



Planning Committee

Date: Tuesday, June 17, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, June 3, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, July 8, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

It was moved and seconded

That the agenda be varied to consider Item No. 2 last.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. CHILD CARE MAJOR CAPITAL FUNDING PROGRAM 2014/15 - PROVINCE OF BC

(File Ref. No. 07-3070-01) (REDMS No. 4235453)

Coralys Cuthbert, Child Care Coordinator, noted that the Province advised that local governments are not required to place a charge on the land title in favour of the Province if the City obtained the grant from the Child Care Major Capital Funding Program.

It was moved and seconded

- (1) *That "The Gardens" child care project located at 10640 No. 5 Road, be endorsed for submission to the Provincial Child Care Major Capital Funding Program 2014/15; and*
- (2) *That the Chief Administrative Officer and the General Manager, Community Services be authorized to sign grant applications and agreements as required for this submission.*

The question on the motion was not called as discussion ensued.

It was moved and seconded

- (1) *That "The Gardens" child care project located at 10640 No. 5 Road, be endorsed for submission to the Provincial Child Care Major Capital Funding Program 2014/15;*
- (2) *That the Chief Administrative Officer and the General Manager, Community Services be authorized to sign grant applications and agreements as required for this submission; and*
- (3) *That the City be authorized to grant a registrable charge in favour of the Province of BC against the title to the Lands restricting the ability of the City to sell, mortgage, transfer or lease (other than to the child care provider), or make other disposition of the property for a period of up to 10 years without the Province's prior written consent if necessary.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY HOLLYBRIDGE LIMITED PARTNERSHIP (INTRACORP) FOR REZONING AT 6888 RIVER ROAD AND 6900 PEARSON WAY FROM RESIDENTIAL/LIMITED COMMERCIAL (RCL3) TO RESIDENTIAL/LIMITED COMMERCIAL (ZMU27) - OVAL VILLAGE (CITY CENTRE)**
(File Ref. No. 08-4105-20; RZ 14-665416) (REDMS No. 4249044)

Wayne Craig, Director, Development, commented on the proposed application and noted the applicant is seeking to provide a cash-in-lieu contribution towards the City's capital Affordable Housing Reserve Fund.

In reply to comments made by Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that approximately \$3 million in interim funds have been committed to the affordable housing projects in the city centre. Also, she noted that a portion of the proposed cash-in-lieu contribution can be allocated to offset the interim funding committed to the city centre affordable housing projects.

Discussion ensued with regard to whether (i) the interim funding allocated for the affordable housing projects in the city centre will be sufficient; (ii) the proposed cash-in-lieu contribution will be needed for affordable housing projects in the city centre; and (iii) the construction affordable housing units be preferenced over cash-in-lieu contributions.

In reply to queries from Committee, Dena Kae Beno, Affordable Housing Coordinator, advised that the interim funds, together with the proposed cash-in-lieu contribution, can support the city centre affordable housing projects as well as subsidize housing costs for low-income families.

Discussion ensued with regard to receiving a partial cash-in-lieu contribution, with the remaining contribution given as affordable housing units. In reply to queries from Committee, Mr. Craig advised that discussions with the applicant would have to take place with regard to a partial cash-in-lieu contribution.

Discussion then ensued regarding receiving full or partial cash-in-lieu contributions for the city centre affordable housing projects.

In reply to queries from Committee, Ms. Carlile noted that funding not used for the city centre affordable housing projects can be reserved for future projects. She added that there are advantages to accepting either the full or partial cash-in-lieu contribution.

Discussion took place about the preference to see affordable housing units constructed over receiving cash-in-lieu contributions.

Planning Committee
Tuesday, June 17, 2014

In reply to queries from Committee, Mr. Craig noted that the proposed development is anticipated to have a LEED Silver equivalent rating and be serviced by the City's District Energy Utility.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine the options for a partial cash-in-lieu contribution that would provide affordable housing units in the proposed Oval Village (City Centre) development and offset the interim funding committed for affordable housing projects in the city centre.

The question on the referral was not called as discussion ensued regarding other options to offset the interim funding and receive the contribution only as affordable units.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine options:

- (1) for a partial cash-in-lieu contribution that would provide affordable housing units in the proposed Oval Village (City Centre) development and offset the interim funding committed for affordable housing projects in the city centre;*
- (2) to accept the proposed contribution only as affordable units; and*
- (3) to offset the interim funding committed for the affordable housing projects in the city centre;*

and report back.

CARRIED

4. **APPLICATION BY COTTER ARCHITECTS INC. FOR REZONING AT 3471 CHATHAM STREET FROM THE "STEVESTON COMMERCIAL (CS3)" ZONE TO A SITE SPECIFIC "COMMERCIAL MIXED USE (ZMU26) – STEVESTON VILLAGE" ZONE**

(File Ref. No. 08-4105-20; RZ 13-643436) (REDMS No. 4236626)

Mr. Craig briefed Committee on design revisions to the proposed development and noted the following:

- the proposed development remains three storeys in height, however design revisions were made to the roof structure;
- the rooftop amenities may be accessed by stairs or by elevator;
- a shadow analysis of the proposed development was completed; and

Planning Committee

Tuesday, June 17, 2014

- the overall building design was reviewed for compliance with the Sakamoto Guidelines.

In reply to queries from Committee, Mr. Craig noted that (i) consideration for height variances will occur at the development permit process; (ii) the proposed development will be fully accessible; and (iii) the shadowing analysis indicated that the proposed structure did cast shadows to the west in the morning hours.

Sara Badyal, Planner 2, advised that the maximum height of the proposed development remains at three stories. However, she noted that changes to the overall design has resulted in a reduction in the massing on the roof.

In reply to queries from Committee, Ms. Badyal noted that after community feedback, the concrete art panels have been relocated to a highly visible location and the public bench has been removed.

Rob Whetter, Architect, Cotter Architects, briefed Committee on the design revisions to the proposed development after consultation with staff and highlighted the following:

- heritage elements incorporated in the design were based on the Sakamoto Guidelines;
- the massing on the roof was reduced;
- the proposed development will include 10 residential units;
- options are available to remove the elevator from the design;
- the roof deck is setback to eliminate any overlook;
- the proposed development is designed to transition with the single-family dwellings in the area;
- the number of decks have been reduced;
- the size of the windows have been reduced; and
- the shadow cast by the proposed development will be smaller.

Discussion ensued with regard to the location and design of the elevator shaft and in reply to queries from Committee, Mr. Whetter advised that the elevator shaft enclosure on the roof can be designed to be more visually pleasing.

Discussion then took place regarding accessibility to the proposed development and the demand for accessible units.

Mr. Whetter advised that the elevator shaft can be relocated to reduce its visibility from the street level.

Planning Committee
Tuesday, June 17, 2014

Edith Turner, 3411 Chatham Street expressed concern with regard to the size of the proposed development in relation to existing buildings in Steveston Village and read from her submission (attached to and forming part of these minutes as **Schedule 1**).

Ralph Turner, 3411 Chatham Street expressed concern with regard to the size proposed development, and in particular, its shadowing over adjacent buildings. He read from his submission (attached to and forming part of these minutes as **Schedule 2**).

Discussion ensued with regard to options to reduce the elevation of the proposed development by removing the Steveston Village Heritage Conservation Grant requirement. In reply to queries from Committee, Mr. Craig advised that the Steveston Village Heritage Conservation Grant contribution from this development is approximately \$296,000. Also, Mr. Craig noted that there are approximately 17 heritage buildings in Steveston Village and that the Steveston Village Heritage Conservation Grant provides funding for renovation of said heritage sites.

Discussion then ensued with regard to the number of active applications including provisions for the Steveston Village Heritage Conservation Grant and options to remove such requirement from these applications.

Loren Slye, 11911 3rd Avenue, expressed his support for the proposed development's design. Also, Mr. Slye read a submission from [REDACTED], [REDACTED] (attached and forming part of these minutes as **Schedule 3**).

Ken Yoshikawa, 3571 Richmond Street, expressed his support for the proposed development and read from his submission (attached and forming part of these minutes as **Schedule 4**).

Discussion ensued with regard to the visibility of the elevator shaft on the rooftop of the proposed development and in reply to queries from Committee, Mr. Yoshikawa noted that the visibility of the elevator shaft did not concern him so long as it provides wheelchair access to the rooftop.

Dana Westermarck, 13333 Princess Street, commented on the Steveston Village Heritage Conservation Grant and commented on different opportunities to utilize the Grant Fund.

Bob Hodder, 3506 Semlin Drive, commented on the shadowing effect of the proposed building. Mr. Hodder noted that there is a tree adjacent to the proposed development that currently casts a shadow on the neighbouring yard. In his opinion, due to the existing shadow from the adjacent tree, the shadowing effects from the proposed development on the adjacent yard would be minimal.

Planning Committee
Tuesday, June 17, 2014

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create a site specific “Commercial Mixed Use (ZMU26) – Steveston Village” zone; and to rezone 3471 Chatham Street from the “Steveston Commercial (CS3)” zone to the “Commercial Mixed Use (ZMU26) – Steveston Village” zone, be introduced and given first reading.

