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**To:** Mayor and Councillors  
**From:** Wayne Craig,  
Director of Development  
**Date:** February 23, 2017  
**File:** RZ15-713048  
**Re:** **Kaimanson Investments Ltd.**  
**4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road**  
**Revised Rezoning Considerations - Affordable and Accessible Housing**

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This memorandum provides Mayor and Councillors with an update on the above-noted application for the subject 120-unit townhouse development as directed at the February 21, 2017 Planning Committee meeting. The Rezoning considerations for the development included a cash contribution of \$573,520 consistent with the City's Affordable Housing Strategy which requires a cash contribution of \$4.00 per square foot for townhouse projects. Notwithstanding the Strategy, Committee directed staff to enter into discussions with the applicant, Kaimanson Investments Ltd., to determine if there was an ability to provide affordable housing and accessible housing units in the proposed development.

Staff had focused discussions with applicant regarding the provision of affordable and accessible housing units within the development. An agreement has been reached whereby the developer would be willing to provide some accessible housing, adaptable housing and affordable housing units in lieu of the affordable housing cash contribution currently identified in the rezoning Staff Report. The revised Rezoning considerations agreed to by the applicant include:

- Registration of the City's standard Affordable Housing Agreement to secure a minimum of six (6) 3-bedroom units within the development in lieu of providing the currently required affordable housing cash contribution.
- The Housing Agreement would require that the six (6) affordable housing units will have a total combined floor area of at least 665 m<sup>2</sup> (7,158 ft<sup>2</sup>) which is five (5) percent of the development's total net residential floor area. The proposed units will comply with the minimum unit sizes, tenant eligibility and rental rates specified in the Affordable Housing Strategy.
- Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as accessible convertible housing with construction specifications to readily allow the units to be converted into fully accessible units in the future should an owner elect to do so. These units will include framing to allow for a lift to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measure to allow for ease of conversion.
- The legal agreement would also require one (1) unit be built with all accessibility measures and an elevator being installed to ensure that the unit is fully accessible.

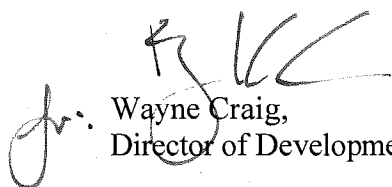
For Council's consideration of First Reading, the following are provided:

- The original Bylaw 9681 with the affordable housing cash contribution requirement (Attachment 1); and
- A revised Bylaw 9681 with the requirement to provide affordable housing units (Attachment 2).

The Rezoning considerations are provided as follows:

- The original Rezoning considerations with the proposed changes to include the accessible and affordable housing conditions as highlighted and underlined (Attachment 3).
- The revised Rezoning considerations, with the revised accessible and affordable housing conditions, as signed by the applicant (Attachment 4).

Should Council wish to proceed with requiring the accessible and affordable housing, the revised Bylaw 9681 (Attachment 2) should be given First Reading, with the revised Rezoning considerations (Attachment 4) being applicable to the development.

  
Wayne Craig,  
Director of Development

cc: Senior Management Team  
Mark McMullen, Senior Coordinator – Major Projects

Attachment 1 Original Zoning Amendment Bylaw 9681  
Attachment 2 Revised Zoning Amendment Bylaw 9681  
Attachment 3 Original Zoning Considerations (With Proposed Changes Highlighted)  
Attachment 4 Revised Rezoning Considerations (Signed Copy)

WC/mm



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9681 (RZ 15-713048)  
4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 &  
4451 Boundary Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
  - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

|   |   |
|---|---|
| <b>“Hamilton</b>  | means the area included in the Hamilton Area Plan.  |
| <b>Hamilton Area Plan<br/>community amenity capital<br/>reserve</b> | means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276.”; and |

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

**“8.8.4 Permitted Density**

1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
  - a) “0.75” in the RTH1 **zone**;
  - b) “0.80” in the RTH2 **zone**;
  - c) “0.85” in the RTH3 **zone**; and
  - d) “0.90” in the RTH4 **zone**,if the following conditions occur:

- e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and
- f) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9681**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

LEGAL REQUIREMENTS SATISFIED

ADOPTED

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| CITY OF RICHMOND                                |
| APPROVED by<br><b>BK</b>                        |
| APPROVED by Director or Solicitor<br><i>Jof</i> |

