



To: Planning Committee

Date: October 2, 2019

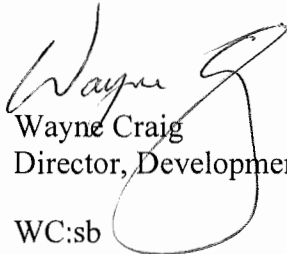
From: Wayne Craig
Director, Development

File: RZ 18-808220

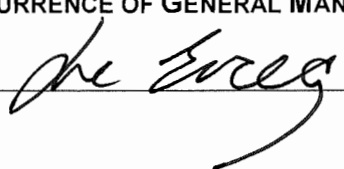
Re: **Application by Colliers International Consulting to Create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" Zone, and Rezone the Site at 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" Zone and the "Assembly (ASY)" Zone to the " Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 to create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, and to rezone 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" zone and the "Assembly (ASY)" zone to the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
WC:sb

Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Colliers International Consulting has applied to the City of Richmond for permission to rezone 8131 and 8151 Bennett Road (Attachments 1 & 2) from the “Single Family Detached (RS1/E)” zone and the “Assembly (ASY)” zone to a new “Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)” site specific zone to permit the development of a mixed use mid-rise development. The subject site is located in City Centre (Attachments 3 & 4). Key components of the proposal (Attachments 5 & 6) include:

- A six-storey building containing a church and rental apartments and a three-storey building containing rental townhouses over a common single-level parking structure.
- A total floor area of approximately 12,478 m² (134,314 ft²) comprised of approximately:
 - 1,073 m² (11,548 ft²) of church, multi-purpose and supporting space;
 - 11,405 m² (122,766 ft²) purpose-built residential rental units; and
 - an additional approximately 53 m² (568 ft²) of resident indoor amenity space.
- 142 purpose-built residential rental units. The residential units include 20 affordable housing units (low-end of market rental units secured in perpetuity with a Housing Agreement and covenant registered on title), 68 moderate income limits units with proposed rental rate and household income restrictions targeted at median income households (secured in perpetuity with a Housing Affordability Agreement and covenant registered on title); and 54 units with rental rate and household income restrictions as defined by BC Housing’s HousingHub Provincial Rental Supply program (secured for 40 years with a legal agreement between the owner and BC Housing). Further details on form of rental are provided in the housing section of this report.
- BC Energy Step Code step 4 targeted, exceeding the City’s requirement of step 3.

Road and engineering improvement works required with respect to the subject development will be secured through the City’s standard Servicing Agreement processes prior to rezoning adoption. Works including rear lane, frontage improvements, pedestrian trail, and utility upgrades will be designed and constructed at the owner’s sole cost. Cost sharing will be provided for improvements to the existing sanitary pump station, which will also be included in the Servicing Agreement.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 5).

Subject Site Existing Building and Housing Profile

Five buildings are located on the subject site and include:

- 8131 Bennett Road residence – Two-storey 3-bedroom split level house in southwest corner of site that is currently rental accommodation. There is no secondary suite in this building.

- 8151 Bennett Road church building – Two-storey central building including a church sanctuary in a one-storey portion of the building and multi-purpose space and offices in the two-storey portion of the building.
- Christian Education (CE) building – One-storey building in northwest corner of site used for a pre-school program for 70 children operated by a tenant and used on evenings and weekends by community groups.
- Murdock Centre building – Two-storey building in northeast corner of site including a church hall, meeting and office space, and child care program space for 25 children aged 30 months to school age. The hall and meeting room spaces are used by the congregation, child care program operated by the congregation and community groups at various times.
- 8191 Bennett Road residence – One-storey 3-bedroom house in southeast corner of site that is currently rental accommodation. There is no secondary suite in this building.

Surrounding Development

The subject site is an approximately 5,786 m² (62,280 ft²) irregularly shaped parcel of land comprised of two lots on the north side of Bennett Road east of No. 3 Road.

- To the North: Adjacent to the site (across the proposed new lane) a two-storey low-rise office development and a high-rise residential development (“The Duchess” development) on properties fronting Granville Avenue. “The Duchess” development provided statutory right of ways for City lane along the rear of the property and City pedestrian trail along the east edge of the property. Both properties are designated Urban Core T6 for high-density, high-rise, mixed use development.
- To the South: Bennett Road, beyond which low-rise residential development comprising of three-storey townhouse and four-storey apartment buildings on properties that are designated for multi-family low rise development.
- To the East: Adjacent to the site two-storey apartment low-rise residential apartment development and further to the east three-storey over parking low-rise residential apartment development (“Woodglen Apartments” development) on properties that are designated for multi-family low rise development.
- To the West: Adjacent to the site two-storey townhouse development (“Tiffany Place” development) and further to the west three -storey townhouse development on properties that are designated for multi-family low rise development. Also adjacent to the site is a recently redeveloped drive-through restaurant development (“McDonald’s” restaurant) on property fronting No. 3 Road that is designated General Urban T4 for low-density, low-rise, mixed use development.

Related Policies & Studies

Official Community Plan (OCP)

The OCP designation for the larger eastern portion of the site is 'Community Institutional' and 'Neighbourhood Residential' for the smaller western portion of the site.

The City Centre Area Plan (CCAP) Generalized Land Use Map (2031) (Attachment 3) designation for the larger eastern portion of the site is 'Institutional' and 'General Urban T4' for the smaller western portion of the site. The institutional designation allows for a consolidated development site to have supplementary uses and additional density over and above that permitted by the underlying CCAP transect and Sub-Area Plan if the development results in a community benefit.

The St. Albans Sub-Area Plan Land Use Map (Attachment 4) designation for the larger eastern portion of the site is 'Institutional' and 'Multi-Family Low Rise' for the smaller western portion of the site. The institutional designation is intended for church related development. The multi-family low rise designation is intended for 3-storey apartment building, townhouse, two-family or single-family development. The St. Albans Sub-Area Plan Circulation Map (Attachment 4) calls for rear lane development from St. Albans to No. 3 Road and a pedestrian trail from Bennett Road to Granville Avenue.

The proposal is consistent with current OCP, CCAP and St. Albans Sub-Area Plan policies applicable to the subject site.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property.

Before finalizing the requested land uses and submitting a rezoning application to the City, the applicant conducted a Public Open House on April 19, 2017 with a preliminary high-rise mixed use development concept. A copy of the Open House Summary prepared by the applicant is included in Attachment 7. The pre-application concept was a higher density high-rise development, including existing church religious assembly, child care and preschool uses and providing a mix of market and non-market residential rental tenure units.

The pre-application Open House was held on the subject site. An Open House invitation was mailed to the approximately 340 addresses in the 8000 block of Bennett Road where the subject site is located. The invitation was also extended to the Brighthouse United Church congregation and other groups using the subject site including the daycare, preschool, three additional church congregations and 10 community groups. 43 people added their names to the sign-in sheets, in which 8 attendees identified themselves with addresses on the block. Comment sheets were

provided and 34 completed comment sheets were received. Five comments sheets were completed by residents on the block. No major concerns regarding the pre-application development concept were identified.

The redevelopment proposal has since been reduced in scale from a high-rise concrete development to a mid-rise wood-frame development and due to the reduced building size the proposal was reduced in scope with a lower number of units and no longer including child care or preschool uses. The current proposal includes a mid-rise 6-storey and low-rise 3-storey wood-frame development, including retaining the existing church religious assembly use and providing a mix of residential rental tenure units (Attachment 6).

The pre-school operator, Brighthouse Junior Kindergarten, has discussed with the owner and expressed to the City their concern regarding the loss of facilities for their program (Attachment 8). The operator's pre-school program for 70 children and the congregation's child care program for 25 children (30 months to school age) will be displaced through the redevelopment. Staff discussed this concern with the applicant but the applicant is unable to accommodate the current pre-school or child care programs in the proposed development. There are alternate pre-school opportunities in the City and the site is within walking distance of a City Early Childhood Development Hub (in the "Paramount" development) that is under construction.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The applicant has applied to rezone the subject site to permit an approximately 12,478 m², (134,314 ft²), 6-storey development including 142 rental dwelling units, church space, the provision of crosswalk improvements at Bennett Road, land dedication for an interim rear lane, and the provision of statutory rights-of-way for an interim pedestrian trail along the east edge of the subject site. The pedestrian trail will ultimately provide pedestrian access from Bennett Road to Granville Avenue through existing and future statutory rights-of-way on the subject site and adjacent properties.

The proposed site specific ZMU42 zone permits residential uses, but restricted to rental tenure only. In accordance with the market rental housing policy and affordable housing policy, voluntary contributions towards public art and community planning are waived.

The proposed rental dwelling units are provided at three affordability rates as follows: (i) 20 affordable housing (low-end of market rental) units (secured in perpetuity with a Housing Agreement registered on title); 68 moderate income limits units (secured in perpetuity with a Housing Affordability Agreement registered on title); and 54 rental units (secured for 40 years with a legal agreement with BC Housing).

1. City Centre Area Plan (CCAP) and St. Albans Sub-Area Plan Compliance

The CCAP Generalized Land Use Map (2031) (Attachment 3) designation for the site is 'Institutional' and 'General Urban T4', which allows for a consolidated development site to have supplementary uses and additional density over and above that permitted by the underlying CCAP transect and Sub-Area Plan if the development results in a community benefit.

The St. Albans Sub-Area Plan Land Use Map (Attachment 4) designations for the site are 'Institutional' for church related development and 'multi-family low rise' for 3-storey development along the west edge of the site. The St. Albans Sub-Area Plan Circulation Map (Attachment 4) calls for rear lane development along the rear of the larger eastern portion of the site and a pedestrian trail along the east side of the site.

The proposed development complies with the CCAP as it will result in a community benefit. Staff support the applicant's proposal as the proposal includes:

- Retaining the site's institutional use with replacement church space.
- In compliance with the City's Affordable Housing Strategy, providing 10% of the residential floor area as low-end of market rental units.
- A mix of affordability tiers is provided as in addition to the affordable housing low-end of market rental units, the applicant is targeting moderate income households, and working with BC Housing through the HousingHub provincial rental supply program to provide market rental units.
- A mix of unit sizes, including more than half having two or three bedrooms.
- A large percentage of units incorporating basic universal housing features or accessible unit features (e.g. constructed for use by a resident in a wheelchair), with unit layouts to be further refined at Development Permit stage.
- All the residential units will be restricted to rental tenure only and will be owned and operated by the United Church's not for profit housing society. The residential units will be maintained under single ownership through a legal agreement prohibiting subdivision (including stratification and/or air space parcels) of the residential units as a rezoning consideration.

2. Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary owner contributions in compliance with OCP policy (i.e. affordable housing, rental housing, and institutional church space), the applicant has applied for the subject site to be rezoned from "Single Family Detached (RS1/E)" and "Assembly (ASY)" to a new site specific zone, "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)". To accommodate the site specific conditions, the proposed ZMU42 zone includes:

- Maximum density: 2.25 FAR, including density bonuses in exchange for the provision of affordable housing low-end of market rental units and moderate income units, and

additional typical 0.1 FAR density bonus for common indoor amenity space for the use of residents.

- Permitted land uses: Religious assembly, townhouse, apartment and related land uses. Residential uses are restricted to residential rental tenure only, which means the occupancy of a dwelling unit that is subject to the *Residential Tenancy Act* provincial legislation.
- Density exclusion for shared bicycle, personal mobility scooter, garbage and recycling facilities. The exclusion in this zone will accommodate proposed facilities located close to the residential lobby entry at podium level as the zoning bylaw city-wide exclusion is limited to facilities located inside parking structures.
- Maximum building height: 25 m to accommodate six storeys over a one-storey parking structure.
- Maximum lot coverage and minimum setbacks and lot size.
- Parking rates for the proposed religious assembly, affordable housing, residential rental tenure apartment and townhouse uses based on parking analyses prepared by the owner’s professional traffic consultant and accepted by City Transportation staff.

3. Housing

- a) Dwelling Unit Mix: The OCP and CCAP encourage the development of a variety of unit types and sizes supportive of the diverse needs of Richmond’s population including, but not limited to, households with children. Staff support the owner’s proposal, which includes the following mix of rental unit sizes and affordability:

Unit Type	Rental Affordability Type			TOTAL	
	Low-End-Market (1)	Moderate Income Limits (2)	Market (3)	% of Units	# of Units
Studio	11	25	0	25%	36
1- Bedroom	4	0	25	20%	29
2-Bedroom	3	43	0	32%	46
3-Bedroom	2	0	29	22%	31
TOTAL	20	68	54	100%	142
	14%	48%	38%	100%	142

(1) As per City of Richmond Affordable Housing Strategy
 (2) As per development proposal
 (3) As per BC Housing, HousingHub Provincial Rental Supply Program

- b) Rental Housing: The units will be owned and operated by the United Church provincial non-profit Three Point Housing Society (3PHS). The development will be subject to a legal agreement between the owner and BC Housing. Working with BC Housing HousingHub through the Provincial Rental Supply Program, all of the proposed 142 residential rental tenure units are subject to maximum rental rate and household income restrictions by BC Housing, which will also facilitate construction financing for the project.

The core goal of the HousingHub program is to increase the supply of rental housing in the province. Under the program, rents are restricted to no higher than market rent and household income is restricted to no higher than the 75th percentile for BC households without and with children. The proposal includes:

- **Low-End-of-Market units:** In compliance with the City’s Affordable Housing Strategy, the owner proposes to design and construct 20 low-end-of-market rental units, comprising at least 1,141 m² (12,277 ft²) of habitable space, based on 10% of the development’s total maximum residential floor area (as per the proposed ZMU42 zone). Occupants of these units will enjoy full use of all residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the affordable housing occupants.

Prior to rezoning adoption, a Housing Agreement and Housing Covenant will be registered on title requiring that the owner satisfies all City requirements.

Unit Type (1)	Affordable Housing Strategy Requirements				Proposal
	Min. Permitted Unit Area	Max. Monthly Unit Rent (2)	Total Max. Household Income (2)	Min. % of Units	# of Units
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less		11
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less		4
2- Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	15%	3
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	5%	2
TOTAL	10% (1,141 m²/ 12,277 ft²)	Varies	Varies	Varies	20

(1) Min. 85% of LEMR units shall meet Richmond Basic Universal Housing (BUH) standards.

(2) Denotes the Council-approved rates as of July 24, 2017. Rates may be adjusted periodically, as per City policy.

- **Moderate income units:** 68 units with additional restrictions to secure rental rates and household income restrictions targeted at the median income levels for BC households without and with children (secured in perpetuity with a Housing Affordability Agreement and covenant registered on title). Initial rents for these units are based on market rates with a maximum of 30% of pre-tax annual household income using BC Housing’s ‘Low and Moderate Income Limits’ for 2019 (median or 50th percentile income for BC households without and with children).

Prior to rezoning adoption, a Housing Affordability Agreement in perpetuity and Housing Covenant will be registered on title.

Unit Type	Target Monthly Unit Rent Range (1)(2)	Max. Monthly Unit Rent (2)(3)	Total Max. Household Income (4)	Proposal	
				Unit Mix	# of Units
Studio	\$1,472 - \$1,522	\$1,795	\$71,810 or less	36.8%	25
2-Bedroom	\$2,669 - \$2,675	\$2,675	\$107,000 or less	63.2%	43
Total	n/a	n/a	n/a	100%	68

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, Provincial *Rental Tenancy Act* provisions, or reductions as the operating and maintenance budget allows.

(2) Rates may be adjusted periodically with the agreement of the City and (i) for existing tenants, no more than Provincial *Residential Tenancy Act* provisions, and (ii) for new tenants, no more than the rate calculated as the average of the previous 3 years of the percentage change of average rents by bedroom type for Richmond (CY) as published by CMHC (Annual Rental Market Survey) relevant to the specific year.

(3) Denotes maximum rent at 30% of total maximum household income.

(4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC.

- Market rental units: 54 residential units, which are subject to the maximum rental rate and maximum 75th percentile household income restrictions as defined by BC Housing’s HousingHub Provincial Rental Supply program (secured for 40 years with a Housing Affordability Agreement and covenant registered on title and subject to a legal agreement between the owner and BC Housing). The rental rates and income restrictions are not subject to City control and will be governed exclusively through a legal agreement between the owner and BC Housing.

Unit Type	Target Monthly Unit Rent Range (1)	Total Max. Household Income (2)	Proposal	
			Unit Mix	# of Units
1- Bedroom	\$1,750 - \$1,894	\$112,410 or less	46.3%	25
3-Bedroom	\$3,068 - \$3,885	\$155,510 or less	53.7%	29
Total	n/a	n/a	100%	54

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, Provincial *Residential Tenancy Act* provisions, or reductions as the operating and maintenance budget allows.
 (2) Denotes BC Housing 75th percentile Middle Income Limits 2019 values for households without and with children in BC. May be adjusted periodically as determined by BC Housing.

- c) Accessibility: The OCP seeks to meet the needs of the City’s aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical and/or sensory disabilities.

Staff support the owner’s proposal, which is consistent with City policy and includes:

- Barrier-free lobbies, common areas, and amenity spaces;
- Aging-in-place features in all units (e.g., grab bar blocking and lever handles);
- 89% Basic Universal Housing (BUH) units (i.e. 127 of 142 total units will meet BUH Zoning Bylaw criteria), including 100% of low-end of market units (i.e. 20 units) and 88% of remaining units (i.e. 107 of 122 units). (Note: The owner will be utilizing the Zoning Bylaw’s BUH floor area exemption of 1.86 m² / 20 ft² per BUH unit.); and
- 11% Accessible units (i.e. 16 of 142 units) will be designed to City of Richmond BUH standard and also BC Building Code standards to accommodate a resident in a wheelchair.

4. Transportation

The CCAP requires the expansion of rear lane, bike, and pedestrian networks and encourages the provision of affordable housing and rental housing. In addition, the proposed site specific zone provides reduced parking rates for affordable housing and residential rental tenure units and the Zoning Bylaw permits further rate reductions for developments that incorporate transportation demand management measures.

The owner submitted a comprehensive traffic and parking study for the development prepared by a professional traffic consultant. Staff support the owner’s proposal, which satisfies all City requirements. The site will be accessed from Bennett Road and the rear lane, which will form part of a rear lane network for the block through future development. All off-site transportation improvements required with respect to the subject development

will be designed and constructed at the owner's sole cost through the City's standard Servicing Agreement processes. Key transportation improvements to be provided by the owner include:

- a) Rear lane construction in lane dedication provided by the development and existing SRW over the rear of an adjacent property to the north at 8180 Granville Avenue, with future lane expansion to occur through future redevelopment and on adjacent properties;
- b) Mid-block pedestrian trail construction to a 3 m interim width in proposed SRW area along the eastern edge of the subject site, from Bennett Road to the proposed rear lane, and design for 6 m ultimate width future pedestrian trail expansion from Bennett Road to Granville Avenue through existing and future development statutory rights-of-way on the subject site and adjacent properties;
- c) Raised crosswalk construction on Bennett Road to provide a mid-block connection for the pedestrian trail network in the St. Albans neighbourhood;
- d) Transit pass program administration comprised of the owner providing 2 years of two-zone compass cards for each of the 20 affordable housing units and 1 year of two-zone compass cards for each of the other rental housing units; and
- e) The provision of two car share vehicles and two car share parking spaces to support rental housing.

5. Site Servicing Improvements

The owner shall be responsible for the design and construction of required works, including: (i) road, lane and pedestrian trail works; (ii) water, storm sewer, and sanitary sewer upgrades; (iii) related public and private utility improvements; and (iv) related granting of new statutory rights of ways and modification of existing statutory rights of ways. Cost sharing will be provided for interim improvements to the existing sanitary pump station, which will be replaced by the City in the future when necessary. The owner's design and construction of the required works and granting and modification of statutory rights of ways, as determined to the satisfaction of the City, shall be implemented through the City's standard Servicing Agreement process and secured prior to rezoning adoption, as set out in the attached Rezoning Considerations (Attachment 9).

6. Sustainability

The CCAP encourages the coordination of private and City development and infrastructure objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services, and related features.

As part of the owner's arrangement with BC Housing, the development is targeting the BC Energy Step Code step 4 standard. This standard exceeds the City's requirement. The City's *Building Regulation Bylaw* requires six-storey wood-frame residential buildings be designed and constructed to the step 3 standard of the BC Energy Step Code. Detail design development will be undertaken through the Development Permit and Building Permit processes.

7. Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site (City) tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. A tree management plan prepared by the applicant's Arborist is included in the conceptual development plans (Attachment 6). The City's Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist's Report and support the Arborist's findings for onsite and City-owned trees. Based on this, staff recommend and the owner has agreed to the following terms, as set out in the attached Rezoning Considerations (Attachment 9).