The question on the motion was not called as discussion ensued with regard to the proposed development’s (i) height and shadowing effect; (ii) rooftop amenity space; (iii) accessibility; and (iv) elevator shaft.

Discussion then ensued regarding the Steveston Village Heritage Conservation Grant program and heritage buildings in Steveston Village.

The question on the motion was then called and it was **CARRIED**.

5. APPLICATION BY TIEN SHER LAND INVESTMENT GROUP LTD. FOR REZONING AT 3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909 FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED(RS2/B)

(File Ref. No. 08-4105-20; RZ 10-552482) (REDMS No. 4235324)

Mr. Craig briefed Committee on the proposed application and noted that the proposed application will include changes to the lot configurations.

Discussion then ensued regarding the site’s servicing requirements.

It was moved and seconded

(1) That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909, be rescinded; and

(2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 8789 be referred to the Monday, July 21, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.

CARRIED

6. APPLICATION BY BARBARA STYLIANOU FOR REZONING AT 5280/5300 MONCTON STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 08-4105-20; RZ 13-650616) (REDMS No. 4245187)

Discussion ensued regarding potential for garage houses and access to the site from the front of the property.

Planning Committee
Tuesday, June 17, 2014

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9157, for the rezoning of 5280/5300 Moncton Street from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

2. REFERRAL: WEST CAMBIE ALEXANDRA NEIGHBOURHOOD BUSINESS OFFICE AREA REVIEW

(File Ref. No. 08-4375-01) (REDMS No. 4242481)

Terry Crowe, Manager, Policy Planning, commented on the staff referral process and the staff recommendation included in the staff report.

Discussion ensued with regard to the procedural process associated with including the staff recommendation on the agenda and receiving the staff report for information.

Patrick Burke, Senior Planning Coordinator, briefed Committee on the West Cambie Alexandra Neighbourhood Business Office Area Review and highlighted the following:

- the Richmond Economic Advisory Committee (EAC) was consulted for feedback on business office development in the West Cambie Study Area (Study Area) and indicated that the existing Area Plan Business/Office designation be retained;
- office space is classified by a sliding scale with the more desirable sites rated as Class A and less desirable sites rated as Classes B and C;
- an eight percent vacancy rate is ideal;
- if Class A and B sites are considered, the vacancy rate in the Study Area would be approximately six percent;
- the Study Area is along the frequent transit network and is within 800 metres of the Canada Line;
- the Study Area would attract high quality employment opportunities;
- the Study Area is accessible to both public transit and private vehicles; and
- the development of the Study Area for employment supports the City’s 2041 Official Community Plan (OCP).

Discussion ensued regarding the source of the statistics and differences between reported vacancy rates. In reply to queries from Committee, Blair Erb, Coriolis Consulting Corp., advised that the data used for the vacancy statistics were gathered from the Lower Mainland. He added that office vacancies are not evenly distributed, as often higher rates of vacancy are concentrated away from public transit, for instance in business parks.

Planning Committee
Tuesday, June 17, 2014

Discussion ensued regarding the development mix in the Study Area. In reply to queries from Committee, Richard Wozny, Site Economics Ltd., noted that an area is typically considered residential in nature if the portion of employment space falls below 60% of the total area.

In reply to queries from Committee, Mr. Burke advised that the recommended development mix in the Study Area is 60% employment space and 40% residential space in order to minimize employment loss.

Discussion ensued with regard to total inventory of Class A and Class B space in the city. Mr. Burke noted that staff estimate that the city will require 12 million square feet of office space by 2041.

Discussion then ensued with regard to the demand for office space and a strategy to attract employment opportunities.

In reply to queries from Committee, Mr. Wozny commented on the employment lands available and density of the employment space in the Study Area and noted that development typically spreads out from the city centre into the suburban areas.

In reply to queries from Committee, Mr. Crowe noted that due to the future population growth in the region, he anticipates that the City will need to develop space for employment. Also, he added that the City's Employment Growth Strategy would be in line with the City's 2041 OCP and Metro Vancouver's 2040 Regional Growth Strategy (RGS).

Discussion ensued with regard to the option to designate the entire Study Area for mixed employment space.

In reply to queries from Committee, Neonila Lilova, Manager, Economic Development, spoke of the EAC's membership and noted that the EAC's feedback are reflected in the staff report.

In reply to queries from Committee, Mr. Wozny noted that office tenants will be attracted to sites that would meet their needs. He added that employment areas that are in proximity to residential areas tend not to be desirable to prospective tenants. Also, he noted that residential areas tend to develop faster than commercial areas, and spur commercial development.

Mr. Burke was of the opinion that development will occur if the residential component of the development mix is limited.

Blaire Chisholm, Brook Pooni Associates, referred to her submission, (attached and forming part of these minutes as **Schedule 5**) and spoke of the development mix proposed by Westmark Development Group in the Study Area.

Planning Committee
Tuesday, June 17, 2014

David Bell, Colliers International, referred to a review of office market space in the city and commented on (i) the supply of office space; (ii) the vacancy rate; (iii) the absorption rate of Class A and Class B sites; and (iv) future demand for office space.

Mr. Bell noted that vacancy rates tend to increase exponentially outside an 800 metre radius around public transit access and the Study Area is outside of said radius. He was of the opinion that the city's office market is driven by airport activity and population growth, which generates demand for more localized, service-based office users.

Matt McLean, Cushman and Wakefield, spoke of the office market conditions in the city and commented on (i) the current vacancy rate; (ii) the ideal proximity of office space to transit access; (iii) the ideal development mix; (iv) integration of commercial tenants into the community; (v) the ideal location and layout for employment space; and (vi) the types of tenants that occupy employment space in the city.

Howie Charters, Colliers International, commented on the office market conditions in the city and noted that the demand for office space is driven by residential development.

Discussion ensued regarding the Study Area's current zoning designation and suitability for employment land development.

In reply to queries from Committee, Mr. McLean was of the opinion that Class A and Class B tenants gravitate towards sites that are close to transit and the city centre. Also, he was of the opinion that employment growth should be concentrated along transit corridors and the city centre.

Discussion ensued with regard to the addition of employment lands under current market conditions. Mr. Charters noted that based on current absorption rates, he projects that the absorption of the proposed addition of office space will take many years.

Discussion ensued with regard to the procedural process to receive either the staff recommendation or the staff report for information.

As a result of the discussion, the following **motion** was introduced:

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9122 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use (30% Employment:70% Residential) designation, be introduced and given first reading.*

Planning Committee
Tuesday, June 17, 2014

- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9122, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9122, be referred to the following bodies for comment for the Public Hearing:*
- (a) *Vancouver International Airport Authority (VIAA) (Federal Government Agency), and*
 - (b) *The Board of Education of School District No. 38 (Richmond).*
- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing.*

The question on the motion was not called as discussion ensued with regard to aspects of the Study Area including (i) the proposed SmartCentres development adjacent to the site; (ii) the residential development and infrastructure already in place; (iii) current and future market demand for office space; (iv) the movement of office tenants into the city; (v) the absorption rate of office space; (vi) the ideal development mix; and (vii) the ideal location for employment lands.

In reply to queries from Committee, Mr. Crowe noted that a retail mix would have retail tenants on the ground floor with office space on the higher floors.

Discussion then ensued regarding aspects of the Study Area including (i) proximity to transit access; (ii) the types of commercial tenants; (iii) future capacity of employment lands; and (iv) preservation of agricultural land.

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Barnes and Steves opposed.

Further discussion ensued regarding the suitable development mix for the Study Area.

As a result of the discussion, the following **motion** was introduced:

Planning Committee
Tuesday, June 17, 2014

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use (60% Employment:40% Residential) designation, be introduced and given first reading.*
- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
- (3) *That, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, be referred to the following bodies for comment for the Public Hearing:*
 - (a) *Vancouver International Airport Authority (VIAA) (Federal Government Agency), and*
 - (b) *The Board of Education of School District No. 38 (Richmond).*
- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing.*

The question on the motion was not called as discussion ensued regarding market conditions for adding office space and the suitable development mix for the Study Area.

The question on the motion was then called and it was **CARRIED** with Cllrs. McNulty and Steves opposed.

7. MANAGER'S REPORT

None.

Discussion then ensued regarding the Regional Affordable Housing Strategy Update discussion paper from Metro Vancouver (attached to and forming part of these minutes as **Schedule 6**).

As a result of the discussion, the following **referral** was introduced:

Planning Committee
Tuesday, June 17, 2014

It was moved and seconded

That staff examine the Regional Affordable Housing Strategy Update from Metro Vancouver and report back.