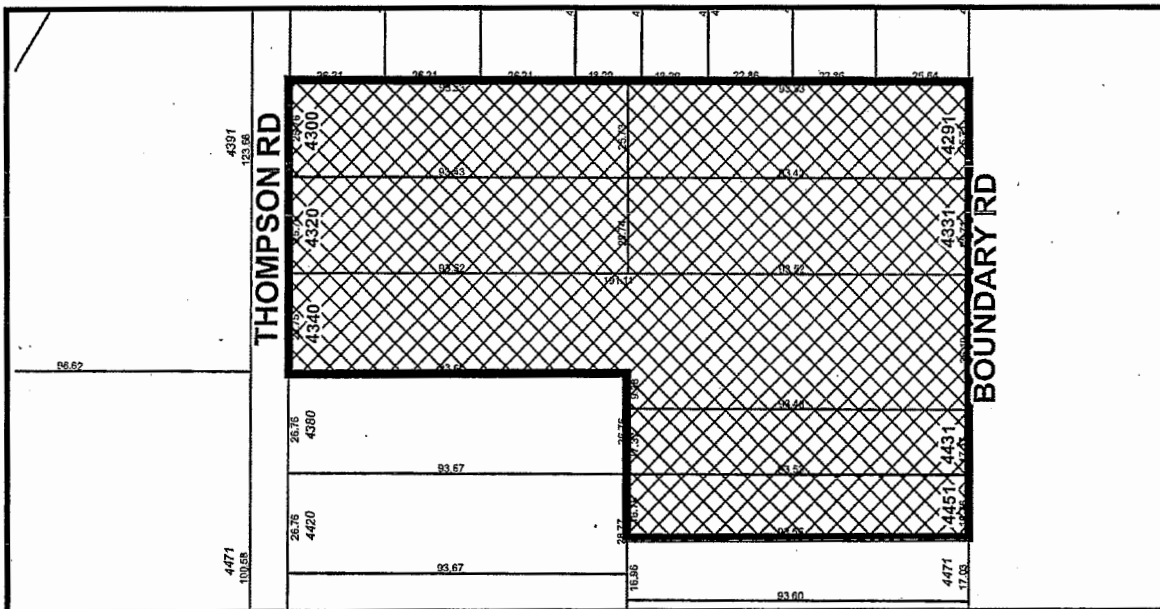
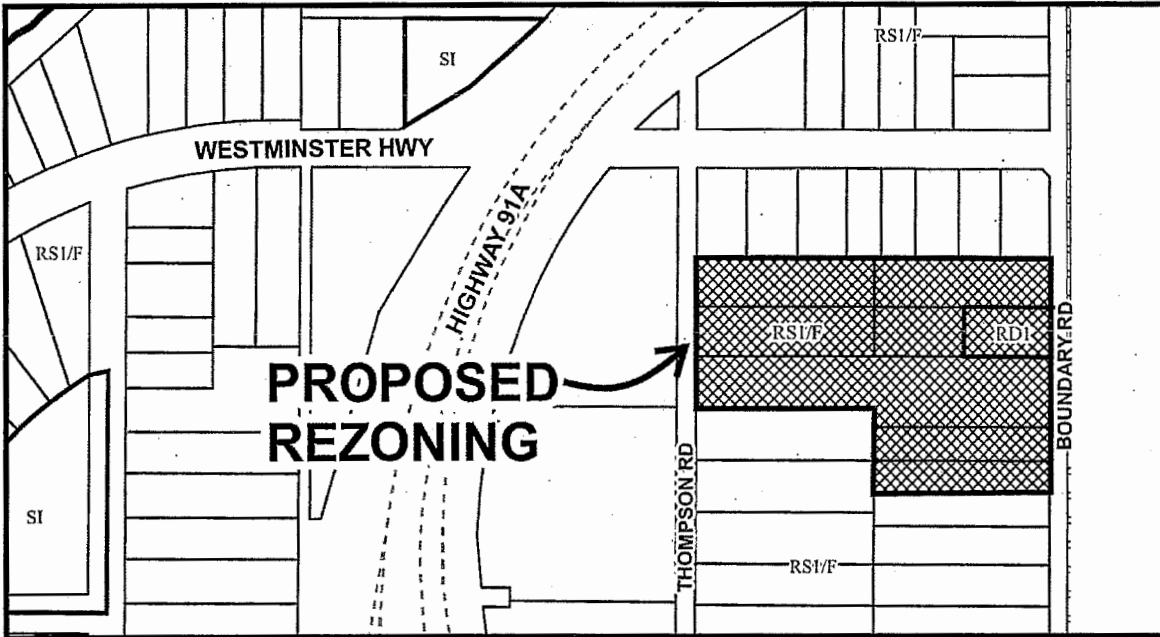
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MAYOR


\_\_\_\_\_  
CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9681”



City of Richmond



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|  | <p>RZ 15-713048</p> | <p>Original Date: 01/05/16<br/> Revision Date: 01/07/16<br/> Note: Dimensions are in METRES</p> |
|---|---------------------|---|



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9681 (RZ 15-713048)  
4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 &  
4451 Boundary Road**

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|---|---|
| <b>“Hamilton</b>  | means the area included in the Hamilton Area Plan.  |
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- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

**“8.8.4 Permitted Density**

- 1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
  - a) “0.75” in the RTH1 **zone**;
  - b) “0.80” in the RTH2 **zone**;
  - c) “0.85” in the RTH3 **zone**; and
  - d) “0.90” in the RTH4 **zone**,
 if the following conditions occur:

- e) (i) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
- (ii) prior to first occupancy of any **building**, the **owner**:
  - (A) has constructed on the **lot** to the satisfaction of the **City affordable housing units** with a combined **habitable space** of the **affordable housing units** comprising at least 5% of the buildable **floor area** resulting from the maximum permitted **floor area ratio**; and
  - (B) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office; and
- g) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9681**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

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| APPROVED by <b>BK</b>                       |
| APPROVED by Director or Solicitor <b>JH</b> |

