following features:

- . A geothermal system that will improve domestic hot water efficiency.
- . Heat reclamation from the transformer room and common area ventilation units to also assist in heating domestic water.
- . A rough-in for connection to a future district energy system that may further supplement domestic hot water heating.

To improve stormwater retention and water conservation, 33 percent of the parkade podium is landscaped or paved with permeable paving. We have attached a Permeable Area Plan from R. Kim Perry (dated June 22, 2009).

Unfortunately, we are not able to provide green roofs on the wood frame buildings. The attached letter from Travelers (dated June 24, 2009) confirms that insurance providers are still not prepared to underwrite wood frame residential structures incorporating extensive green roofs. (As you know, provincial legislation requires all new homes to be provided with warranty insurance prescribed by the Home Owner Protection Act.) As noted above, we will, as permitted by insurance guidelines, landscape the concrete parkade podium.

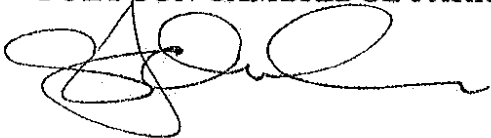
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Ms. Diana Nikolic  
July 14, 2009  
Page 3 of 3

We trust that staff and Council are encouraged by the sustainability commitment Polygon will incorporate into the Cambridge Park project and seek your approval in moving forward with this development.

Yours truly,

**POLYGON CAMBRIDGE PARK HOMES LTD.**

A handwritten signature in black ink, appearing to read 'Steve V. Jedreicich', with a stylized, looping flourish at the end.

Steve V. Jedreicich  
VP Development

Enc. Permeable Area Plan from R. Kim Perry (dated June 22, 2009)  
Green Roof Letter from Travelers (dated June 24, 2009)



Area of a residential development  
 1. 100% of the area of the development  
 2. 100% of the area of the development  
 3. 100% of the area of the development

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Project No: 9420-9508 Odlin Road Assembly  
 Client: Polygon Cambridge Park Homes Ltd