- a) On-Site Tree Removal and Replacement: The owner shall provide compensation for the removal of 15 existing bylaw-size trees assessed as being in fair to good condition. The compensation shall be at the 2:1 replacement ratio in the OCP with the planting of 30 replacement trees on the subject site, or the voluntary contribution of \$500 per replacement tree not accommodated onsite. The conceptual development plans include 17 new trees. Design development will occur through the Development Permit process, including confirmation of the number of replacement trees to be planted on the site.
- b) Off-Site City-Owned Trees: The owner shall submit \$3,250 to the City's Tree Compensation Fund with respect to the removal of three trees and two hedges that are in poor condition and will be impacted by the required frontage improvements, which funds shall be used by the City for the planting of replacement trees elsewhere within the City.
- c) Neighbouring Tree Protection and/or Replacement: The owner shall install tree protection fencing and retain an Arborist to ensure the health and safety of 14 existing trees on the neighbouring properties west and east of the subject site. The owner's arborist has recommended that four trees located in a sanitary sewer SRW on neighbouring property be removed due to required City utility work. The ability to protect these trees from impacts will be reviewed through the required Development Permit and Servicing Agreement processes and in consultation with the owner of the neighbouring property.

8. Built Form and Architectural Character

The owner proposes to construct a mid-rise, medium-density, church and residential rental development fronting Bennett Road, within walking distance of Brighthouse park, Minoru Cultural Centre and precinct, a recently approved City Early Childhood Development Hub (in the "Paramount" development) and the Brighthouse Canada Line Station. The proposed development is consistent with CCAP policy for the provision of land (via a combination of dedication and Statutory Rights of Way) to facilitate required transportation and public open space improvements. The proposed form of development, which combines three-storey and six-storey building elements, generally conforms to the CCAP's Development Permit Guidelines and will be further developed through the Development Permit process. More specifically, the development has successfully demonstrated a strong urban concept contributing towards a medium-density, high-amenity, pedestrian-oriented environment in the St. Albans neighbourhood, comprised of retained institutional use in new church space, enhanced residential rental affordability with a variety of dwelling types (including townhouse and apartment units) and affordability levels, and a mid-block pedestrian trail.

In addition, prior to adoption of the rezoning bylaw, a legal agreement will be registered on title to notify future residents of view and other potential impacts that may arise as a result of surrounding City Centre development and/or proximity to the development's proposed church activities.

9. Development Permit Application

Development Permit (DP) approval, to the satisfaction of the Director of Development, will be required prior to rezoning adoption. At DP stage, design development is encouraged with respect to the following items.

- a) Architectural Form and Character: The design of the building will be refined through the DP process. More information is required with respect to urban design, adjacency interfaces and detailed design.
- b) Residential Livability: The design of units along the mid-block pedestrian trail, internal corner units, and other aspects of the development will be reviewed and refined to address potential livability impacts arising from overlook or other factors.
- c) Common Amenity Spaces: The combination of proposed indoor and outdoor common amenity spaces satisfy OCP and CCAP DP Guidelines rates, as indicated in the attached Data Sheet (Attachment 5). The indoor amenity space is provided in a combination of dedicated amenity room for the use of residents and the ability of residents to access multi-purpose space in the church. The outdoor amenity space is provided in a combination of active play space in the SRW area along the west edge of the site, public pedestrian trail SRW along the east edge of the site, church patio and open areas at podium level. More information is required with respect to the programming, design, and landscaping of these spaces to ensure they will satisfy City objectives.
- d) Private Outdoor Amenity Spaces: The City has adopted guidelines for the provision of private outdoor space for residential uses. More information is required with respect to the design integration at lower roof levels.
- e) Accessibility: Through the DP process the design and distribution of BUH and accessible units and common spaces and uses will be refined.
- f) Sustainability: The proposed enhanced BC Energy Step Code step 4 compliance and opportunities to better understand and enhance the building's performance in coordination with its architectural expression will be explored through the DP process.
- g) Emergency Services: Through the Development Permit and Building Permit processes, Fire Department response points and related provisions for firefighting will be addressed.
- h) Crime Prevention through Environmental Design (CPTED): The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. CPTED design elements and plans demonstrating surveillance, defensible space, and related measures will be reviewed through the DP process.
- i) Parking and Loading: A draft functional plan showing internal vehicle circulation, truck manoeuvring, bicycle storage and related features has been provided and will be finalized through the DP process, including reviewing potential for increasing provision of on-site bicycle storage for residents of larger units. Prior to adoption of the rezoning bylaw, a

legal agreement will be registered on title to ensure that pairs of tandem parking spaces are not assigned to residential visitors or to different residential units.

- j) Waste Management: A draft waste management plan has been submitted and will be finalized through the Development Permit process.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of owner contributed assets such as walkways, storm sewers, sanitary sewers, street lights, pedestrian signal and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$8,563.08. This will be considered as part of the 2021 Operating budget.

Conclusion

Colliers International Consulting has applied to the City of Richmond for permission to rezone 8131 and 8151 Bennett Road from “Single Family Detached (RS1/E)” and “Assembly (ASY)” zone to a new “Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)” site specific zone to permit the development of a 12,470 m² (134,225 ft²) mixed use mid-rise development containing a 927 m² (9,973 ft²) church and approximately 142 purpose-built residential rental units (Attachments 5 & 6). The residential units include approximately 20 affordable housing units, 68 moderate income units and 54 market rent units.

The proposed site specific ZMU42 zone will, if approved, accommodate the proposal, including an affordable housing density bonus and site specific parking rate requirements. An analysis of the owner’s proposal shows it to be well considered and consistent with the OCP and CCAP’s development, livability, sustainability, and urban design objectives.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 be introduced and given first reading.



Sara Badyal
Planner 2

SB:cas

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: City Centre Area Plan – Generalized Land Use Map (2031)

Attachment 4: St. Albans Sub-Area Plan – Land Use and Circulation Maps

Attachment 5: Development Application Data Sheet

Attachment 6: Conceptual Development Plans

Attachment 7: Pre-application Open House Summary Report

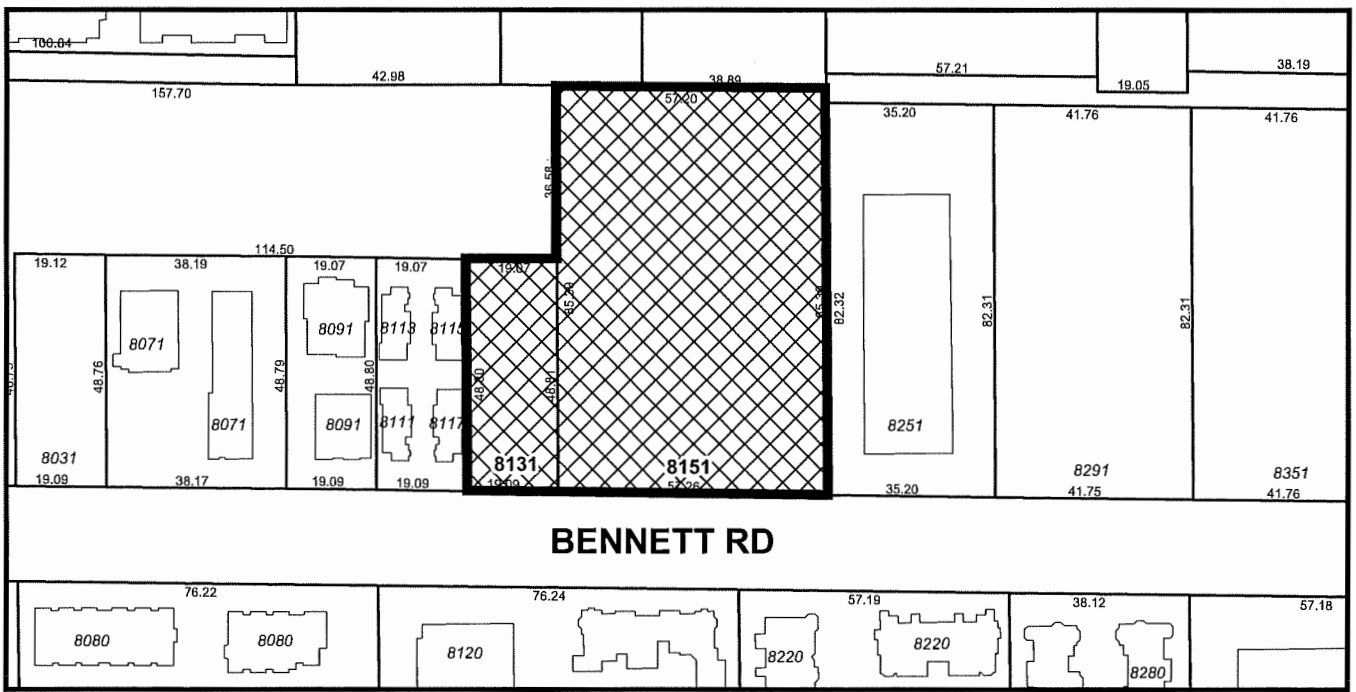
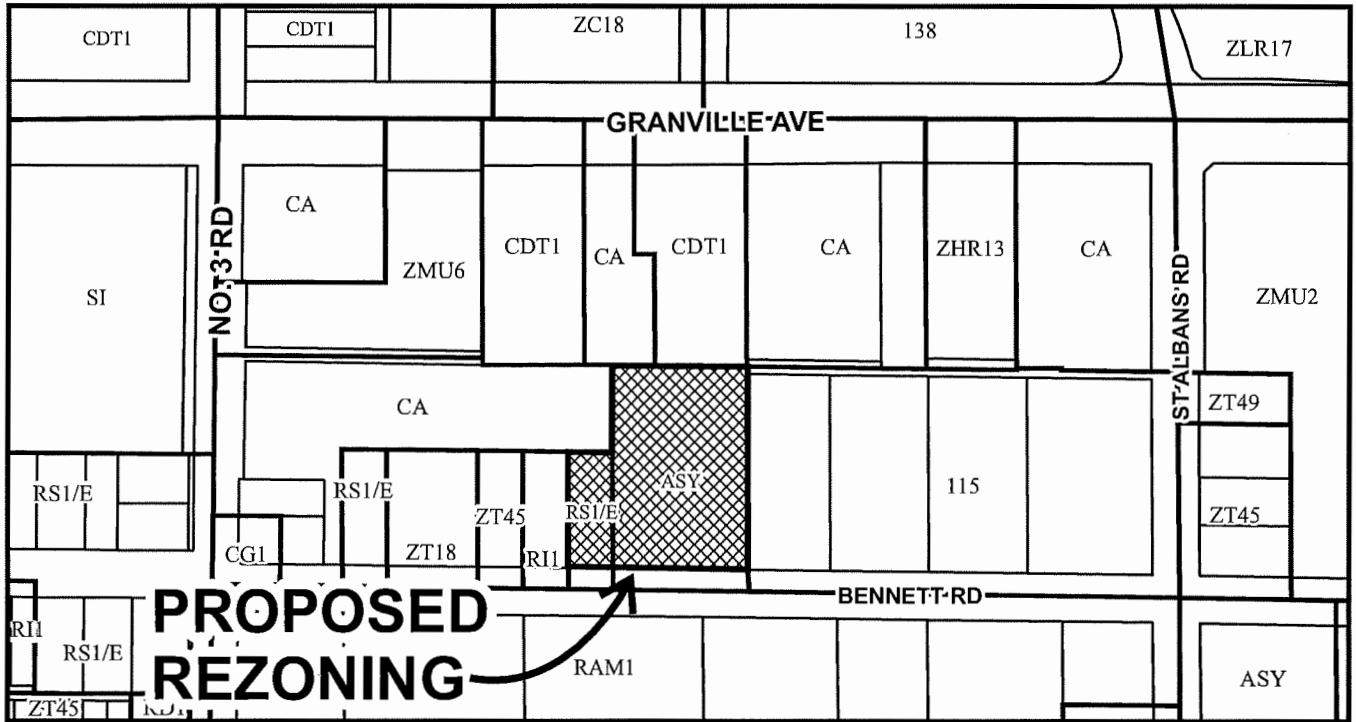
Attachment 8: Correspondence from Brighthouse Junior Kindergarten