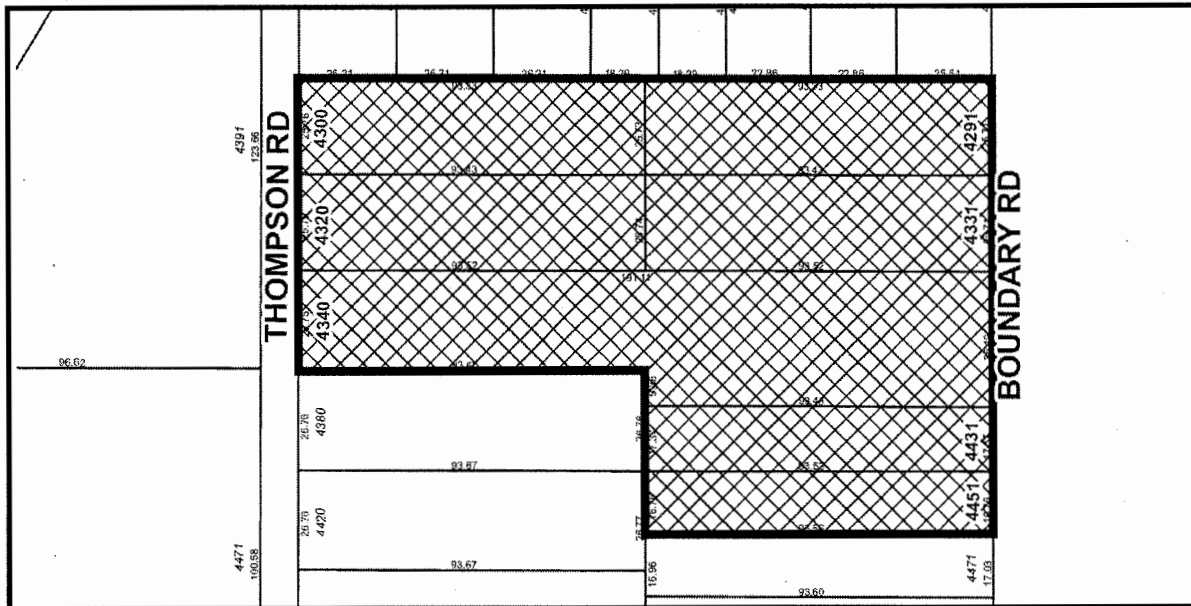
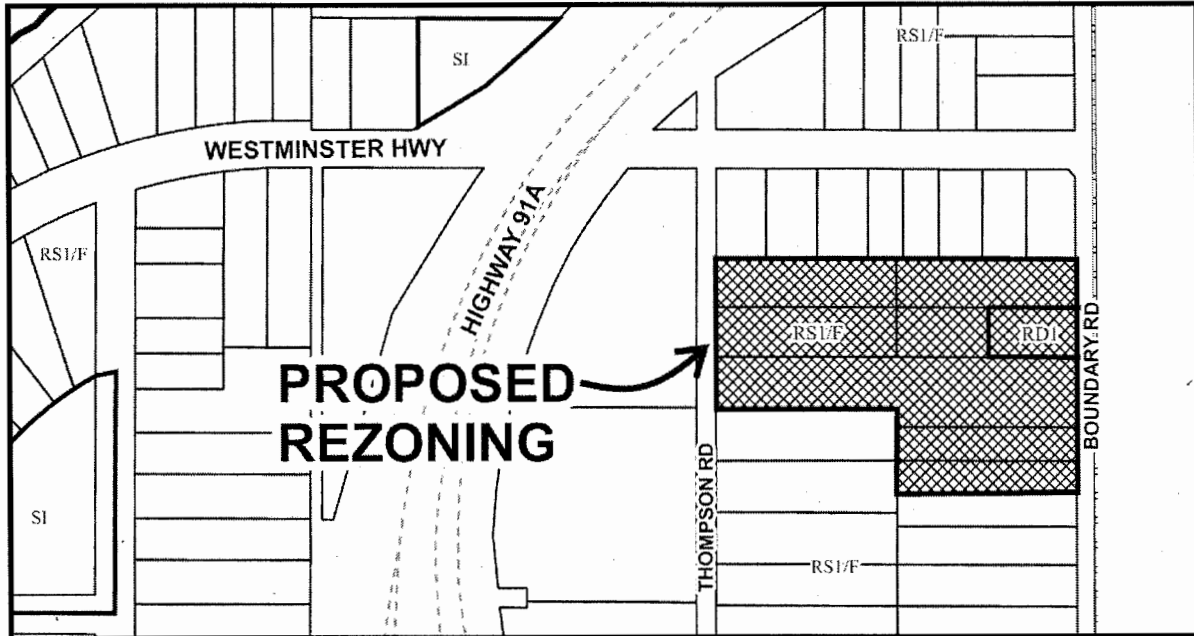
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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9681”



City of Richmond



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|--|---------------------|---|
|  | <p>RZ 15-713048</p> | <p>Original Date: 01/05/16<br/>         Revision Date: 01/07/16<br/>         Note: Dimensions are in METRES</p> |
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**Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road      File No.: RZ 15-713048**

**Kaimanson Investments Ltd.**

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$573,520) to the City's affordable housing fund. Registration of a City Housing Agreement and Covenant to identify and secure six (6) affordable housing units, the combined habitable floor area of which shall comprise at least 665 m<sup>2</sup> (5%) of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.



The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for the following:

| Unit Type | Minimum Number of Units | Minimum Unit Area                              | Maximum Monthly Unit Rent** | Total Maximum Household Income** |
|-----------|-------------------------|--|-----------------------------|----------------------------------|
| 3-Bedroom | 6                       | 102 m <sup>2</sup><br>(1,100 ft <sup>2</sup> ) | \$1,437                     | \$57,500 of less                 |

\*\* May be adjusted periodically as provided for under adopted City policy.

14. Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as “Convertible Housing” with construction specifications provided based on the guidelines within Attachment 5, and requiring one (1) additional unit with all such accessibility measures and a lift /elevator installed; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.
15. City acceptance of the developer’s offer to voluntarily contribute \$113,270 to the City’s Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that provides for the City’s acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.
16. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
17. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City’s construction of a Pressure Reducing Valve (PRV) station.
18. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
19. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
20. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
22. The submission and processing of a Development Permit\* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement\* for the design and construction of works described in Attachment 4 – Servicing Works.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled “Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC”, Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled “Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development” prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are

to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.