CARRIED

Discussion then ensued regarding a report from the Richmond School District No. 38, (attached to and forming part of these minutes as **Schedule 7**) discussing the Seismic Mitigation Program.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine the report from the Richmond School District No. 38 discussing the Seismic Mitigation Program and report back.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 17, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk

Notes for Planning Committee meeting June 17, 2014
Re: Steveston Flats

It is highly unlikely that a person's first mental image when they hear the word "village" is Vancouver's Georgia Street, or Yaletown, or the Olympic Athlete's Village in False Creek or even River Green here in Richmond. More likely it will be something that can be described by the adjective "quaint". I don't think Steveston is a cute, whimsical place but according to the dictionary definition, which is that a village is a cluster of buildings larger than a hamlet but smaller than a town, I think Steveston qualifies as a village. So must a lot of other people, including this Council, since that is the way it is always described and advertised, and extensive measures are being taken to preserve it as such including the most recent idea to have it declared a UNESCO World Heritage Site.

One of the defining characteristics of a village is the relationship of buildings to people. Large structures dwarf people while smaller buildings make people, in comparison, appear larger, more important. This is what is referred to on page 14 of the 1987 Design Criteria for Steveston, also known as the Sakamoto Guidelines, as "human scale".

If we are going to continue using Steveston's village appeal as a selling point, we need to seriously think about protecting it from inappropriate development which alters its fundamental character. We need to learn from past experience. Case in point – the new building at Third Ave. and Bayview. It looked good on paper. It fit all the required criteria and bylaws and yet, when built, is absolutely monstrous. The reaction from everyone I've talked to, without exception, has been something akin to "Oh my God, that's awful, who let that happen? How on earth did that ever get approved?"

If you approve this proposal for Steveston Flats, you are letting it happen again. This will become another monument to bad judgment.

I appreciate the fact that the owner has made some cosmetic revisions to remove the industrial look of the building but putting peaks on the roof and painting it in sky blue or lime green or even "heritage" colours, whatever they may be, does not change the fact that the building is just too big.

I don't have a propensity for math but I can add simple numbers and when I total the elevations listed on the old and new architectural drawings, the height of the building remains the same at 13.49m – over the allowable 12m limit – and that's not including the elevator tower. When the owner says that he has lowered the roofline, he omitted the part about it being only a portion of the roofline not the entire roofline. And the totally illogical explanation by the planning department that there is some leeway in terms of height for a gable roof as opposed to a flat roof doesn't alter the fact that the peak of the roof is overheight. Does everyone think this portion is invisible? It won't be to us.

Removing the bench at the west lane entrance was a petty appeasement compared to my second major concern which has been pretty much ignored - that being the rooftop deck. Again, has nothing been learned from past mistakes? The rooftop living area on the

building at No. 1 and Chatham snuck in under the guise of “access”. The others, on 1st Ave., and on Chatham at 5th Ave, weren’t slip-ups. They were allowed even though Council said it would never happen again, and now it seems to have become the norm. As pleasant as it might be for the residents, whether it can be seen from the street or not, it is not something that should be approved in Steveston. You can pooh-pooh the notion if you want, but I don’t think it would be far-fetched to find out that residents tired of conveying their lawn chairs in and out of winter storage on the ground level, and hauling their trowels and bags of potting soil and garden fertilizer up and down have installed a small garden shed on the roof. I’m not saying that’s going to happen but how would any of us know if it did?

By eliminating the rooftop deck area you also remove the necessity of the elevator tower thus automatically getting rid of that annoying little height problem.

To see the huge impact of the size of this proposed structure on the privacy of our yard, I took a photograph I had taken of the Gulf and Fraser building in March of 2013 and scaled it to match the architect’s drawing of the west elevation. The composite clearly shows how overbearing this building will be.

This massive building with its commercial base is out of scale and out of place in a block of single family residences. It does not, as the concluding paragraph of the city’s report states, “respect the surrounding single detached housing”.

Please do not approve this application.

Edith Turner
3411 Chatham Street.



March 26, 2013



WEST ELEVATION (with foreground trees) Art panels scaled to match

3/16/13

Planning Committee Meeting June 17, 2014

Speaking notes:

1)

Granted that the owner/developer has made a few cosmetic changes to the proposed building; however, the building hasn't changed in size and thus it is the same in that it does not transition into the residential neighbourhood which is one of the requirements of the 'Steveston Conservation Area' guidelines- Section 9.2.2 (page 38) which states:

“The form of new development should be guided by that of adjacent existing development; even where new uses are being introduced. For example, multiple family residential or commercial uses introduced adjacent to single family homes should adopt a scale and character similar to those existing dwellings...”

This proposed building certainly does not do this and thus devalues the neighbouring properties with its size and shadowing results. Who would want to buy a home or property the back yard of which is devoid of sunlight?

2)

Speaking of shadowing, I find it quite interesting that the proposal only shows the shadowing effect of the building during the months March through September, a period when the sun's elevation is at its highest. This evaluation only supports the developer's situation. In order to be fair to the surrounding residents, I would ask the Planning Committee request of staff to prepare a shadowing report for the period September through March at such times of 9am, Noon and 3pm. Sunlight during

the winter months, when it is available, is a much valued commodity as we all know. I have attached a couple of photographs taken this morning to show the effect of the proposed building on shadowing and the availability of the morning sun.

In our situation, I find it quite peaceful and satisfying to sit out on our back porch in the early mornings (5-6am) enjoying my morning coffee and the morning sun. Once this building goes up that will be a thing of the past.

3)

It's not just the size of the building, but its proposed function as well that concerns us. Steveston doesn't really need more commercial space. It is my understanding that a number of the local merchants already have a difficult time making ends meet during the off season between September and May. I doubt that adding more commercial space will improve this situation especially when it is outside the Moncton Street core. Retail businesses absolutely won't compliment the single family homes in this block. One thing that could improve both situations, that of the mass of the proposed building and the abundance of commercial space, would be to eliminate the first floor of commercial space altogether.

Thank you,

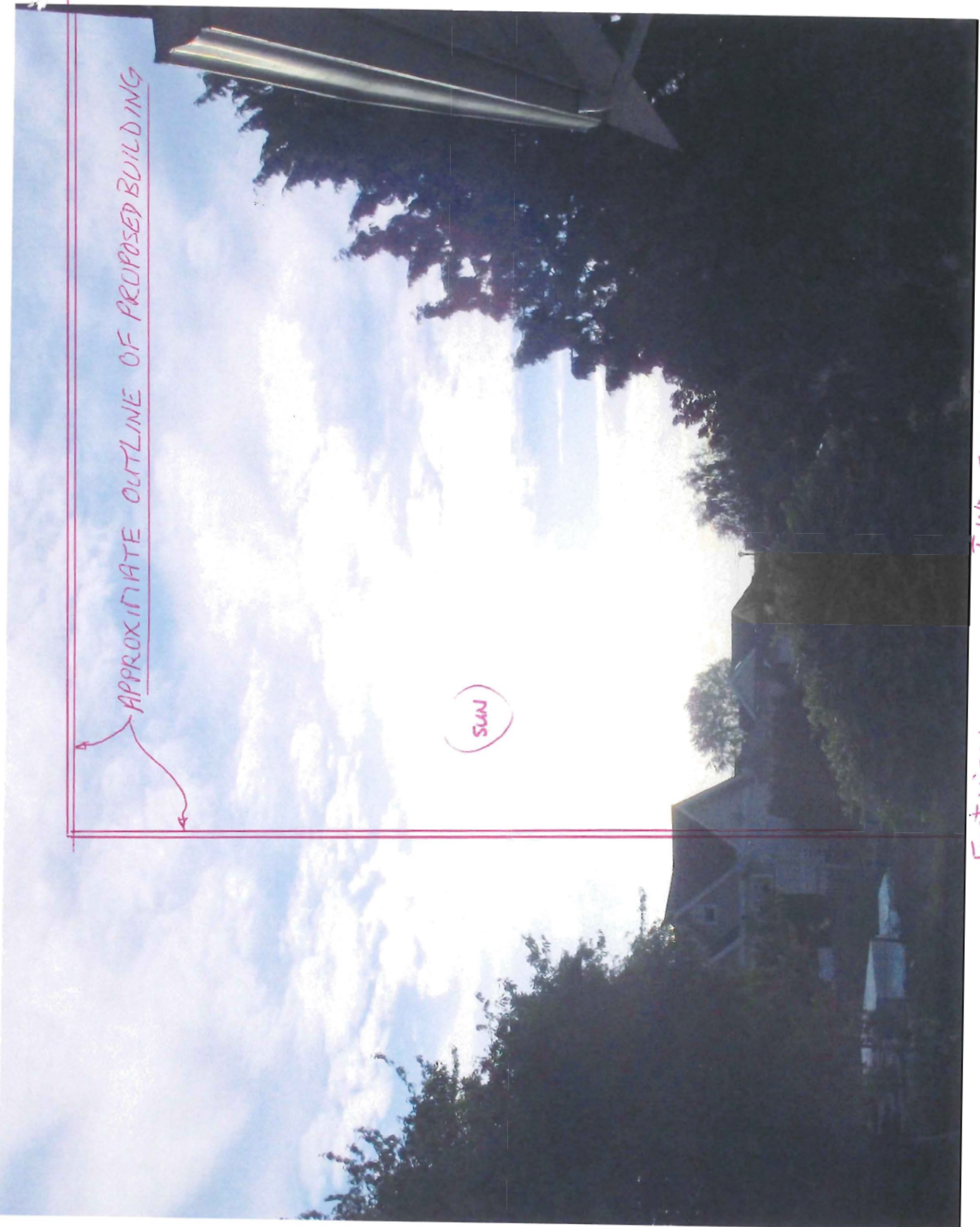
Ralph Turner
3411 Chatham Street

APPROXIMATE OUTLINE OF PROPOSED BUILDING

SUN

JUNE 17, 2014 8:00am

East view





All this sun will be in shadow.

