



City of Richmond
Planning and Development Department



SCHEDULE 1 TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING OF TUESDAY, JUNE 16,
2009.

Memorandum

To: Planning Committee **Date:** June 15, 2009
From: Brian J. Jackson, MCIP **File:** RZ 07-397063
Director of Development
Re: **Application by Ledingham McAllister Communities Limited for Rezoning at 6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place and the Surplus Portion of the Park Place Road Allowance – Amendment to the Order of Building Construction and City Tree Removal Fees**

The following amendments to terms outlined in the rezoning staff report (RZ 07-397063) are proposed and supported by staff.

Amendment to the Order of Building Construction

Three (3) buildings are proposed to be constructed on the site. Originally, the largest building, consisting of approximately 142 units located adjacent to the south property line, was identified as the first building to be constructed, and the smallest building, consisting of approximately 63 units located adjacent to the east property line, was identified as the second building to be constructed. The order of construction is proposed to be reversed.

As a result, reference to the timing of the introduction of affordable housing units is affected. Support for the associated amendments includes consideration of the following:

- The total area of affordable housing units provided on-site remains unchanged;
- All affordable housing units will be provided within either Building 1 or Building 2;
- The total area that will be secured as affordable housing units within Building 1 is greater than 5% of the building's total floor area; and
- The total area that will be secured as affordable housing units within Building 2 is greater than 5% of the building's total floor area.

Amendment to the order of building construction requires associated adjustment to terms outlined in the Rezoning Considerations (**Attachment 12**) including the following replacement clauses:

5. Registration of the City's standard Housing Agreement(s) to secure 21 affordable housing units (consisting of 7 one-bedroom units in Building 1, and 13 one-bedroom units and 1 three-bedroom unit in Building 2). The terms of the Housing Agreement(s) will include:
 - one-bedroom unit(s) must have a minimum area of 52 m² (568 ft²) and may be rented at a rate of \$650/month to an eligible tenant having an annual income of \$30,500 or less;

- three-bedroom unit(s) must have a minimum area of 88 m² (948 ft²) and may be rented at a rate of \$930/month to an eligible tenant having an annual income of \$42,000 or less; and
- the agreement's term is in perpetuity.

7. Registration of a legal agreement preventing:

- occupancy of Building 1 until 7 affordable housing units (7 one-bedroom units) are constructed within Building 1;
- occupancy of Building 2 until the 14 affordable housing units (13 one-bedroom units and 1 three-bedroom unit) are constructed in Building 2 and Building 1 has been constructed; and
- occupancy of Building 3 units Building 1 and 2 have been constructed.

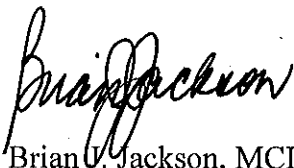
Amendment to City Tree Removal Fee

Four (4) City trees (Tree #42, 43, 44 and 45) are identified for removal. Based on consideration of the condition of the trees, the Parks Department supports compensation for removal of the trees at one-half of the standard rate.

As a result, the term associated with removal requires the following replacement clause in the Rezoning Considerations (**Attachment 12**):

10. Contribution of \$2,000 paid to the Parks Department tree compensation fund for the removal of four (4) City trees;

The amendments proposed maintain the fundamental use and density terms articulated in the rezoning staff report, and comply with existing policy; therefore, staff recommend support for the proposed amendments.



Brian U. Jackson, MCIP
Director of Development

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