2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m<sup>2</sup> (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
4. Accessible Adaptable Units: The Development Permit plans are to identify 27 of the units (including all Affordable Housing units) as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 5, and to identify one (1) additional unit with all such accessibility measures and a lift /elevator installed.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property developer but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed \_\_\_\_\_

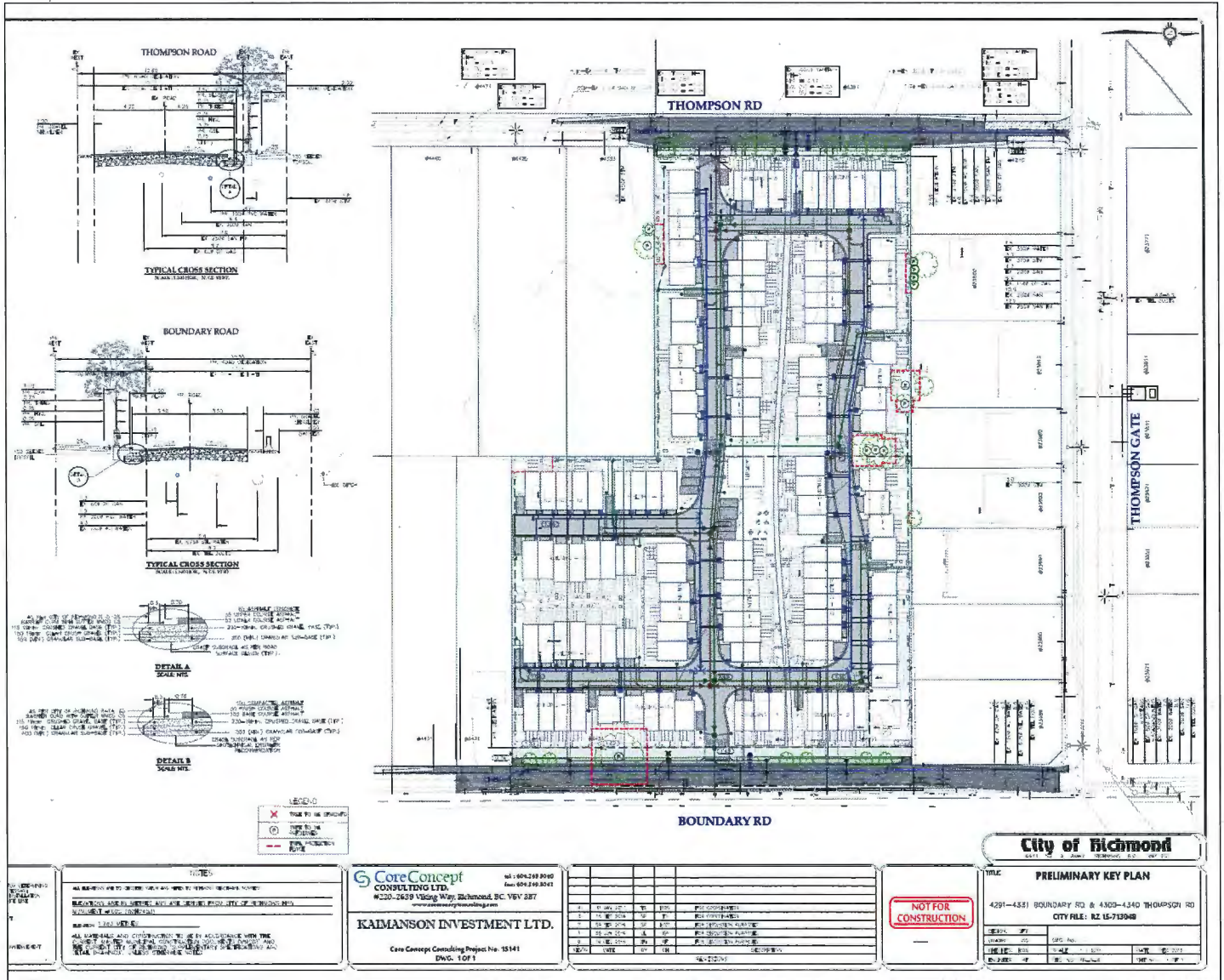
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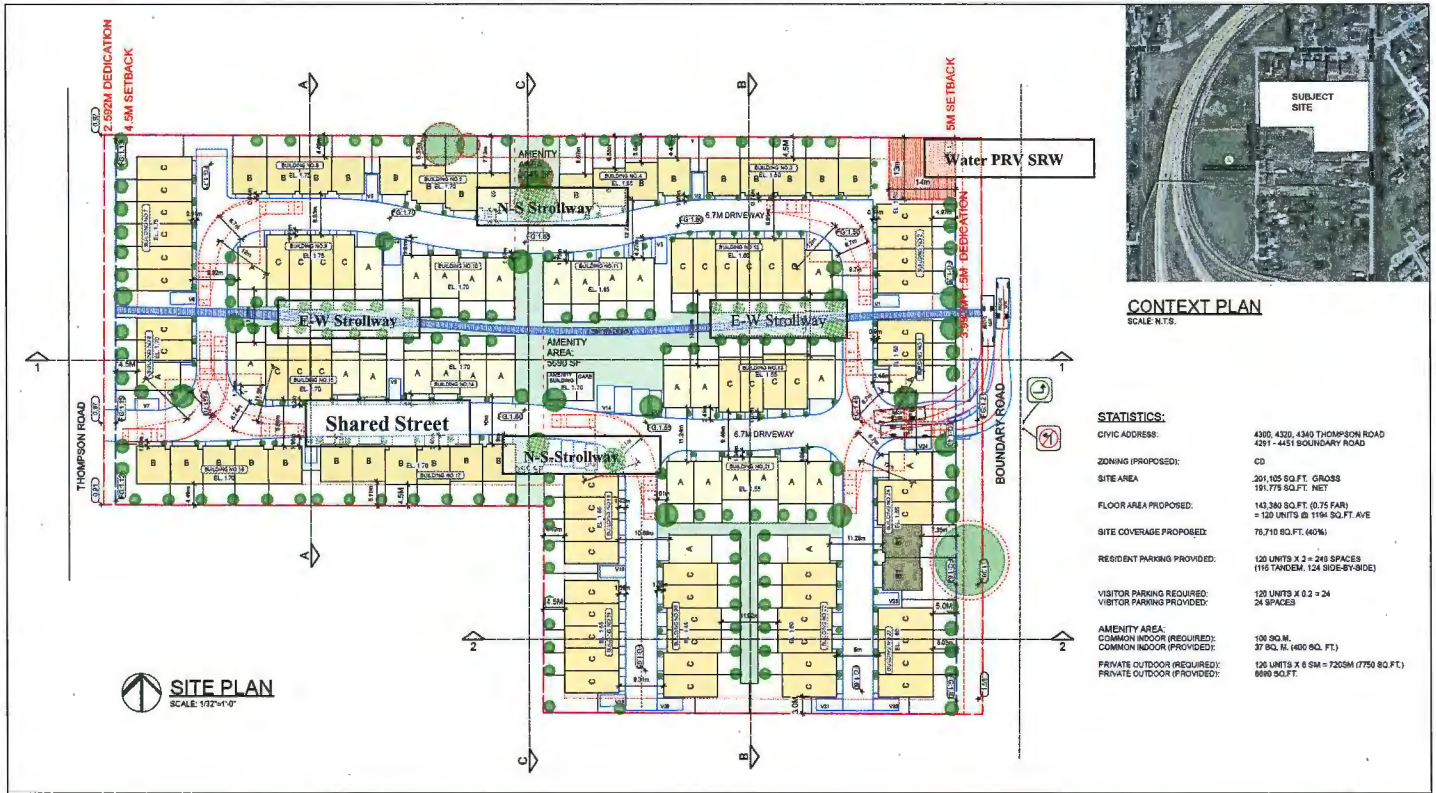
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Attachment 1 – Civil Key Plan with Functional Road & Lot Consolidation