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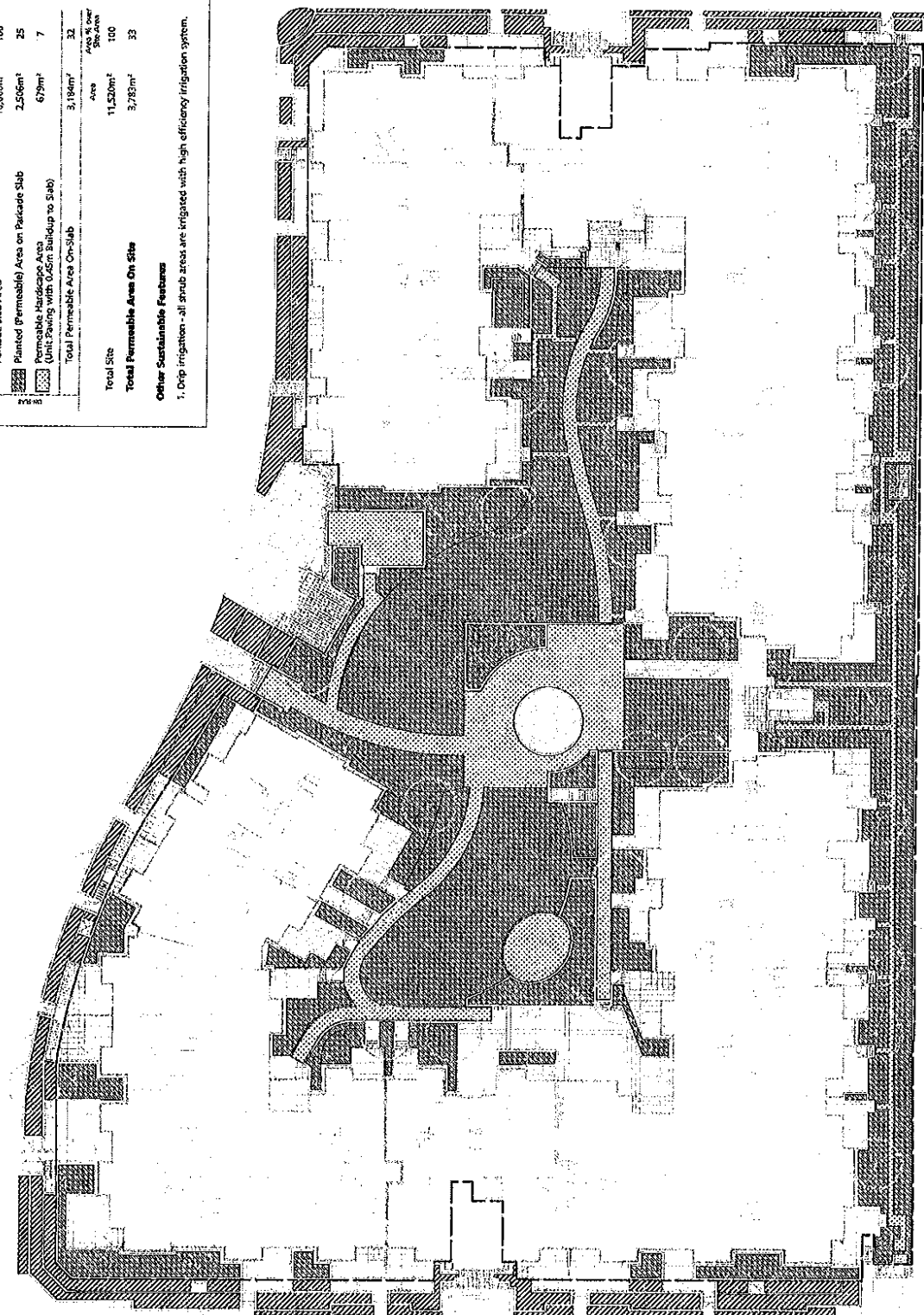
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Legend	Area	Area of Permeable Area	Area of Sustainable Features
Permeable Area Off-Slab	599m <sup>2</sup>	100	100
Parkade Slab Area	10,090m <sup>2</sup>	25	25
Planted (Permeable) Area on Parkade Slab	2,506m <sup>2</sup>	7	7
Permeable Hardcore Area (Unit Slabs with 100mm Backfill to Slab)	679m <sup>2</sup>	32	32
<b>Total Permeable Area On-Slab</b>	<b>3,184m<sup>2</sup></b>	<b>100</b>	<b>100</b>
<b>Total Site</b>	<b>11,520m<sup>2</sup></b>	<b>33</b>	<b>33</b>

**Other Sustainable Features**  
 1. Drip Irrigation - all shrub areas are irrigated with high efficiency irrigation system.





Home Warranty  
Tel: 604.682.3095  
Toll Free: 800.555.9431  
Fax: 604.682.3096

Travelers Guarantee Company of Canada  
650 West Georgia Street, Suite 2500  
P.O. Box 11542  
Vancouver, British Columbia V6B 4N7  
www.travelersguarantee.com

June 24, 2009

Polygon Homes  
#900 - 1333 West Broadway Street  
Vancouver, British Columbia  
V6H 4C2

Attention: Ed Tsumura

**Re: Green Roofs**

We are aware that a number of local governments, in support of a sustainable housing initiative in the Lower Mainland, are requesting "green roofs" be incorporated into the building and design of new residential housing projects. This requirement often takes the form of a condition to a development permit.

Local governments were notified by the Homeowner Protection Office of an issue related to the imposition of green roofs for new residential developments. Under provincial legislation, all new homes must be provided with home warranty insurance in a form prescribed by the Homeowner Protection Act and Regulations. This insurance is underwritten and delivered by the private sector insurance market.

In reference to your request, unfortunately Travelers Guarantee is not prepared to underwrite residential buildings for warranty coverage that incorporate extensive green roofs. Our position on this matter is significant because we currently provide legislated insurance for nearly 50% of all annual housing starts in British Columbia.

If you have any questions or comments, please give me a call directly.

Yours truly,

TRAVELERS GUARANTEE COMPANY OF CANADA

Jan Rasilainen  
AVP Technical Services  
New Home Warranty

Tel (604) 682-2663 • Toll Free (800) 555-9431 • Main Fax (604) 682-2664