Attachment 9: Rezoning Considerations



City of Richmond

Attachment 1



RZ 18-808220

CNCL - 181

Original Date: 02/27/18
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**



RZ 18-808220

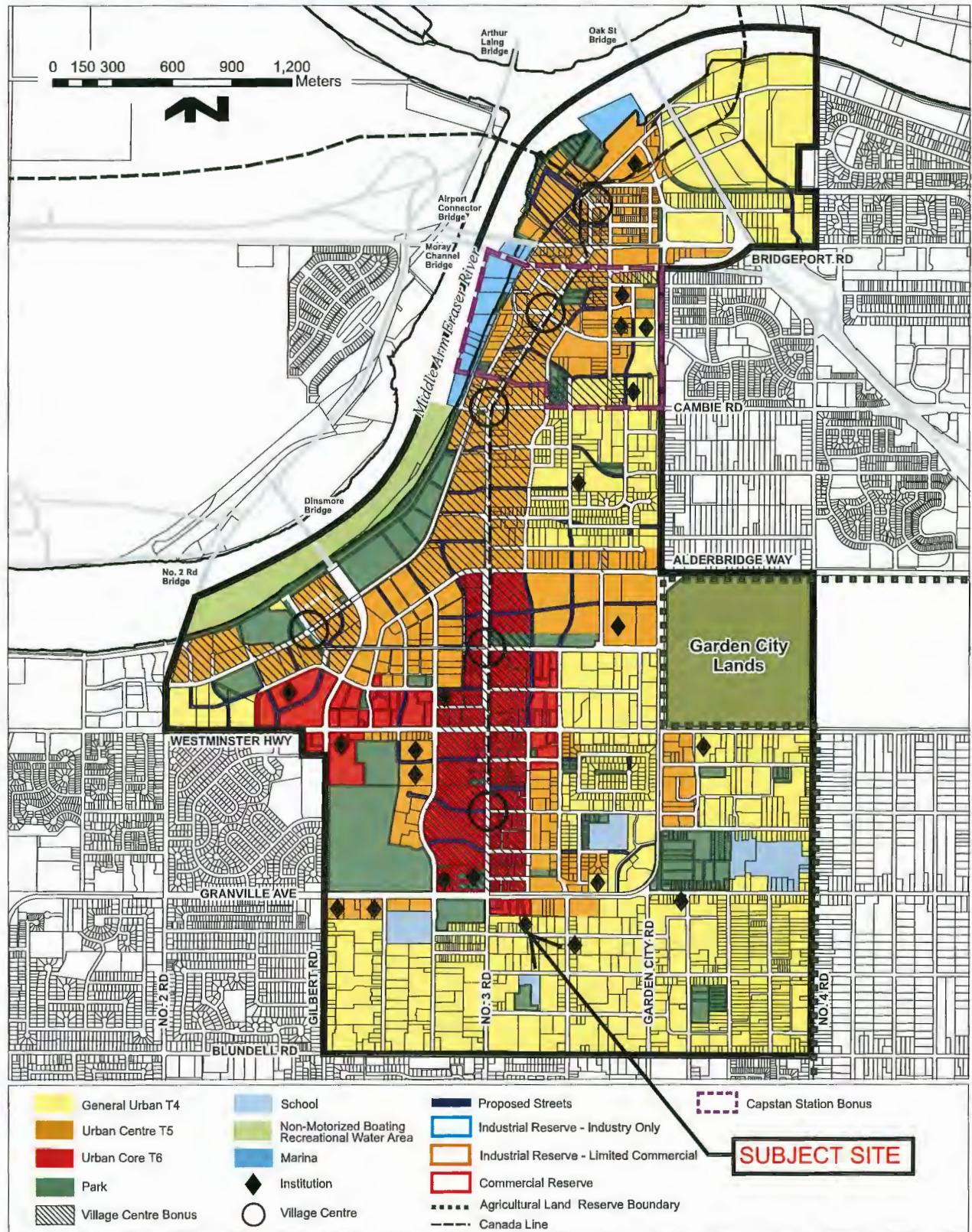
CNCL - 182

Original Date: 02/28/18

Revision Date:

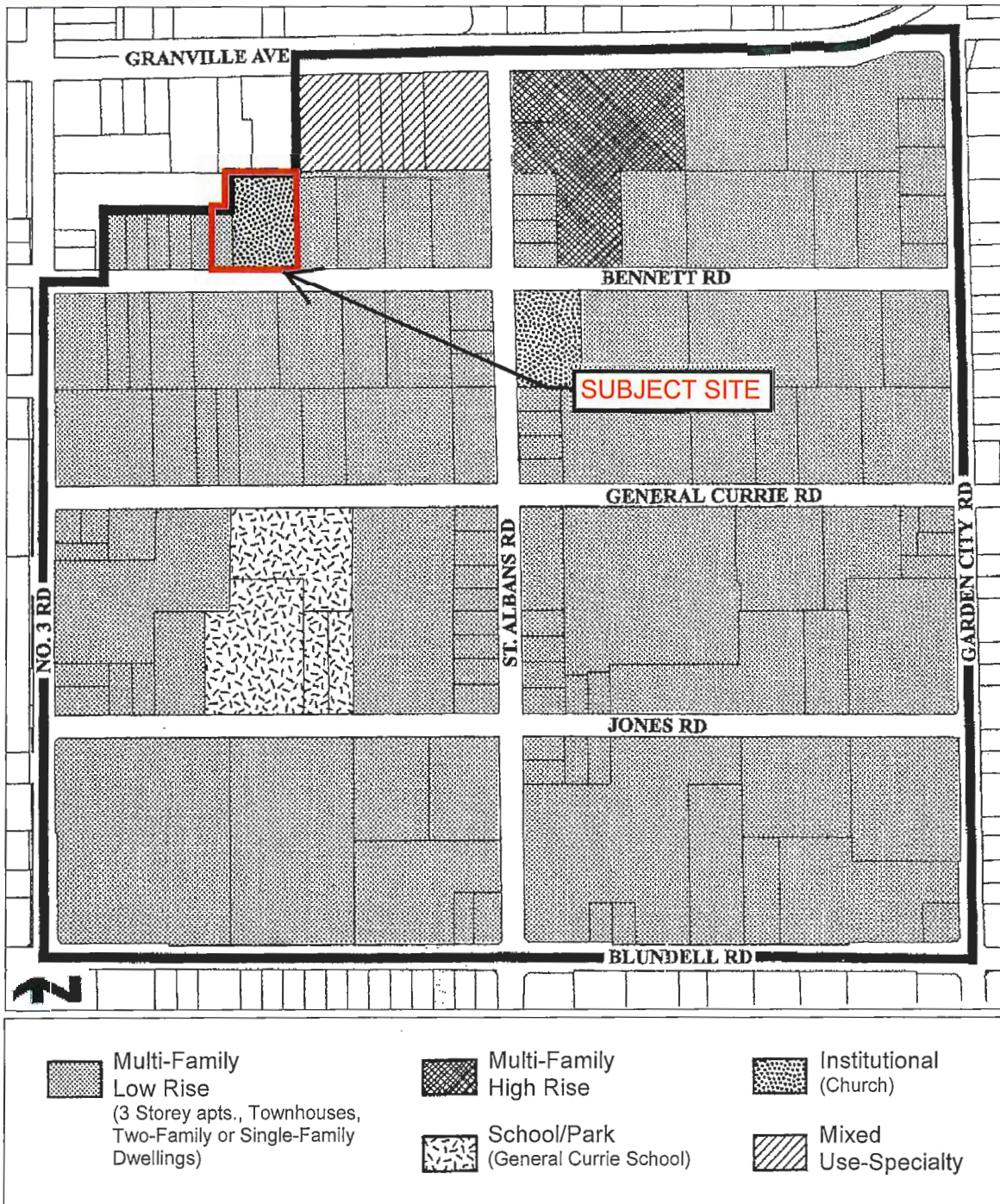
Note: Dimensions are in METRES

Generalized Land Use Map (2031) Bylaw 9593
2017/05/08

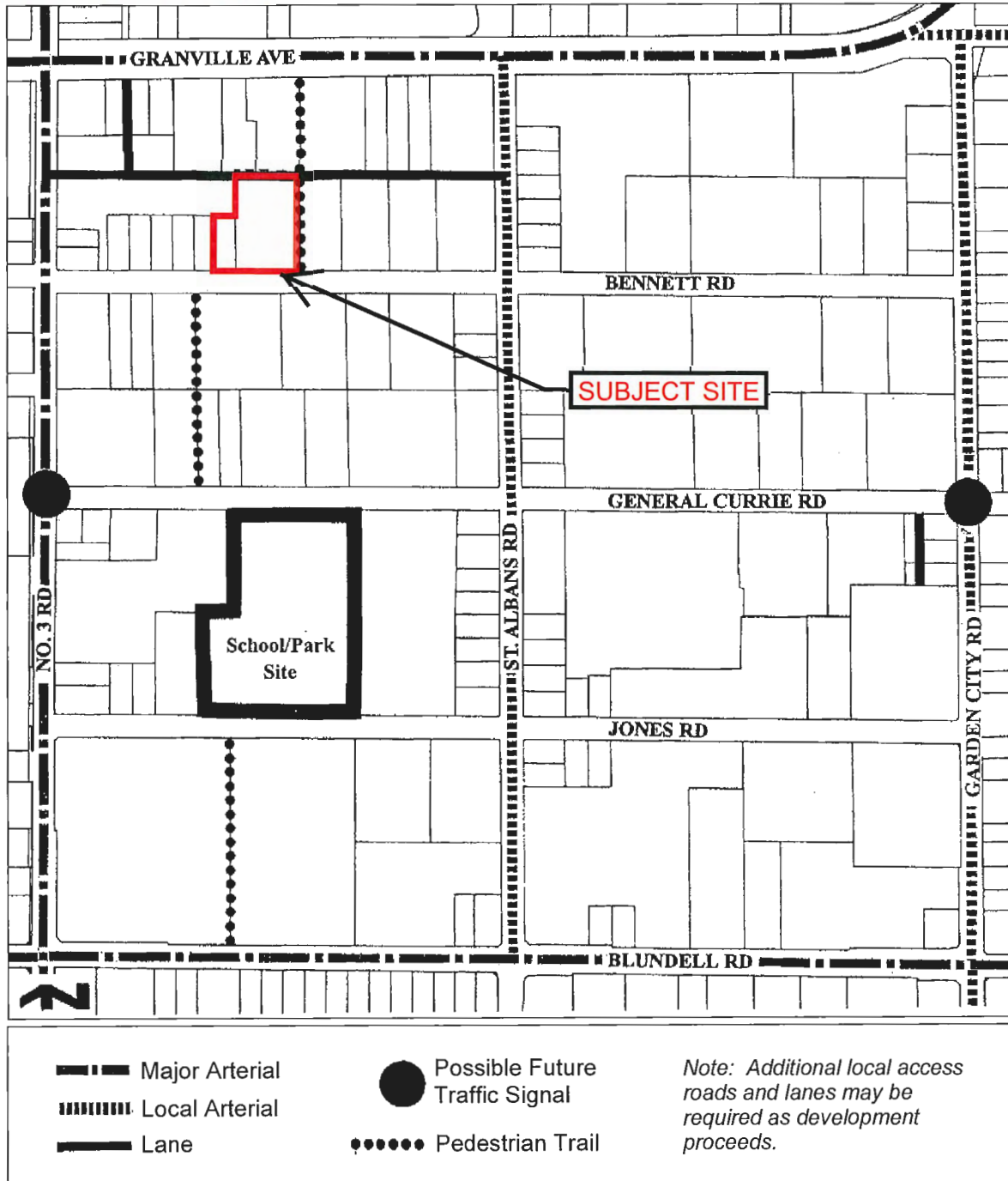


City of Richmond

Land Use Map



Circulation Plan





Development Application Data Sheet
Development Applications Department

RZ 18-808220			
Address:	8131 and 8151 Bennett Road		
Applicant:	Colliers International Consulting		
Owner:	British Columbia Conference Property Development Council Of The United Church Of Canada, Inc.No. S6928		
Planning Area(s):	St. Albans Sub-Area (City Centre)		
	Existing	Proposed	
Site Area:	Total (approximately) 5,813 m ²	Site 5,555.6 m ² Lane dedication 257.4 m ²	
Land Uses:	Institutional and Single Family Residential	Institutional and Multi-Family Residential	
OCP Designation:	Community Institutional and Neighbourhood Residential	Complies	
CCAP Designation:	Institution	Complies	
Sub-Area Plan Designation:	Institutional (Church) and Multi-Family Low Rise (3 Storey apts., Townhouses, Two- Family or Single-Family Dwellings)	Complies	
Zoning:	RS1/E and ASY	ZMU42	
Number of Units:	3 church buildings and 2 single family homes	Church space and 142 rental units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 2.25	2.25	not permitted
Floor Area per FAR:	Max. 12,500 m ² (134,549 ft ²)	12,478 m ² (134,314 ft ²)	not permitted
Lot Coverage:	Max. 90%	90%	none
Setbacks:	Bennett Road: Min. 3 m Rear lane: Min. 0 m Side: Min. 3 m	Front: Min. 3 m Rear: Min. 0 m Side: 3 - 6 m	none
Building Height:	Max. 25 m	25 m	none
Lot Size:	Width: Min. 40 m Depth: Min. 40 m Area: Min. 2,400 m ²	Width: 57.2 – 76.3 m Depth: 48.8 – 80.9 m Area: 5,555.6 m ²	none
Off-street Parking Spaces:	Church/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	Church/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	none
Accessible Parking Space:	Min. 2%	2.5%	none
Tandem Parking Spaces:	Permitted for residential use	18 tandem spaces	none
Small Car Parking Spaces:	Max. 50%	48%	none
Loading Spaces:	1 medium	1 medium	none
Bicycle Spaces:	Class 1: 181 Class 2: 36	Class 1: 181 Class 2: 36	none
Amenity Space – Indoor:	Min. 100 m ²	53 m ² amenity room and shared use of multi-purpose space in 1,073 m ² church, to be reviewed via DP	none
Amenity Space – Outdoor:	Min. 9,726 m ²	11,787 m ² including all open areas, to be reviewed via DP	none

Note: Parking figures include TDM reduction

Conceptual Development Plans Only

OWNER
 BC Conference Property
 Development Council of the United
 Church of Canada
 Brighouse United Church

6131 BIRDWELL ROAD
 VANCOUVER, BC V6P 3E1
 LINC. #37, Section 26, Block 4 North Range 8 West, WND Plan 47515
 LINC. #37, Section 16, Block 4 North Range 6 West, WND Plan 29252
 P.O. BOX 594941, VANCOUVER, BC

DRAWING SET DESCRIPTION

REZONING

ISSUE DATE
 07 OCTOBER 2019

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UNIT TYPE BREAKDOWN	1 BR			2 BR			3 BR		
	Units	% of total	sqm	Units	% of total	sqm	Units	% of total	sqm
Level 6	1	1.1%	1.5	1	1.1%	1.5	1	1.1%	1.5
Level 5	2	2.2%	3.0	2	2.2%	3.0	2	2.2%	3.0
Level 4	3	3.3%	4.5	3	3.3%	4.5	3	3.3%	4.5
Level 3	4	4.4%	6.0	4	4.4%	6.0	4	4.4%	6.0
Level 2	5	5.6%	7.5	5	5.6%	7.5	5	5.6%	7.5
Level 1	6	6.7%	9.0	6	6.7%	9.0	6	6.7%	9.0
Total LMR	21	22.3%	28.5	21	22.3%	28.5	21	22.3%	28.5
Total Medium Income	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0
Total Medium Income % of total	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0
% of total	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0
Total	21	22.3%	28.5	21	22.3%	28.5	21	22.3%	28.5

VEHICLE PARKING - see BENTLEY for more detail

Requirement	Units	1.0 Space/Unit	2.0 Space/Unit	3.0 Space/Unit
Market Residential (apartment) (1213 units)	138	138	0	0
Market Residential (detached) (70 units)	13	13	0	0
City Store - Attached (105 units)	7	0	7	0
Hotel/Motel, Residential	258	258	0	0
Religious Assembly	50	0	50	0
Multi-Family Care Homes	71	71	0	0
Level 2 Day-Care/Daycare	123	123	0	0
Healthcare & Clinics	50	0	50	0
Other	1	1	0	0
Total	777	777	57	50

REVENUE SUMMARY

Category	Unit	Rate	Revenue
Income Tax	100	0.15	15.00
Property Tax	100	0.25	25.00
Water & Sewer	100	0.15	15.00
Garage Tax	100	0.10	10.00
Electricity	100	0.10	10.00
Gas	100	0.10	10.00
Telephone	100	0.10	10.00
TV	100	0.10	10.00
Internet	100	0.10	10.00
Other	100	0.10	10.00
Total Revenue	100	1.10	110.00



VIA ARCHITECTURE
 210 - 603 St. George St. Vancouver, BC V6B 1E3
 TEL: (604) 681-3322 FAX: (604) 681-0774

Brighthouse United Church
 8131 BENNETT ROAD
 VANCOUVER, BC V6P 4M9
 TEL: (604) 273-4735
 FAX: (604) 273-4735
 WWW: www.bright-house.org