South view

JUNE 17, 2014 9:00 am

From: [REDACTED]
Subject: New Building Constructon - Opinion of [REDACTED] -
[REDACTED]
Date: 17 June, 2014 3:20:53 PM PDT
To: "lkslye@gmail.com" <lkslye@gmail.com>

Good afternoon,

I would like to provide my input on the proposed building. My name is [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] and [REDACTED] did. It is such an incredible community to live
and grow up in. Like all of us, growth and change are necessities in life.

[REDACTED] to the proposed building [REDACTED]
[REDACTED]. The proposed building will be right up
to the south side of the alley.

The old credit union building was a tired structure but it had panels on the
back depicting fishing boats. We could see the panels from our deck and
back widows and very much enjoyed viewing them. We appreciate the
effort that was made to keep some on the back of the new building so we
could continue to enjoy them. We like the sketches of the new building as it
more pleasing to view than the more traditional residential/commercial
buildings to the immediate east on Third Ave. The new building is tastefully
designed.

We could see the Gulf of Georgia Cannery from our house over the old
credit union and we liked the barn turrets on the top. As we understand that
the new building cannot mimic the Gulf of Georgia's turrets because of an
issue with the height. I did discover that these turrets are used to dress up
the elevator shaft for wheel chair access to the roof top patio. We thought
that was a great idea as we put 36" wide doors in our house to
accommodate wheelchair access if need be in the future.

The metal roofing on the new building is a nice blend with the building to the east across the street. There is metal roofing on that building across the street and can be seen from Third Avenue. I can see the attempt to blend in the very old, moderately old and the new construction.

The old credit union was much lower which meant that we had to listen to 30 year air conditioning units. We are glad that the new building will have new air conditioning units positioned on the roof that will not be rattling and squealing 24 hours a day.

Thank you for your time today,



June 17, 2014

Planning Committee meeting

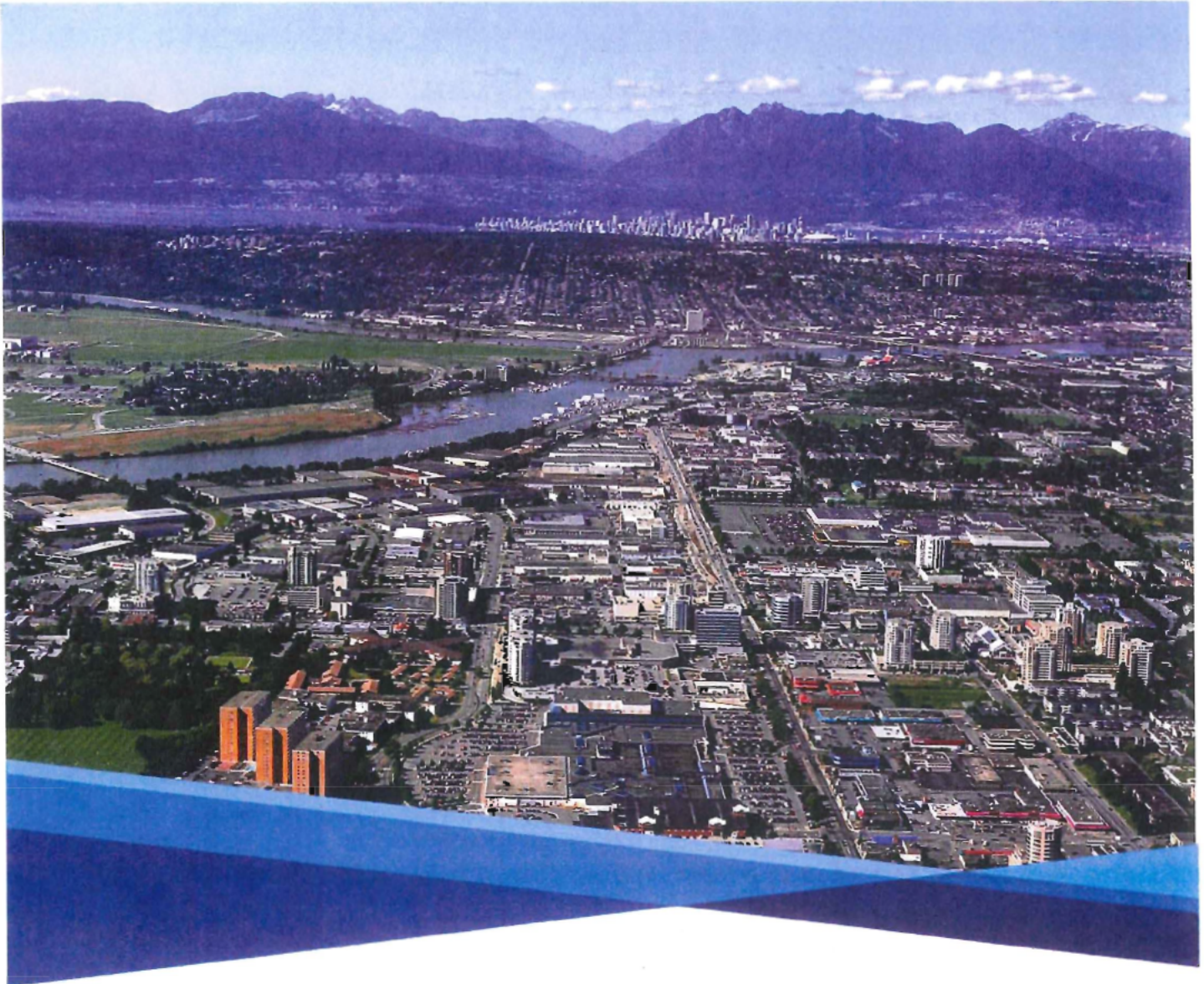
Re: 3471 Chatham Street

Good Afternoon, my name is Ken Yoshikawa and I live at 3571 Richmond Street here in Steveston. I have lived in Steveston for 25 years and I am an active fisherman and homebuilder based here. I have chosen to build my family home in Steveston because the town is quickly becoming a vibrant destination spot which includes the old and new. The fishing fleet may be depleted from past decades but the waterfront still attracts many locals and visitors.

I would like to say that I fully support the proposed CS3 Zoned development at 3471 Chatham Street, as it will continue to add quality product of both retail and residential to this vibrant village. *and community*

Thank you,

Ken Yoshikawa



June 17, 2014

West Cambie – Alexandra Business/Office Area Review

Richmond, BC

Richmond Planning Committee Meeting

PREPARED BY:



PREPARED FOR:



West Cambie – Alexandra Neighbourhood Business / Office Area Review

Blaire Chisholm, Brook Pooni Associates (Urban Planning)

David Bell, Colliers (Market Assessment)

Westmark was established in 1986 and over the years has established a strong reputation for building communities in Richmond. They are a family-owned, hands-on business that understands the people and communities where they work.

Committed to Richmond - want to contribute to building a complete community in Alexandra. The neighbourhood remains dilapidated and needs a different land use designation to stimulate the development of desirable employment space, with better jobs than those that are projected with the existing land use designation.

Rezoning Application submitted in January 2014 for 5 acres of land owned by Westmark within the Business / Office Area designation. The proposal would create a liveable, mixed use development with commercial, office and residential uses. The project proposes a distinct street presence, sustainable building features and pedestrian orientation.

Land Use	Mixed Use - 80% residential (282,385SF) - 20% employment (71,780 SF)
Density	Base: 1.77 FAR
Bonus	Approx. 20 units to be provided as market rental units committed through a Housing Agreement
Jobs (@220SF/employee)	330 jobs (of total envisioned in the B/O designation)
Type of jobs: good paying, high quality	- Office including Westmark Corporate office - Wellness oriented - chiropractic, physiotherapy - Pharmaceutical - Ground-oriented commercial
No Precedent	A transition area between CCAP into Alexandra neighbourhood, it is a unique area with Garden City as the divider.

Westmark understands the City's economic development objectives and will work with staff to achieve these goals; however, the development community will not build office unless it makes sense to do so.

The current staff report includes a number of limitations that we would like to further address and have clarified.