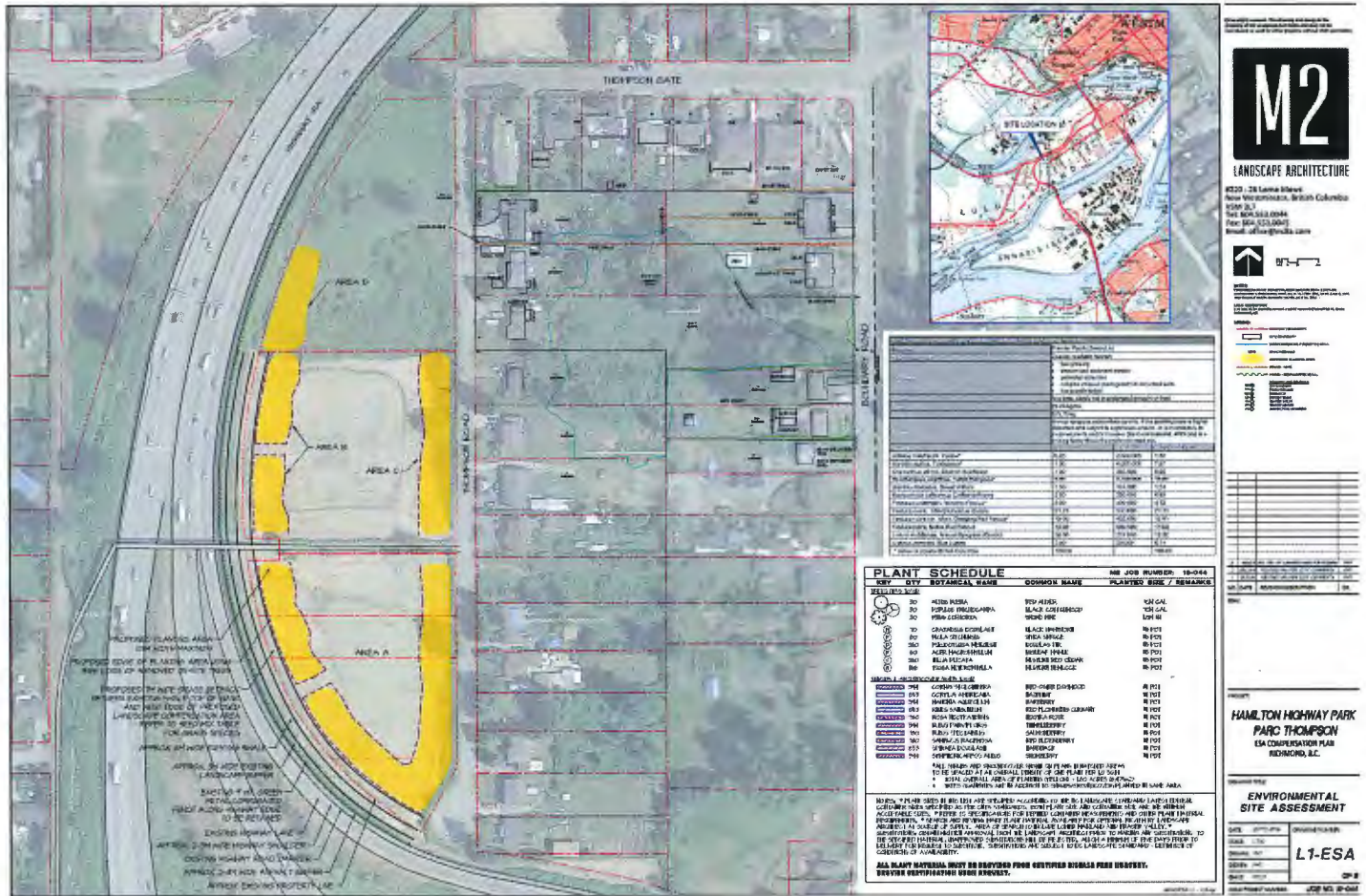


### Attachment 2 – Site Development Plan with SRWs





Attachment 3 – Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



## Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

### 1. Engineering Works

#### • Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
  - Upgrade the existing 150mm AC watermain to 300mm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
  - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
  - Provide approximate 13m x 14m of land as statutory right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
  - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
  - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
  - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
  - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

#### • Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
  - Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must meet all applicable environmental requirements including the provision of any impact mitigation works. Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
- Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.
- **Sanitary Sewer Works:**
    - a. The Developer is required to
      - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
    - b. At the Developers cost, the City is to:
      - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.
- **Frontage Improvements:**
    - a. The Developer is required to:
      - Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
      - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
        1. BC Hydro PMT – 4mW X 5m (deep)
        2. BC Hydro LPT – 3.5mW X 3.5m (deep)
        3. Street light kiosk – 1.5mW X 1.5m (deep)
        4. Traffic signal kiosk – 2mW X 1.5m (deep)
        5. Traffic signal UPS – 1mW X 1m (deep)
        6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
        7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
    - b. Other frontage improvements as per Transportation's requirements.



- **General Items:**

a. The Developer is required to:

- Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
- Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (NOTE: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)

- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

## 2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
  - Roadside barriers (0.9m);
  - Paved 1.5m wide shoulder;
  - Paved 7.0 wide driving surface;
  - 0.15m wide curb and gutter;
  - 1.5m wide treed and grassed boulevard; and
  - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
  - Paved 1.0m wide shoulder;
  - Paved 8.5m wide driving surface;
  - 0.15m wide curb and gutter;
  - 1.5m wide treed and grassed boulevard; and
  - 1.5m wide concrete sidewalk.

- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
  - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
  - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

### 3. Parks Works

1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:
  - a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
  - b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
  - c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
  - d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).
2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

### **Attachment 5 – Convertible Housing Guidelines**

**Convertible housing** is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

Initial: \_\_\_\_\_



**Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road      File No.: RZ 15-713048**

**Kaimanson Investments Ltd.**

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
13. Registration of a City Housing Agreement and Covenant to identify and secure six (6) affordable housing units, the combined habitable floor area of which shall comprise at least 665 m<sup>2</sup> (5%) of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for the following:

Initial: ML

| Unit Type | Minimum Number of Units | Minimum Unit Area                              | Maximum Monthly Unit Rent** | Total Maximum Household Income** |
|-----------|-------------------------|--|-----------------------------|----------------------------------|
| 3-Bedroom | 6                       | 102 m <sup>2</sup><br>(1,100 ft <sup>2</sup> ) | \$1,437                     | \$57,500 of less                 |

\*\* May be adjusted periodically as provided for under adopted City policy.

14. Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as "Convertible Housing" with construction specifications provided based on the guidelines within Attachment 5, and requiring one (1) additional unit with all such accessibility measures and a lift /elevator installed; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.
15. City acceptance of the developer's offer to voluntarily contribute \$113,270 to the City's Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that provides for the City's acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.
16. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
17. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City's construction of a Pressure Reducing Valve (PRV) station.
18. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
19. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
20. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
22. The submission and processing of a Development Permit\* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement\* for the design and construction of works described in Attachment 4 – Servicing Works.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled "Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development" prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.

Initial: MM



2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m<sup>2</sup> (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
4. Accessible Adaptable Units: The Development Permit plans are to identify 27 of the units (including all Affordable Housing units) as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 5, and to identify one (1) additional unit with all such accessibility measures and a lift /elevator installed.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

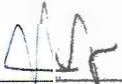
**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property developer but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