BC Conference Property Development Council of the United Church of Canada

PROJECT NO: 100-100-100
 DATE: 17 JULY 2019
 DRAWING NO: 100-100-100-01
 SHEET NO: 100-100-100-01

REZONING

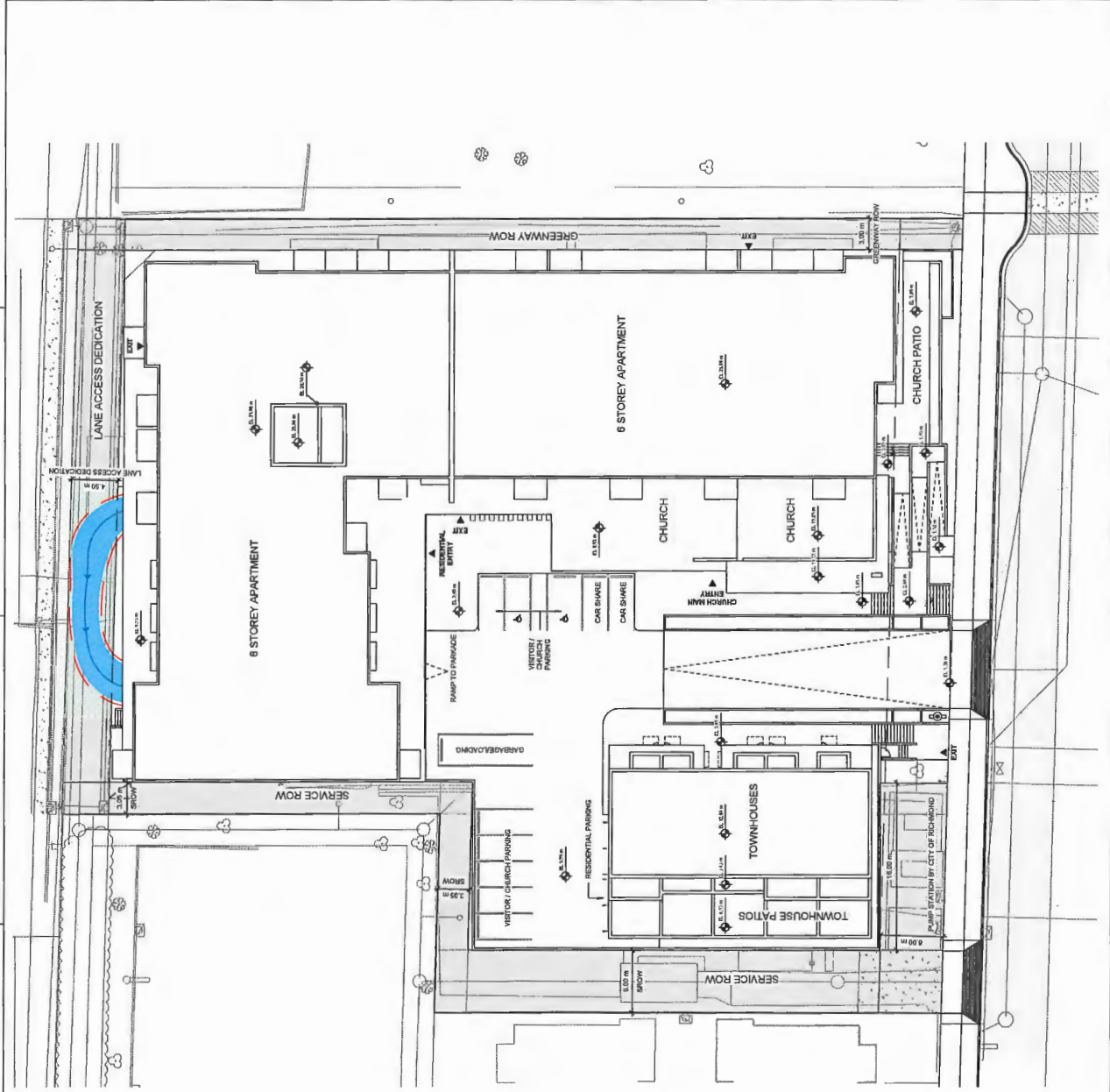
BY: 100-100-100-01
 DATE: 17 JULY 2019
 DESCRIPTION: 100-100-100-01
 1. 20 MAY 2019 - REZONING APPLICATION
 2. 17 JULY 2019 - REZONING APPROVAL

Site Plan

SCALE: 1:200

RZ 00

17 JULY 2019
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Site Plan
 SCALE: 1:200



VIA ARCHITECTURE
 2700 150th Street, Suite 100
 Richmond, BC V6V 2G9
 Tel: (604) 273-1234 Fax: (604) 273-1234

Brighthouse United Church
 8111 BURNETT ROAD
 RICHMOND, BC V6X 4K6
 WPD Plan #7515
 Unit 27, Section 15 Block 4 North Range 8 West,
 FPO 806-598-4311, 604-599-1236

**BC Conference
 Property
 Development Council
 of the United Church
 of Canada**

PROJECT NO. 18-001
 PROJECT NAME: P1
 PROJECT ARCHITECT: VIA ARCHITECTURE
 CHECKED BY: [Signature]
 DATE: 27 JULY 2019

REZONING

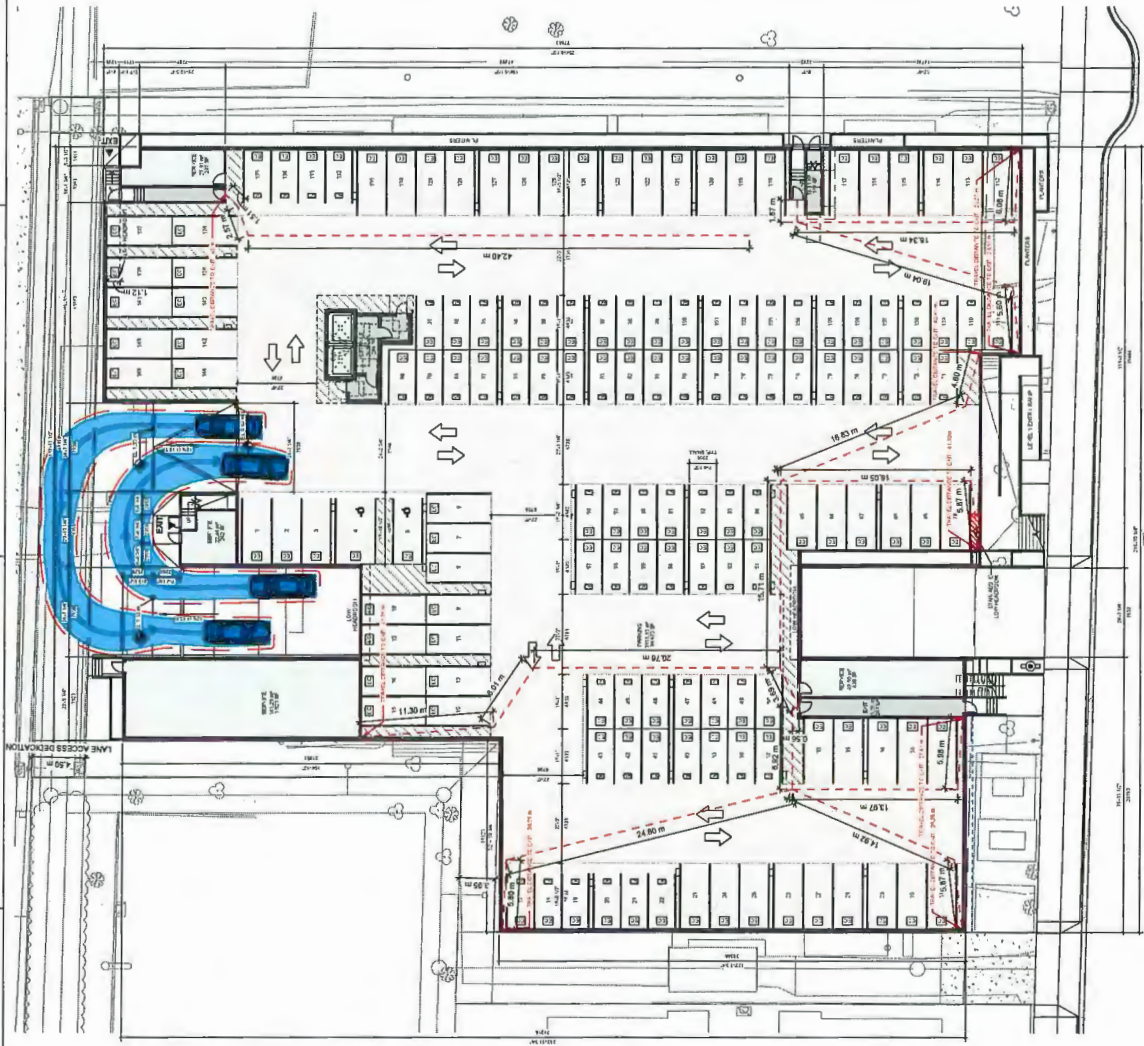
- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|--------------|----------------------|
| 1 | 23 MAY 2019 | REZONING APPLICATION |
| 2 | 27 JULY 2019 | REZONING PLAN UPDATE |

P1 Area Plan



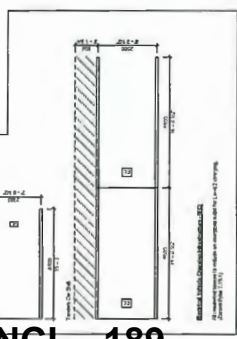
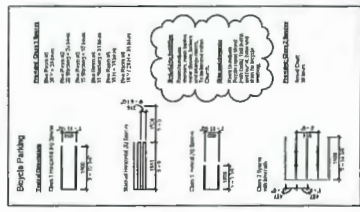
RZ 01

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01 OFF BY LEVEL - PARKING

Name	Area (SF)	Area (M ²)
PARKING LEVEL	1158	105.31
ELEVATOR	38,810	3571.10
STAIR	2,569	239.84
SERVICE	42,297	3,928.84
PARKING 10	42,297	3,928.84
Grand Total	87,131	8,072.77



CNCL - 189

P1 AREA PLAN
 SCALE: 1:200



VIA ARCHITECTURE | VIAARCHITECTURE.COM
 1140 GIMMAYLE | VANCOUVER, BC V6E 6P1
 TEL: (604) 681-1526 | FAX: (604) 682-0774

CONTRACT

Brighthouse United Church

8131 BENNETT ROAD
 RICHMOND, BC V6X 4K6 (North Range & West,
 NW of Plan 47516
 Unit 27 Section 28 Block 4 North Range & West,
 PID 045-199-0311, 099-599-128
 677-76-01

**BC Conference
 Property
 Development Council
 of the United Church
 of Canada**

PROFESSIONAL SEAL

DESIGNED BY
 CHECKED BY
 DRAWN BY
 PROJECT MANAGER
 P.A.
 APPROVED BY
 AM
 TOWN/CITY
 PERMITS
 DATE

REZONING

REVISIONS
 DATE
 1. 13 JAN 2019 REVISIONS
 2. 13 JAN 2019 REVISIONS
 3. 14 MAR 2019 REVISIONS
 4. 14 MAR 2019 REVISIONS
 5. 14 MAR 2019 REVISIONS
 6. 14 MAR 2019 REVISIONS
 7. 14 MAR 2019 REVISIONS
 8. 14 MAR 2019 REVISIONS
 9. 14 MAR 2019 REVISIONS
 10. 14 MAR 2019 REVISIONS