Market/Economic Response to Staff Report Dated May 27, 2014

- **Richmond office market conditions are, and have been, much more challenging than implied by the staff report.** While *Colliers* agrees that a “healthy office vacancy rate” is around 8% (say 7-8%), the Richmond city-wide rates by class are far beyond healthy levels and are in fact substantially oversupplied:

Richmond Office Market Vacancy by Class (at at Q1 2014)						
Market	CLASS A		CLASS B		CLASS C	
	Vacant sf	Vacancy %	Vacant sf	Vacancy %	Vacant sf	Vacancy %
Richmond	321,527	16.6%	368,215	20.4%	85,803	25.8%
Metro Vancouver Suburban	1,693,361	11.8%	1,277,791	10.5%	258,266	8.1%
Richmond vs. Suburban:						
Richmond Vacancy as % of Suburban Vacancy		19.0%		28.8%		33.2%
Richmond vs. Suburban Vacancy Index		140.7		194.3		318.5

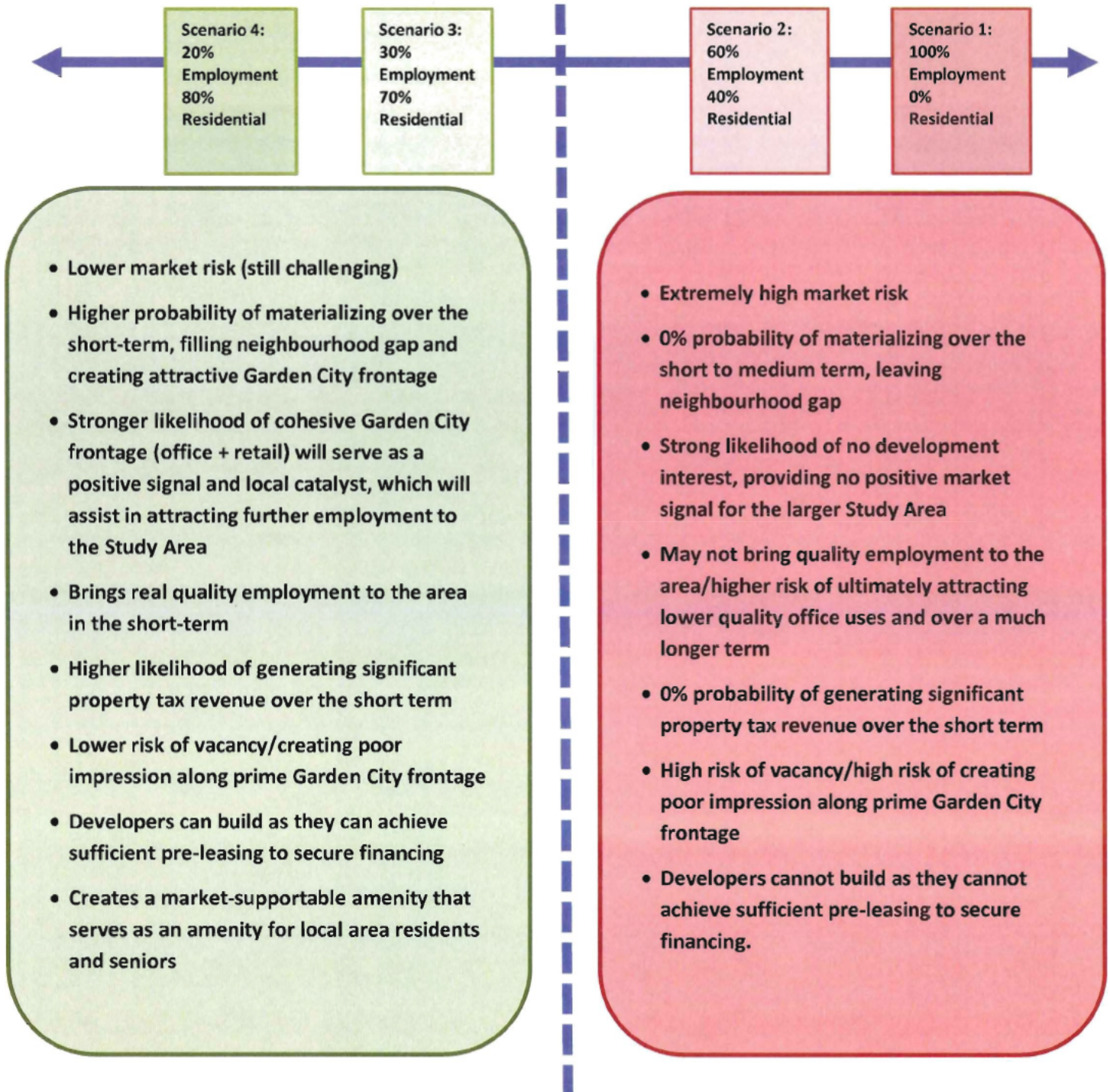
Source: Colliers International - Vancouver Office - 1st Quarter, 2014.

- **Colliers agrees that lower office vacancy rates are occurring in Richmond in proximity to SkyTrain stations. See Map 1 – there is a strong relationship between proximity to SkyTrain stations and vacancy rates, with vacancy rates increasing significantly beyond 500 metres and dramatically beyond 800 metres.**
- Key assumptions driving staff report conclusions regarding study area office demand do not accurately reflect market realities:
 - **The study area is not “near transit” from a market or planning perspective and thus the assumption that a 6.8% study area vacancy rate is appropriate is false.** See Map 2 – actual walking distances to the subject site from Aberdeen Station (to the intersections of Cambie/Garden City and Garden City/Odlin Road range from 910 metres to 1.25 kms. The real estate market does not view this as being “near transit” or “easily walkable” due to walking times and exposure to adverse weather conditions, so new supply in this location will generate lower lease rates and suffer much higher vacancy.
 - **The staff report on page 7 references the 2009 City Centre Area Plan’s 80 acres of zoned land for office uses, with “projected demand of 119 acres required by 2041 to accommodate the estimated 17.0 M square feet of new office space”.** This equates to annual demand, over 27 years, of 630,000 sf. Colliers’ review of the last decade of activity (Q1 2004 to Q1 2014) indicates that actual net absorption in Richmond of both A and B class office space has averaged roughly 30,600 sf per year.
 - **Richmond’s office market is driven primarily by YVR activity and by population growth which generates demand for more localized, service-based office users.** The Richmond office market inventory (all classes) currently tracked by Colliers stands at just under 4.1 million sf. Of this total, 775,000+ sf are currently vacant. Colliers cannot envision a scenario for Richmond that justifies projected demand of 17.0 million sf of new office space.

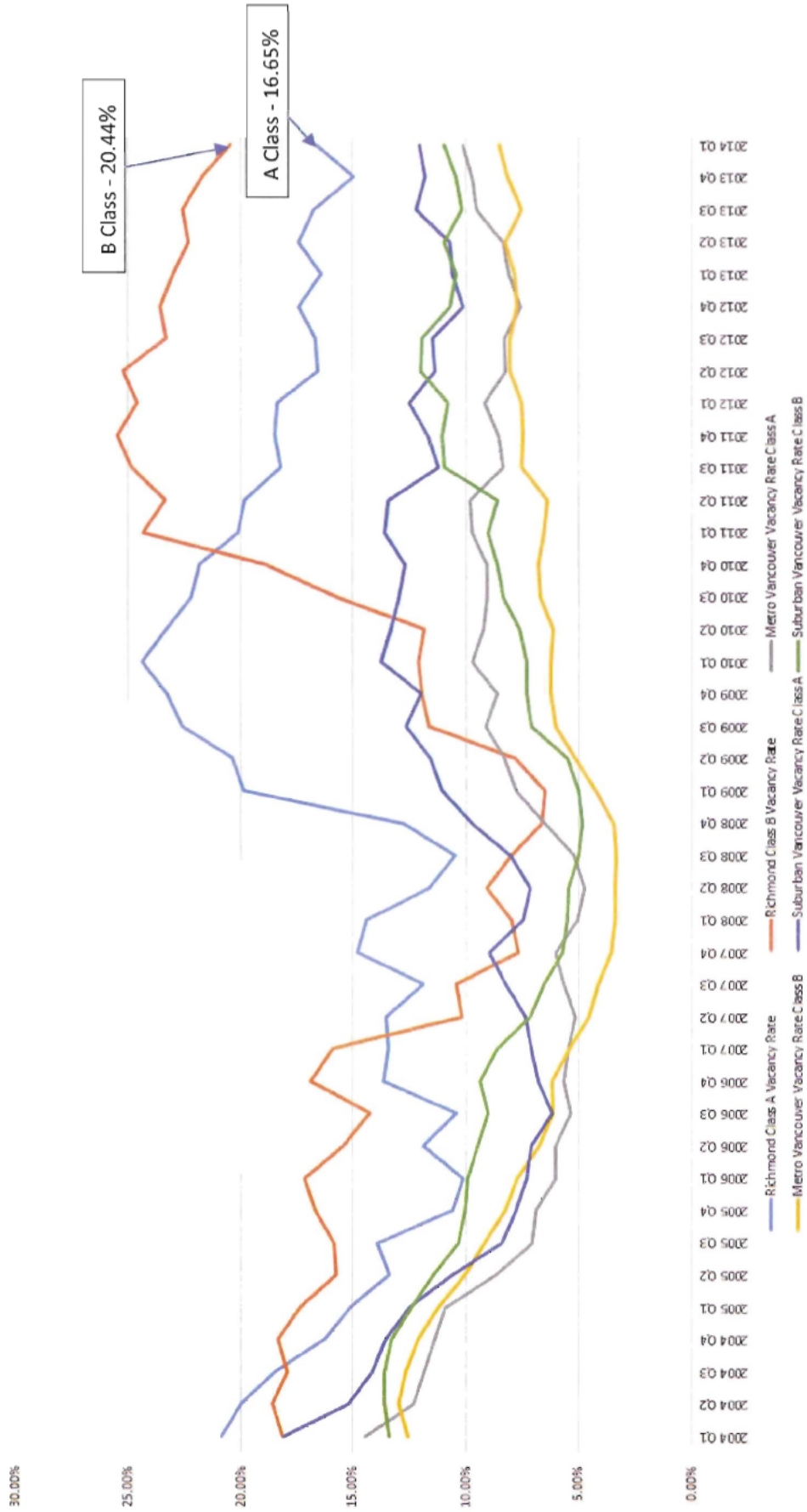
- **Colliers acknowledges the importance of creating high quality employment in order to generate incremental property tax revenue and to improve the overall jobs-to-labour force balance. The jobs, however, must be real/delivered to the market to generate actual benefits.** The Westmark proposal for the Study Area includes a pharmacy-anchored professional medical/health & wellness centre which is market-supportable at the proposed scale. Properly phased, this will lead to fully leased space, quality employment, and property tax revenue over the short term. Colliers sees this as the best potential employment that can be delivered to the market in this location.
- **The West Cambie-Alexandra neighbourhood and its prime Garden City frontage deserve to be completed with high quality building and uses to match – a strong and attractive amenity for the neighbourhood and larger community.** *A properly-scaled and cohesive professional health services mix with ground level retail, fully leased along Garden City Road will send a positive signal to the market. A larger complex of struggling speculative office space or vacant land will at best perpetuate current conditions, and at worst, increase negative perception of the area.*