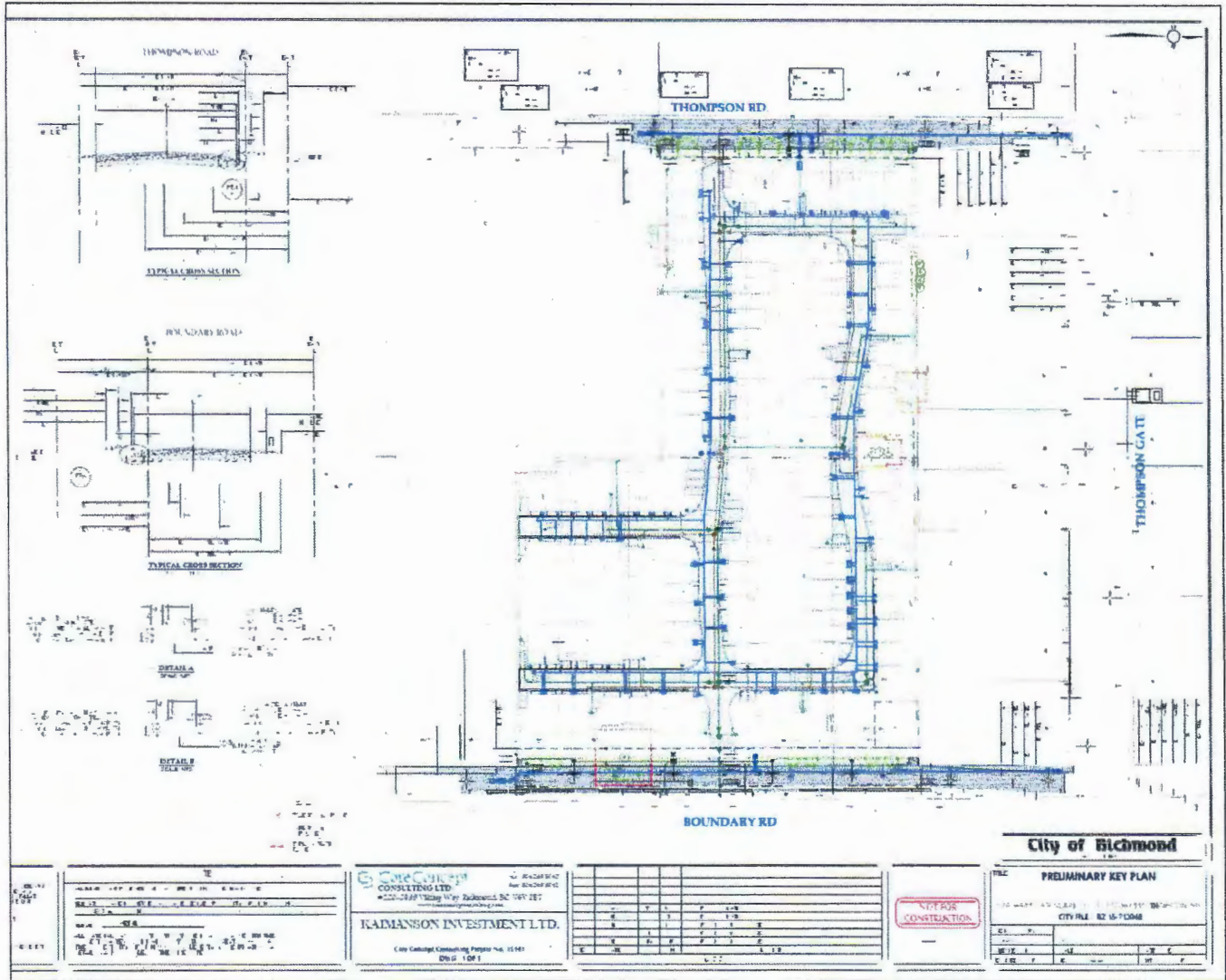
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed 