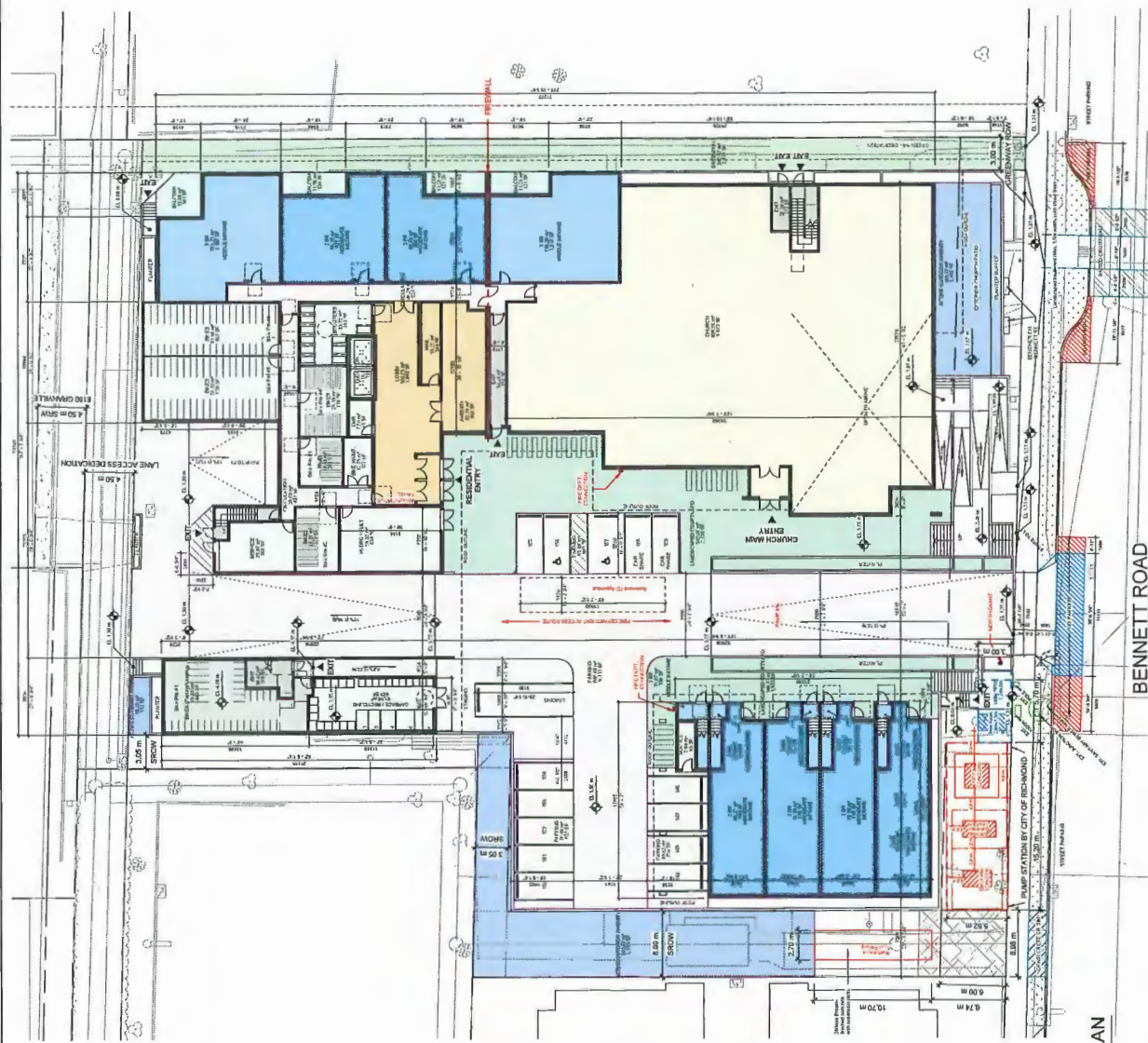
SHEET TITLE
L1 Area Plan



RZ 02

DATE
 07 OCTOBER 2019

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DE GFA BY LEVEL - FAR TOWNHOMES

Command	Name	Area (SQM)	Area (SQM)
LEVEL 14	UNIT - TH14.L1	3.58	1.28
LEVEL 13	UNIT - TH13.L1	3.58	1.28
LEVEL 12	UNIT - TH12.L1	3.58	1.28
LEVEL 11	UNIT - TH11.L1	3.58	1.28
LEVEL 10	UNIT - TH10.L1	3.58	1.28
LEVEL 9	UNIT - TH9.L1	3.58	1.28
LEVEL 8	UNIT - TH8.L1	3.58	1.28
LEVEL 7	UNIT - TH7.L1	3.58	1.28
LEVEL 6	UNIT - TH6.L1	3.58	1.28
LEVEL 5	UNIT - TH5.L1	3.58	1.28
LEVEL 4	UNIT - TH4.L1	3.58	1.28
LEVEL 3	UNIT - TH3.L1	3.58	1.28
LEVEL 2	UNIT - TH2.L1	3.58	1.28
LEVEL 1	UNIT - TH1.L1	3.58	1.28
LEVEL 0	UNIT - TH0.L1	3.58	1.28

DE GFA BY LEVEL - FAR LEVEL 1

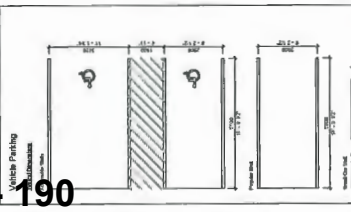
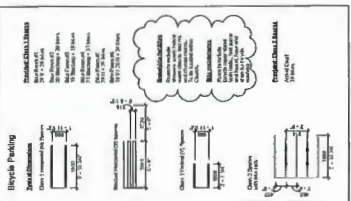
Name	Area (SQM)	Area (SQM)	Area (SQM)
CHURCH 14	8,975	6,025.58	1,949.42
CHURCH 13	8,975	6,025.58	1,949.42
CHURCH 12	8,975	6,025.58	1,949.42
CHURCH 11	8,975	6,025.58	1,949.42
CHURCH 10	8,975	6,025.58	1,949.42
CHURCH 9	8,975	6,025.58	1,949.42
CHURCH 8	8,975	6,025.58	1,949.42
CHURCH 7	8,975	6,025.58	1,949.42
CHURCH 6	8,975	6,025.58	1,949.42
CHURCH 5	8,975	6,025.58	1,949.42
CHURCH 4	8,975	6,025.58	1,949.42
CHURCH 3	8,975	6,025.58	1,949.42
CHURCH 2	8,975	6,025.58	1,949.42
CHURCH 1	8,975	6,025.58	1,949.42
CHURCH 0	8,975	6,025.58	1,949.42

DE GFA BY LEVEL - FAR LEVEL 1 - EXCL

Name	Area (SQM)	Area (SQM)
LEVEL 14	205	181.08
LEVEL 13	205	181.08
LEVEL 12	205	181.08
LEVEL 11	205	181.08
LEVEL 10	205	181.08
LEVEL 9	205	181.08
LEVEL 8	205	181.08
LEVEL 7	205	181.08
LEVEL 6	205	181.08
LEVEL 5	205	181.08
LEVEL 4	205	181.08
LEVEL 3	205	181.08
LEVEL 2	205	181.08
LEVEL 1	205	181.08
LEVEL 0	205	181.08

DE GFA BY LEVEL - FAR LEVEL 1 - EXCL

Name	Area (SQM)	Area (SQM)
LEVEL 14	205	181.08
LEVEL 13	205	181.08
LEVEL 12	205	181.08
LEVEL 11	205	181.08
LEVEL 10	205	181.08
LEVEL 9	205	181.08
LEVEL 8	205	181.08
LEVEL 7	205	181.08
LEVEL 6	205	181.08
LEVEL 5	205	181.08
LEVEL 4	205	181.08
LEVEL 3	205	181.08
LEVEL 2	205	181.08
LEVEL 1	205	181.08
LEVEL 0	205	181.08



LEVEL 1 AREA PLAN
 SCALE: 1:200



VIA Architecture
 2751-4211 North Fraser Highway
 1st Floor, Suite 101
 1910 West 42nd Street, Vancouver, BC V6L 2Y1
 Tel: 604.683.8774 Fax: 604.683.8774

CONSULTANT

Brighthouse United Church
 8131 BURNETT ROAD
 Burnaby, B.C. 35 Street & North Range & West
 MVD Plan # 47535
 Unit 27 Section 35 Block 4 North Range & West
 P.O. BOX 518-631, 200-509-1235
 82735-21

**BC Conference
 Property
 Development Council
 of the United Church
 of Canada**

PROFESSIONAL

DESIGN TEAM
 ARCHITECT
 PROJECT MANAGER
 PA
 PHOTOGRAPHER
 SURVEYOR
 CHECKER
 DRAWING TITLE
 SHEET NUMBER

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	17 JUL 2019	REZONING AMENDMENT
2	13 AUG 2019	REZONING AMENDMENT - INC. BR.
3	13 AUG 2019	REZONING AMENDMENT - INC. BR.
4	17 OCT 2019	REZONING AMENDMENT - INC. BR.
5	17 OCT 2019	APPROVAL BY

LS Area Plan



RZ 06

DATE PLOTTED
 07 OCTOBER 2019
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LEVEL 5 AREA PLAN
 SCALE: 1:200

GO OFA BY LEVEL - FOR LEVEL 5

Room	Area (SF)	Area (MS)	Use
Level 5			
MECHANICAL	1,825	148.85	
GRASS 1	1,822	148.85	
1 BR	624	57.01	Yes
2 BR	424	37.70	Yes
3 BR	557	51.79	Yes
1 BR - ACCESSIBLE	421	37.78	Yes
2 BR - ACCESSIBLE	529	48.19	Yes
3 BR - ACCESSIBLE	515	47.54	Yes
2 BR	515	47.54	Yes
3 BR	509	46.81	Yes
2 BR	509	46.81	Yes
3 BR	509	46.81	Yes
2 BR - ACCESSIBLE	511	46.82	Yes
3 BR	1,197	111.29	Yes
2 BR	1,197	111.29	Yes
3 BR	1,172	108.48	Yes
STUDIO	429	39.28	Yes
STUDIO	425	38.92	Yes
STUDIO	425	38.92	Yes
STUDIO	425	38.92	Yes
STUDIO	425	38.92	Yes
STUDIO	425	38.92	Yes
UNIT 28	18,828	1,742.32	
Grand Total 27	21,654	2,001.17	

GO OFA BY LEVEL - FOR LEVEL 5 - DNCL

Room	Area (SF)	Area (MS)
Level 5		
ELEVATOR	176	16.31
STAIR	170	15.79
ELECTRICAL	77	7.18
MECHANICAL	171	15.83
GRASS - PAR EXCL.	697	64.19
Grand Total 5	657	61.28



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 275 - 601 W. Columbia St. Vancouver BC, V6B 1C1
 Tel: (604) 683-1307 Fax: (604) 683-0774