Marketable/Developable Index of Scenarios 1-4 in Richmond Market:

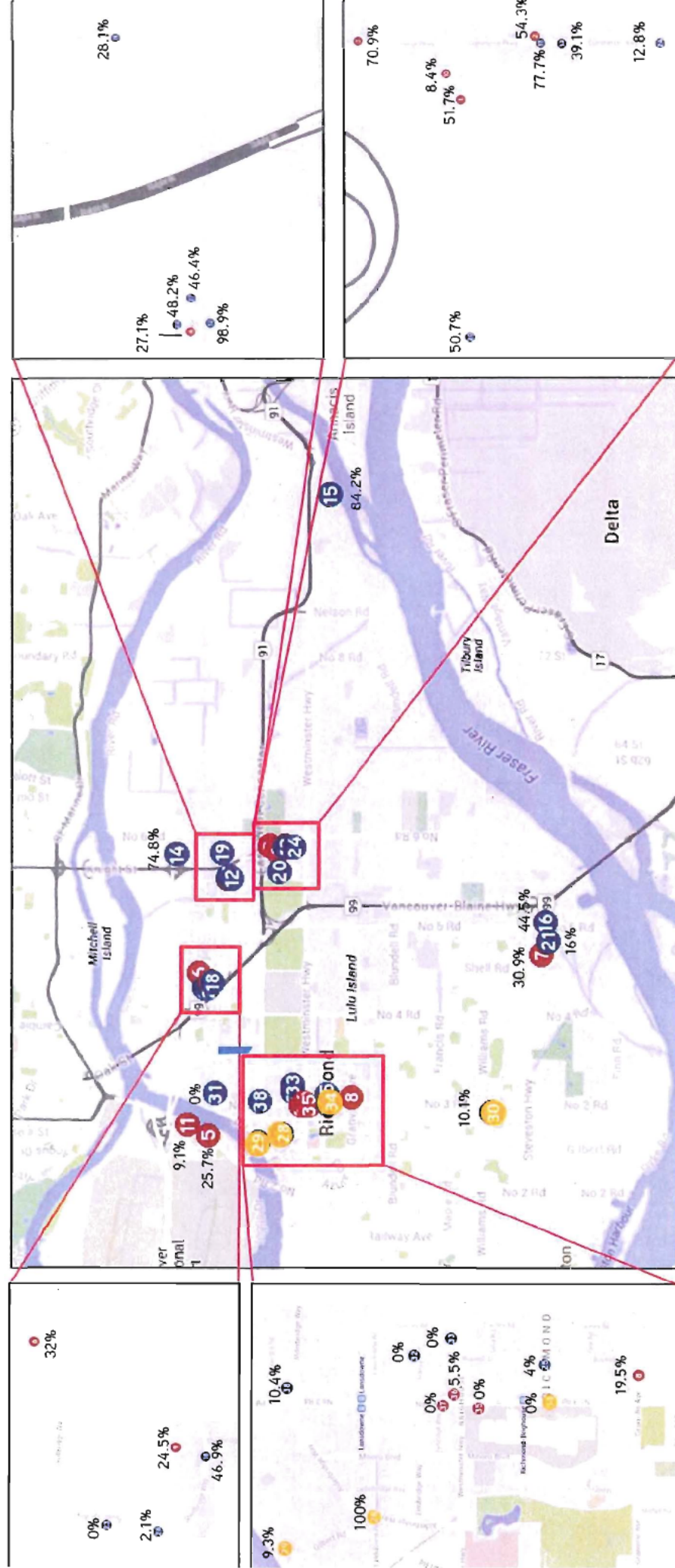
Based on a range of key factors, including ongoing Richmond market conditions, shifting area context and the various objectives/desires of the City, developers, lenders, and tenants, the following scale is relevant in evaluating the pros and cons of scenarios 1 through 4:



Richmond A & B Class Office Vacancy (2004-2014)