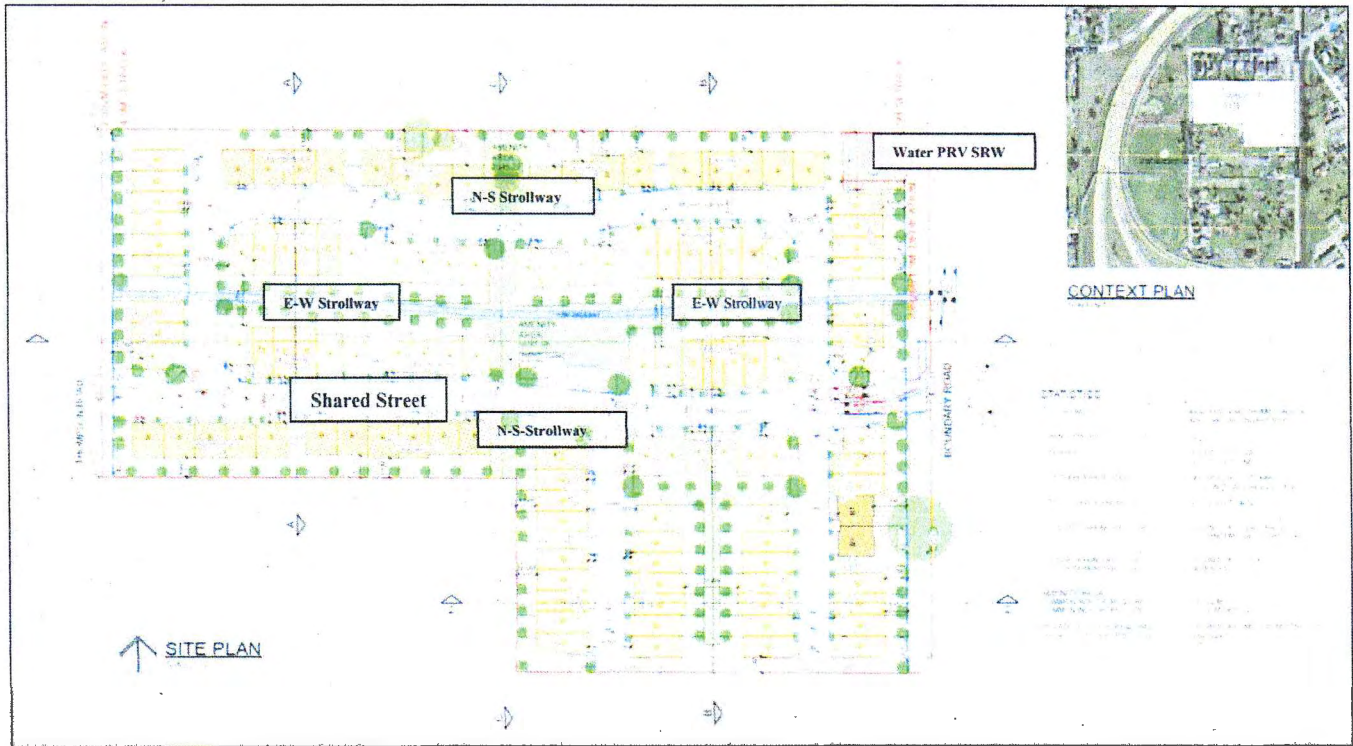
Date February 22, 2017

Initial: ML

Attachment 1 – Civil Key Plan with Functional Road & Lot Consolidation

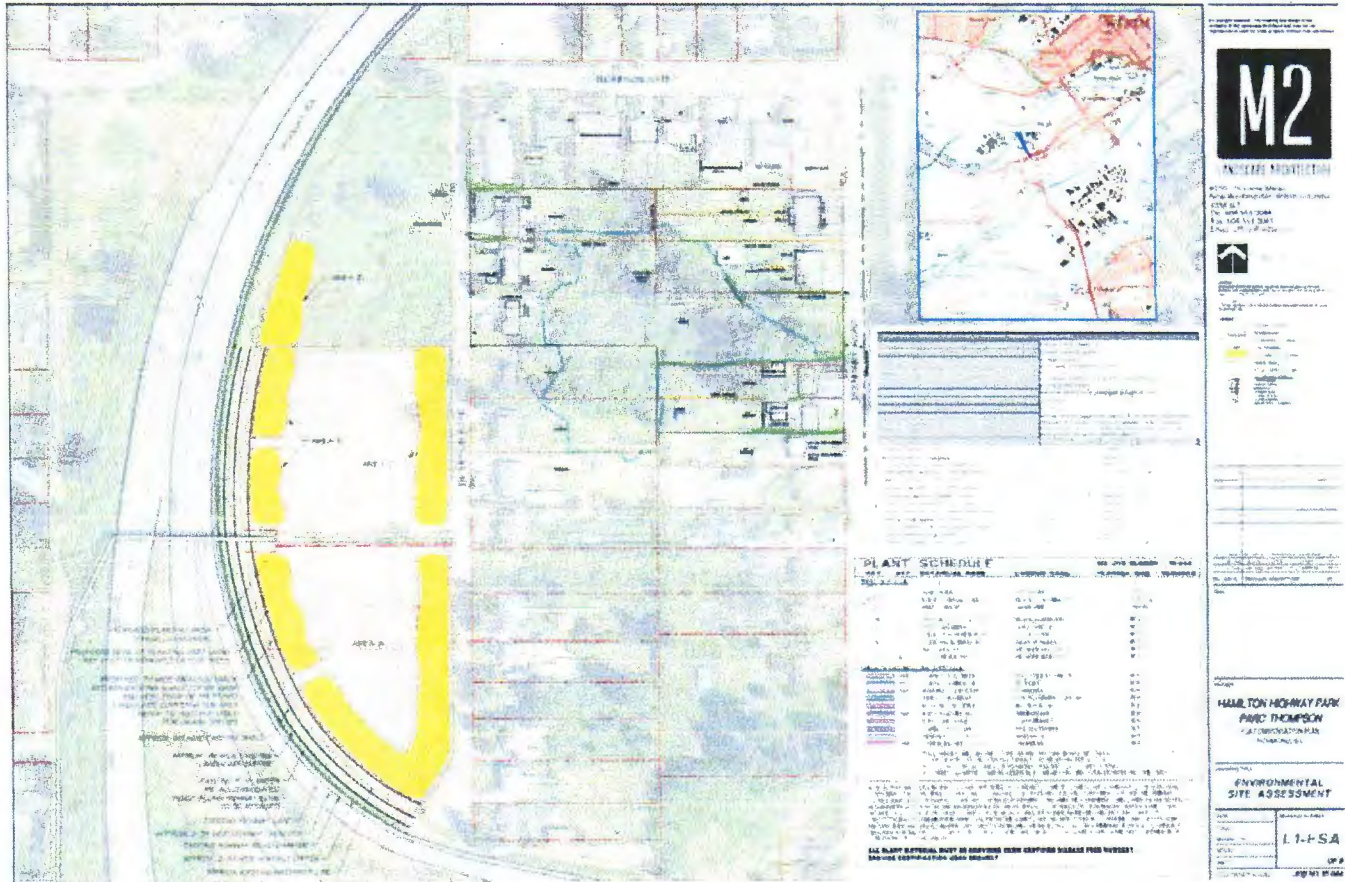


Attachment 2 – Site Development Plan with SRWs





Attachment 3 – Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



## Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

### 1. Engineering Works

#### • Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
  - Upgrade the existing 150mm AC watermain to 300mm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
  - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
  - Provide approximate 13m x 14m of land as statutory right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
  - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
  - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
  - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
  - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

#### • Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
  - Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must meet all applicable environmental requirements including the provision of any impact mitigation works. Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
- Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.
- **Sanitary Sewer Works:**
    - a. The Developer is required to
      - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
    - b. At the Developers cost, the City is to:
      - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.
- **Frontage Improvements:**
    - a. The Developer is required to:
      - Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
      - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
        1. BC Hydro PMT – 4mW X 5m (deep)
        2. BC Hydro LPT – 3.5mW X 3.5m (deep)
        3. Street light kiosk – 1.5mW X 1.5m (deep)
        4. Traffic signal kiosk – 2mW X 1.5m (deep)
        5. Traffic signal UPS – 1mW X 1m (deep)
        6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
        7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
    - b. Other frontage improvements as per Transportation's requirements.



- **General Items:**

a. The Developer is required to:

- Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
- Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (NOTE: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)

- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

## 2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
- Roadside barriers (0.9m);
  - Paved 1.5m wide shoulder;
  - Paved 7.0 wide driving surface;
  - 0.15m wide curb and gutter;
  - 1.5m wide treed and grassed boulevard; and
  - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
- Paved 1.0m wide shoulder;
  - Paved 8.5m wide driving surface;
  - 0.15m wide curb and gutter;
  - 1.5m wide treed and grassed boulevard; and
  - 1.5m wide concrete sidewalk.

- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
  - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
  - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

### 3. Parks Works

1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:

- a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
- b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
- c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
- d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).

2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

Initial: MM

## Attachment 5 – Convertible Housing Guidelines

**Convertible housing** is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

Initial: ML