Map 1: Richmond Office Vacancies by Class & Location

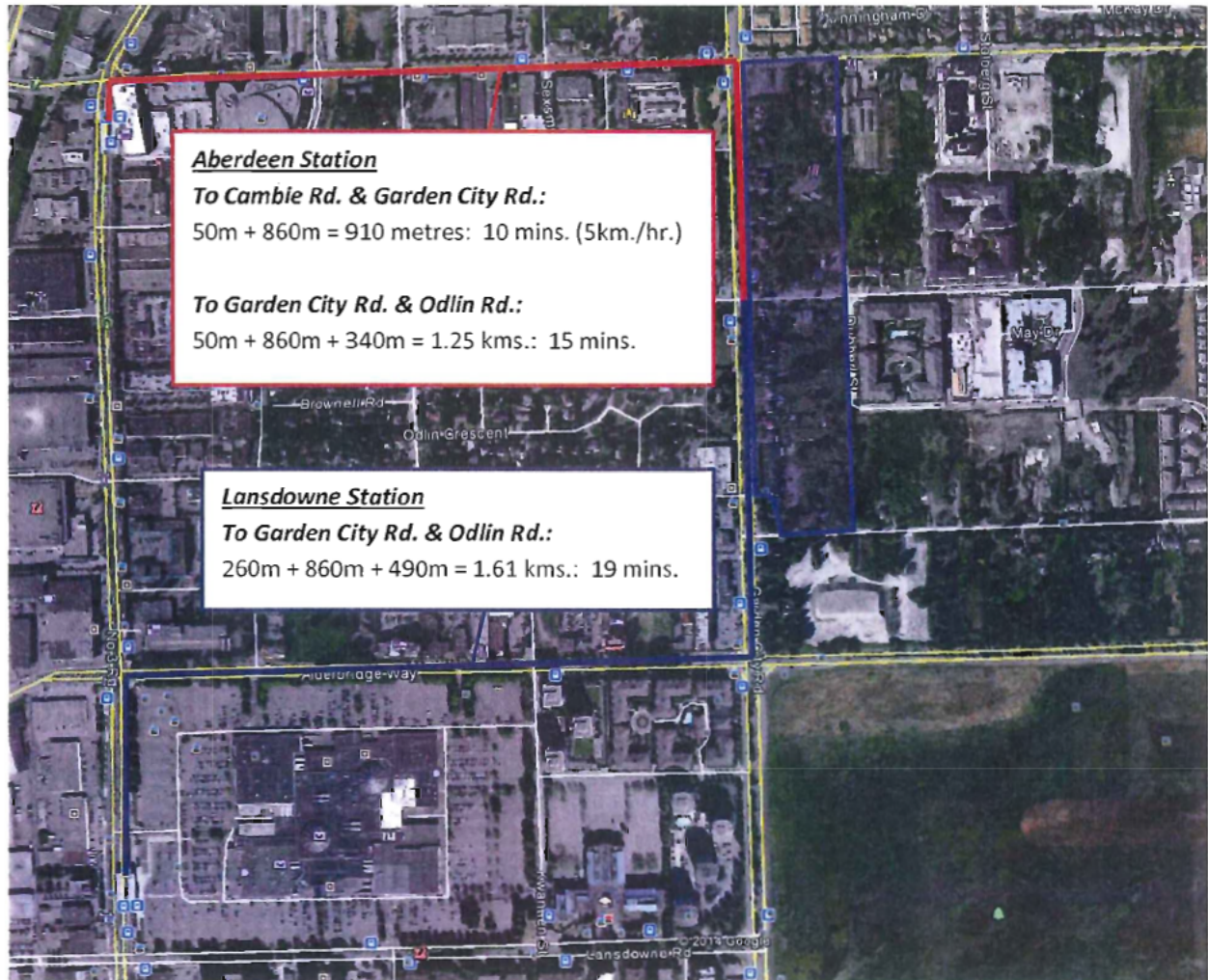


● Class A ● Class B ● Class C % = Vacancy Rate Subject Site

Richmond Office Vacancies by Class & Location

Map #	Address	Class	Vacancy Rate (%)
1	13571 Commerce Pkwy	A	51.7
2	13700 International Pl	A	54.3
3	13777 Commerce Pkwy	A	70.9
4	13091 Vanier Pl	A	27.1
5	3820 Cessna Dr	A	25.7
6	10991 Shellbridge Way	A	32.0
7	11331 Coppersmith Way	A	30.9
8	8100 Granville Avenue	A	19.5
9	10271 Shellbridge Way	A	24.5
10	13575 Commerce Pkwy	A	8.4
11	3600 Lysander Lane	A	9.1
12	13120 Vanier Pl	B	98.9
13	13511 Commerce Pkwy	B	39.1
14	3011 Viking Way	B	74.8
15	6651 Fraserwood Pl	B	84.2
16	12033 Riverside Pl	B	44.5
17	13511 Commerce Pkwy	B	77.7
18	10760 Shellbridge Way	B	46.9
19	4020 Viking Way	B	28.1
20	5600 Parkwood Way	B	50.7
21	11120 Horseshoe Way	B	16.0
22	13071 Vanier Pl	B	48.2
23	10691 Shellbridge Way	B	0.0
24	13351 Commerce Pkwy	B	12.8
25	8171 Cook Road	B	4.0
26	10551 Shellbridge Way	B	2.1
27	13151 Vanier Pl	B	46.4
28	7671 Alderbridge Way	C	100.0
29	7080 River Road	C	9.3
30	10151 No 3 Road	C	10.1
31	8181 Cambie Road	B	0.0
32	8171 Ackroyd Road	B	0.0
33	5611 Cooney Road	B	0.0
34	6400 No 3 Road	C	0.0
35	6081 No 3 Road	A	0.0
36	5900 No 3 Road	A	5.5
37	5951 No 3 Road	A	0.0
38	4940 No 3 Road	B	10.4

Map 2: West Cambie-Alexandra SkyTrain Walking Distance



TO: MAYOR & COUNCILLOR
FROM: CITY CLERK'S OFFICE

DW	
MJ	
DB	
VHG	MB

* Discussion Paper is available in the Councillor's Lounge

cc. Jenn Foster
Cathy Cowie

Office of the Chair
Tel. 604-432-6215 Fax. 604-451-6614

File: CR-12-01
Ref: RT 5244

MAY 23 2014

Mayor Brodie and Council
City of Richmond
6911 No 3 Rd
Richmond, BC V6Y 2C1

Dear Mayor ~~Brodie~~ ^{MALCOLM} and Council,

Re: Regional Affordable Housing Strategy Update - Discussion Paper

At its May 2, 2014 regular meeting, the Greater Vancouver Regional District Board of Directors adopted the following resolution:

That the GVRD Board endorse the report titled "Regional Affordable Housing Strategy Update - Discussion Paper" dated March 25, 2014, direct staff to initiate stakeholder consultation and forward the report to member municipalities and other interested agencies for their information and comment.

Attached please find a copy of the report titled "Regional Affordable Housing Strategy Update - Discussion Paper" dated March 25, 2014 for your information and comment. The Discussion Paper is intended to facilitate the evaluation of directions for an updated Regional Affordable Housing Strategy (RAHS). The Paper aims to:

- summarize progress and highlight accomplishments since the 2007 RAHS and *Metro 2040* were adopted;
- identify current and pressing issues to be addressed by the updated strategy;
- note opportunities for maximizing housing affordability and diversity;
- present broad goals for an updated RAHS; and
- identify options for strategic directions for consideration by stakeholders.

PHOTOCOPIED

JUN 10

& DISTRIBUTED



The Discussion Paper proposes an emphasis on increasing affordable housing located close to TransLink's Frequent Transit Network. It includes an expanded role for non-profit housing providers, including the Metro Vancouver Housing Corporation, and housing co-ops. Finally, it continues to support the expansion of private market, purpose-built rental housing.

We look forward to receiving your comments and suggestions on the Discussion Paper.

Yours truly,



Greg Moore
Chair, Metro Vancouver Board

GM/DL/jh

Attachment: Regional Affordable Housing Strategy Update - Discussion Paper

TO: MA
COUNCILLOR
FROM: CITY CLERK'S OFFICE
School District No. 38 (Richmond)
7811 Granville Avenue, Richmond, BC V6Y 3E3
Tel: (604) 668-0000 Fax: (604) 233-0150

cc: John Irving
Robert Gonzalez

DW	
MJ	
DB	
VHB	HW



June 5, 2014

The Honourable T. Wat, MLA (Richmond Centre)
300 - 8120 Granville Ave.,
Richmond, BC
V6Y 1P3

Dear Honourable Wat:

At its June 2, 2014 public meeting, the Board of Education (Richmond) received a staff report on the remediation of seismic issues at various schools. I have attached a copy of that report and have highlighted those schools in your constituency that have been deemed H1, H2 and H3 schools. The following are the definitions used by the Ministry of Education to determine the seismic ratings of schools.

- High 1 (H1): Most vulnerable structure; at highest risk of widespread damage or structural failure; not reparable after event.
- High 2 (H2): Vulnerable structure; at high risk of widespread damage or structural failure; likely not reparable after event.
- High 3 (H3): Isolated failure of building elements such as walls are expected; building likely not reparable after event.

All three of the High Risk ratings require Structural and non-structural seismic upgrades.

Of the 25 High Risk Schools in Richmond, as reflected on the attached report, the following 5 High Risk schools are within the Richmond Centre Constituency:

H1
Sea Island
Thompson
Quilchena
Cook

H2
McKay

The Board then passed a resolution requesting staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry of Education to remediate those high seismic risk schools.

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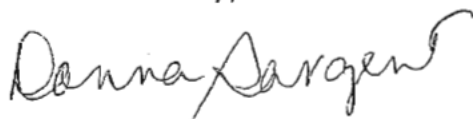
Board of Education:
Donna Sargent - Chairperson
Eric Yung - Vice Chairperson
Rod Belleza Kenny Chiu Norm Goldstein
Debbie Tablotney Grace Tsang



As you are aware, the Ministry of Education is responsible to fund the cost of seismic remediation in schools and, as the Board is very concerned with the safety of our students and staff, we urge you to support the school district in our application for funding for these seismic remediation projects.

We would like to discuss this item further with you as we prepare our application for funding and will be in touch with you to arrange an appropriate meeting time.

Yours sincerely,



Mrs. Donna Sargent, Chairperson
On Behalf of the Board of Education (Richmond)

cc: Trustees
Mayor and City Councillors
Director, City Clerk's Office, Richmond
M. Pamer, Superintendent of Schools
M. De Mello, Secretary-Treasurer
C. Mason, Director of Facilities and Planning

**Report to the Board of Education (Richmond)
Public Agenda**

DATE: May 29, 2014

FROM: Clive Mason Director of Facilities & Planning

SUBJECT: Seismic Mitigation Program

RECOMMENDATION

That the Board of Education (Richmond) request Staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry to remediate the high seismic risk schools listed in this report as part of the 5 Year Capital Plan process.

BACKGROUND

This report will be the first of a series of periodic updates that are intended to keep parents, staff, the Community and all stakeholders engaged in the remediation decision-making to follow.

The Ministry of Education has committed to the seismic upgrading of Richmond schools since its first seismic risk assessments undertaken in 2004. As a result of this commitment, the Ministry surveyed 38 Richmond schools. Subsequently, between 2005 and 2006 School District 38 applied to the Ministry to fund the repair or replacement of more than 30 schools identified in this survey. From the list of schools on the District's Capital Plans, the Ministry funded the rebuilding of Brighthouse Elementary (2005 to 2011), the repair of Garden City Elementary (2005 to 2011), and the demolition of Old Mitchell Elementary (2006-2010). Steveston Secondary was also identified in this survey and was subsequently closed (2007).

In 2012, the Ministry announced new assessment results and a funding application process developed through the Association of Professional Engineers and Geoscientists (APEGBC). The assessments rated schools from the highest risk priority of High 1 (H1), through to High 2 (H2), and High 3 (H3). Medium risk (M) and Low risk (L) schools were also identified. The Ministry committed to fund the H1 schools first, followed by the H2 Schools, and so forth, and invited school districts to apply for this funding. In the new process, once an application from the District had been received and approved, the Ministry would commit to funding a school's seismic remediation. The 2012 list identified one Richmond school eligible for the District to apply for funding: Gilmore Elementary. In 2013 the Ministry committed to fund Gilmore's seismic remediation.

Because the new assessments had not been reviewed by the School District prior to the 2012 announcement, through APEGBC, the Ministry provided a way to have schools reassessed should there be a questionable difference between the new assessments and the assessments of 2004.

Over the past 18 months, the District has reassessed many Richmond schools and has submitted these to APEGBC and the Ministry for a risk assessment confirmation.

June 5, 2014

J. Yap, MLA (Richmond-Steveston)
4011 Bayview Street
Richmond, BC
V7E 0A4

Dear Mr. Yap:

At its June 2, 2014 public meeting, the Board of Education (Richmond) received a staff report on the remediation of seismic issues at various schools. I have attached a copy of that report and have highlighted those schools in your constituency that have been deemed H1, H2 and H3 schools. The following are the definitions used by the Ministry of Education to determine the seismic ratings of schools.

High 1 (H1): Most vulnerable structure; at highest risk of widespread damage or structural failure; not repairable after event.

High 2 (H2): Vulnerable structure; at high risk of widespread damage or structural failure; likely not repairable after event.

High 3 (H3): Isolated failure of building elements such as walls are expected; building likely not repairable after event.

All three of the High Risk ratings require Structural and non-structural seismic upgrades.

Of the 24 recently reassessed High Risk Schools in Richmond, as reflected on the attached report, the following 12 High Risk schools are within the Richmond Steveston Constituency:

H1	H2	H3
Grauer	Kilgour	Westwind
Steves	Ferris	Diefenbaker
Blundell	Dixon	McKinney
Boyd	Errington	
Maple Lane		

The Board then passed a resolution requesting staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry of Education to remediate those high seismic risk schools.

Board of Education:

Donna Sargent - Chairperson

Eric Yung - Vice Chairperson

Rod Belleza Kenny Chiu Norm Goldstein

Debbie Tablotney Grace Tsang

As you are aware, the Ministry of Education is responsible to fund the cost of seismic mediation in schools and, as the Board is very concerned with the safety of our students and staff, we urge you to support the school district in our application for funding for these seismic remediation projects.

We would like to discuss this item further with you as we prepare our application for funding and will be in touch with you to arrange an appropriate meeting time.

Yours sincerely,



Mrs. Donna Sargent, Chairperson
On Behalf of the Board of Education (Richmond)

cc: Trustees
Mayor and City Councillors
Director, City Clerk's Office, Richmond
M. Pamer, Superintendent of Schools
M. De Mello, Secretary-Treasurer
C. Mason, Director of Facilities and Planning

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Public Agenda**

DATE: May 29, 2014

FROM: Clive Mason Director of Facilities & Planning

SUBJECT: Seismic Mitigation Program

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This report will be the first of a series of periodic updates that are intended to keep parents, staff, the Community and all stakeholders engaged in the remediation decision-making to follow.

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In 2012, the Ministry announced new assessment results and a funding application process developed through the Association of Professional Engineers and Geoscientists (APEGBC). The assessments rated schools from the highest risk priority of High 1 (H1), through to High 2 (H2), and High 3 (H3). Medium risk (M) and Low risk (L) schools were also identified. The Ministry committed to fund the H1 schools first, followed by the H2 Schools, and so forth, and invited school districts to apply for this funding. In the new process, once an application from the District had been received and approved, the Ministry would commit to funding a school's seismic remediation. The 2012 list identified one Richmond school eligible for the District to apply for funding: Gilmore Elementary. In 2013 the Ministry committed to fund Gilmore's seismic remediation.

Because the new assessments had not been reviewed by the School District prior to the 2012 announcement, through APEGBC, the Ministry provided a way to have schools reassessed should there be a questionable difference between the new assessments and the assessments of 2004.

Over the past 18 months, the District has reassessed many Richmond schools and has submitted these to APEGBC and the Ministry for a risk assessment confirmation.

Subject to receiving a letter to confirm the final designations by APEGBC, the following 24 schools (25 including Gilmore) have been evaluated as high seismic risk schools:

H1 Schools

Gilmore (Ministry Supported)
Grauer Elementary
Bridge Elementary
Woodward Elementary
Sea Island Elementary
Lee Elementary
Thompson Elementary
Steves Elementary
Blundell Elementary
Whiteside Elementary
Quilchena Elementary
Cook Elementary
Maple Lane Elementary
Hugh Boyd Secondary

H2 Schools

McKay Elementary
Kilgour Elementary
Tomsett Elementary
Ferris Elementary
Dixon Elementary
Errington Elementary
Mitchell Elementary

H3 Schools

Westwind Elementary
Diefenbaker Elementary
Tait Elementary
McKinney Elementary

Identification of a facility as a high seismic risk school does not mean that the building is structurally unsafe under regular conditions or that the occupants are in imminent danger. It does mean that the facility is at higher risk of structural failure from the shaking effects of an earthquake, and that it may be unusable following a seismic event of significant magnitude. Therefore, given the number of schools that have been identified as high seismic risk, a plan to prioritize remediation work is essential.



Clive Mason, Architect AIBC, LEED AP
Director of Facilities and Planning

June 5, 2014

The Honourable L. Reid, MLA (Richmond East)
130 – 8040 Garden City Road
Richmond, BC
V6Y 2N9

Dear Honourable Reid:

At its June 2, 2014 public meeting, the Board of Education (Richmond) received a staff report on the remediation of seismic issues at various schools. I have attached a copy of that report and have highlighted those schools in your constituency that have been deemed H1, H2 and H3 schools. The following are the definitions used by the Ministry of Education to determine the seismic ratings of schools.

High 1 (H1): Most vulnerable structure; at highest risk of widespread damage or structural failure; not reparable after event.

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High 3 (H3): Isolated failure of building elements such as walls are expected; building likely not reparable after event.

All three of the High Risk ratings require Structural and non-structural seismic upgrades.

Of the 25 High Risk Schools in Richmond, as reflected on the attached report, the following 7 High Risk schools are within the Richmond East Constituency:

H1	H2	H3
Bridge	Tomsett	Tait
Woodward	Mitchell	
Lee		
Whiteside		

The Board then passed a resolution requesting staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry of Education to remediate those high seismic risk schools.

Board of Education:
Donna Sargent - Chairperson
Eric Yung – Vice Chairperson
Rod Belleza Kenny Chiu Norm Goldstein
Debbie Tablotney Grace Tsang

As you are aware, the Ministry of Education is responsible to fund the cost of seismic mediation in schools and, as the Board is very concerned with the safety of our students and staff, we urge you to support the school district in our application for funding for these seismic remediation projects.

We would like to discuss this item further with you as we prepare our application for funding and will be in touch with you to arrange an appropriate meeting time.

Yours sincerely,



Mrs. Donna Sargent, Chairperson
On Behalf of the Board of Education (Richmond)

cc: ✓ Trustees
Mayor and City Councillors
Director, City Clerk's Office, Richmond
M. Pamer, Superintendent of Schools
M. De Mello, Secretary-Treasurer
C. Mason, Director of Facilities and Planning

**Report to the Board of Education (Richmond)
Public Agenda**

DATE: May 29, 2014

FROM: Clive Mason Director of Facilities & Planning

SUBJECT: Seismic Mitigation Program

RECOMMENDATION

That the Board of Education (Richmond) request Staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry to remediate the high seismic risk schools listed in this report as part of the 5 Year Capital Plan process.

BACKGROUND

This report will be the first of a series of periodic updates that are intended to keep parents, staff, the Community and all stakeholders engaged in the remediation decision-making to follow.

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Because the new assessments had not been reviewed by the School District prior to the 2012 announcement, through APEGBC, the Ministry provided a way to have schools reassessed should there be a questionable difference between the new assessments and the assessments of 2004.

Over the past 18 months, the District has reassessed many Richmond schools and has submitted these to APEGBC and the Ministry for a risk assessment confirmation.

Subject to receiving a letter to confirm the final designations by APEGBC, the following 24 schools (25 including Gilmore) have been evaluated as high seismic risk schools:

H1 Schools

Gilmore (Ministry Supported)
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Bridge Elementary
Woodward Elementary
Sea Island Elementary
Lee Elementary
Thompson Elementary
Steves Elementary
Blundell Elementary
Whiteside Elementary
Quilchena Elementary
Cook Elementary
Maple Lane Elementary
Hugh Boyd Secondary

H2 Schools

McKay Elementary
Kilgour Elementary
Tomsett Elementary
Ferris Elementary
Dixon Elementary
Errington Elementary
Mitchell Elementary

H3 Schools

Westwind Elementary
Diefenbaker Elementary
Tait Elementary
McKinney Elementary

Identification of a facility as a high seismic risk school does not mean that the building is structurally unsafe under regular conditions or that the occupants are in imminent danger. It does mean that the facility is at higher risk of structural failure from the shaking effects of an earthquake, and that it may be unusable following a seismic event of significant magnitude. Therefore, given the number of schools that have been identified as high seismic risk, a plan to prioritize remediation work is essential.



Clive Mason, Architect AIBC, LEED AP
Director of Facilities and Planning