CONSULTANT

PROJECT

Brighthouse United
 Church

8221 BURNETT ROAD
 VANCOUVER, BC
 VAN-150 Section 18 Block 4 North Range 6 W/Face
 WPD Plan 472348
 WPD Plan 472349
 WPD Plan 472350
 WPD Plan 472351
 WPD Plan 472352
 WPD Plan 472353

DRAWN

BC Conference

Property
 Development Council
 of the United Church
 of Canada

PROFESSIONAL SEAL

DESIGN NO.	JM
PROJECT	PH
DATE	11/17/2019
PROJECT ADDRESS	8221 BURNETT ROAD VANCOUVER, BC
CLIENT	BC CONFERENCE PROPERTY DEVELOPMENT COUNCIL OF THE UNITED CHURCH OF CANADA
DESIGNER	ARCHITECTURE VIA
DATE OF REVISION	11/17/2019

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	11/17/2019	REVISED AND SHOWN

SHEET TITLE

North Elevation

SHEET NUMBER

RZ 08

DATE

17 JULY 2019

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RESIDENTIAL UNITS

CNCL - 196



North Elevation
 SCALE: 1 : 150

$$\frac{(23.7m \times 2.71m) + (1.87m \times 6.8m) + (1.07m \times 3.27m)}{(23.7m + 6.12m + 10.88m + 5.07m)} = \frac{(64.827 + 12.7156 + 3.5079)}{45.77m} = \frac{81.0505}{45.77m} = 1.77m \text{ AVERAGE GRADE (NOT ON LAND)}$$



VIA Architecture | www.via-architect.com
275 - 603 W. Georgia St. Vancouver BC, V6B 1S1
416 664 6833 / 604 683 0274

CONSULTANT

PROJECT

Brighthouse United Church

8321 BURNETT ROAD
Vancouver, BC
Lot 152 Section 35 Block 4 North Range 6 West
NVRD Plan A2516
VPRD Plan 2015
VPO Plan 2015
PO: 006-598-611, 006-598-235

OWNER

**BC Conference
Property
Development Council
of the United Church
of Canada**

REGISTERED ARCHITECT

DESIGN TEAM
ARCHITECT
PLANNING
PA
INTERIOR
LANDSCAPE
MECHANICAL
ELECTRICAL
CHECK BY
COORDINATOR
SERVICES INCORPORATED

REZONING

BY ZONING
DATE
SUBMISSION
2.11 M17.03 RESIDENTIAL MIDRISE

SHEET TITLE

East Elevation

SYMBOL



SHEET NUMBER

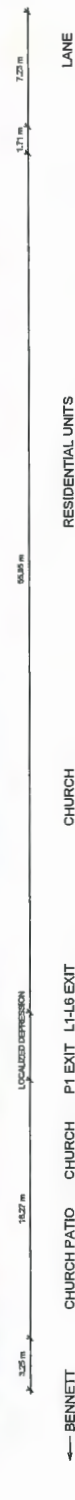
RZ 09

DATE

17 JULY 2019

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RESIDENTIAL UNITS



$$\frac{11.91 \times 18.27 \text{ m} + (11.91 \times 2.83 \text{ m}) \times 2 \times 18.27 \text{ m}}{(18.27 \text{ m} \times 95.85 \text{ m})} = \frac{51.27 \times 118.49}{75.32 \text{ m}} = 2.37 \text{ FLOORSPACE COEFFICIENT}$$

East Elevation
SCALE: 1:150

CNCL - 197



VIA Architecture | www.viaarchitecture.com
 275 - 105, W. Cordova St. Vancouver, BC, V6B 5G1
 Tel: (604) 683-7357 Fax: (604) 683-8774

DATE: 2013.07.17

Brighthouse United Church

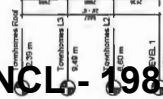
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 VANCOUVER, BC
 V6C 4S3
 604-683-7357
 604-683-8774

PROJECT NO: 13-07-001

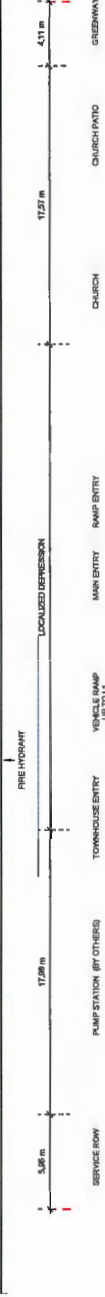
**BC Conference
 Property Development Council
 of the United Church
 of Canada**

PROFESSIONAL:

CNCL-198



RESIDENTIAL UNITS



$$\frac{(1.27 \times 17.29 \text{ m}) + (0.52 \times 17.29 \text{ m}) + (22.80 \text{ m}) + (44.27 \text{ m})}{(17.29 \text{ m}) + (17.29 \text{ m})} = 1.38 \text{ m AVERAGE GRADE (SOUTH)}$$

South Elevation
 SCALE: 1:150

REVISIONS
 NO. DATE DESCRIPTION
 1 21 MAY 2013 REVISIONS AND PLOTTING

South Elevation



RZ 10

SHEET NUMBER

DATE: 17 JULY 2013

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 230-402 W. Cordova St. Vancouver BC V6B 1C1
 Tel: (604) 683-3204 Fax: (604) 683-0774

02/18/2019

Brighthouse United Church
 8111 BENNETT ROAD
 LOT 302 Sections 18, Block 4 North Range 6 West,
 WYF7 Plan 07516 Block 4 North Range 6 West,
 WYF7 Plan 20913 Block 4 North Range 6 West,
 PD 030-139-631, 030-994-136
 82718-61

**BC Conference
 Property Development Council
 of the United Church
 of Canada**

PROFESSIONAL SEAL

OWNER: BC CONFERENCE
 ARCHITECT: VIA
 PROJECT NUMBER: 18-001
 PROJECT NAME: BRIGHOUSE UNITED CHURCH
 DRAWING NO: 18-001-01
 DATE: 02/18/2019
 DRAWING TITLE: WEST ELEVATION

REZONING

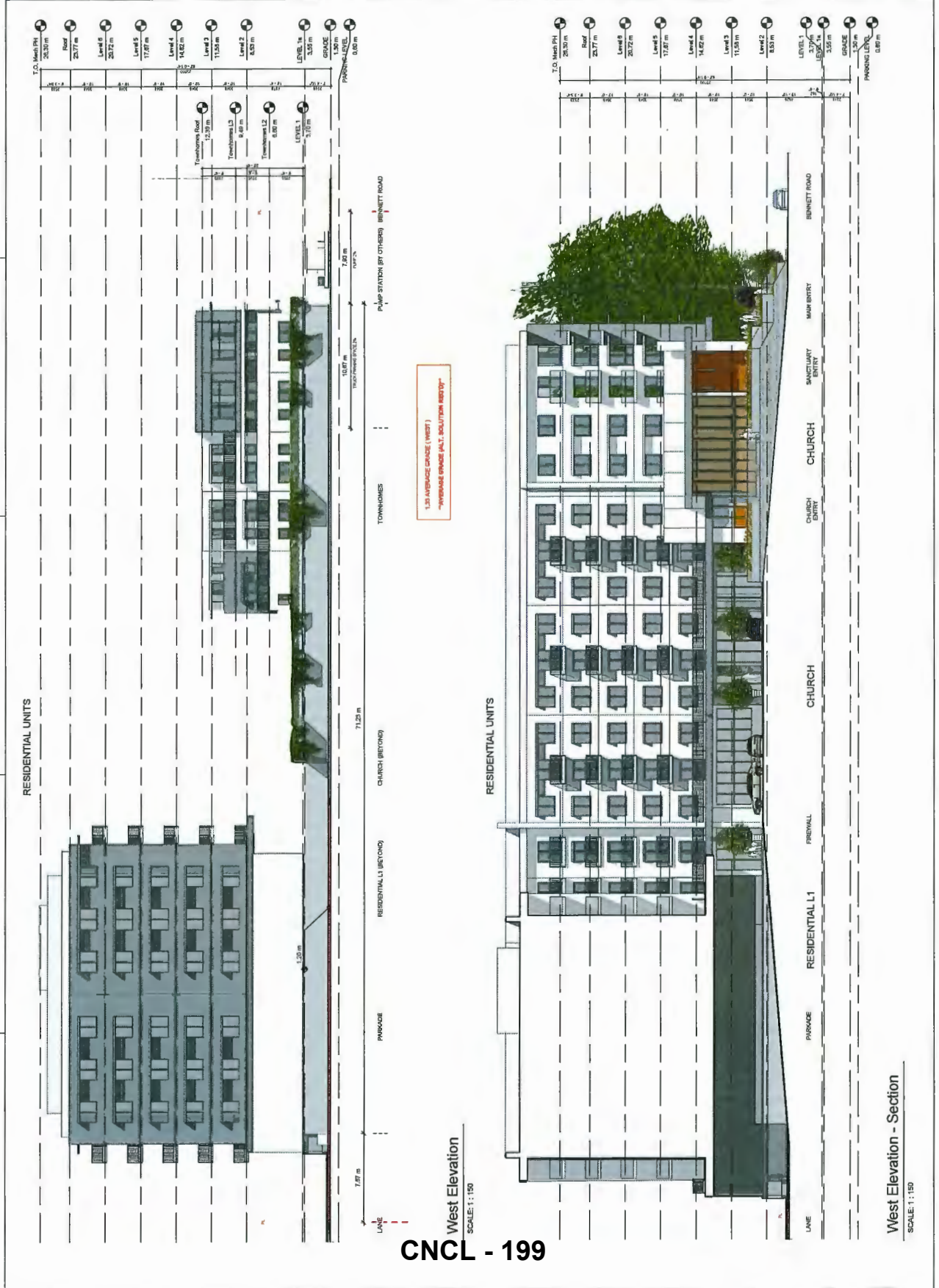
BY: 21 MAY 2013
 DESCRIPTION: REZONING AND CHARTER

West Elevation



RZ 11

DATE: 17 JULY 2019
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**Brighthouse
 United Church**

Project Title:
**8131 - 8151
 Bennett Road
 Richmond, BC**

Drawing Title:
Layout Plan

Project No.: TT
 Checked By: MP
 Scale: 1:200
 Sheet No.: 19-023

L-1.0



CNCL - 200

2 Issued for Review 2019/07/16
1 Issued for Review 2019/05/16
Revision No. Date

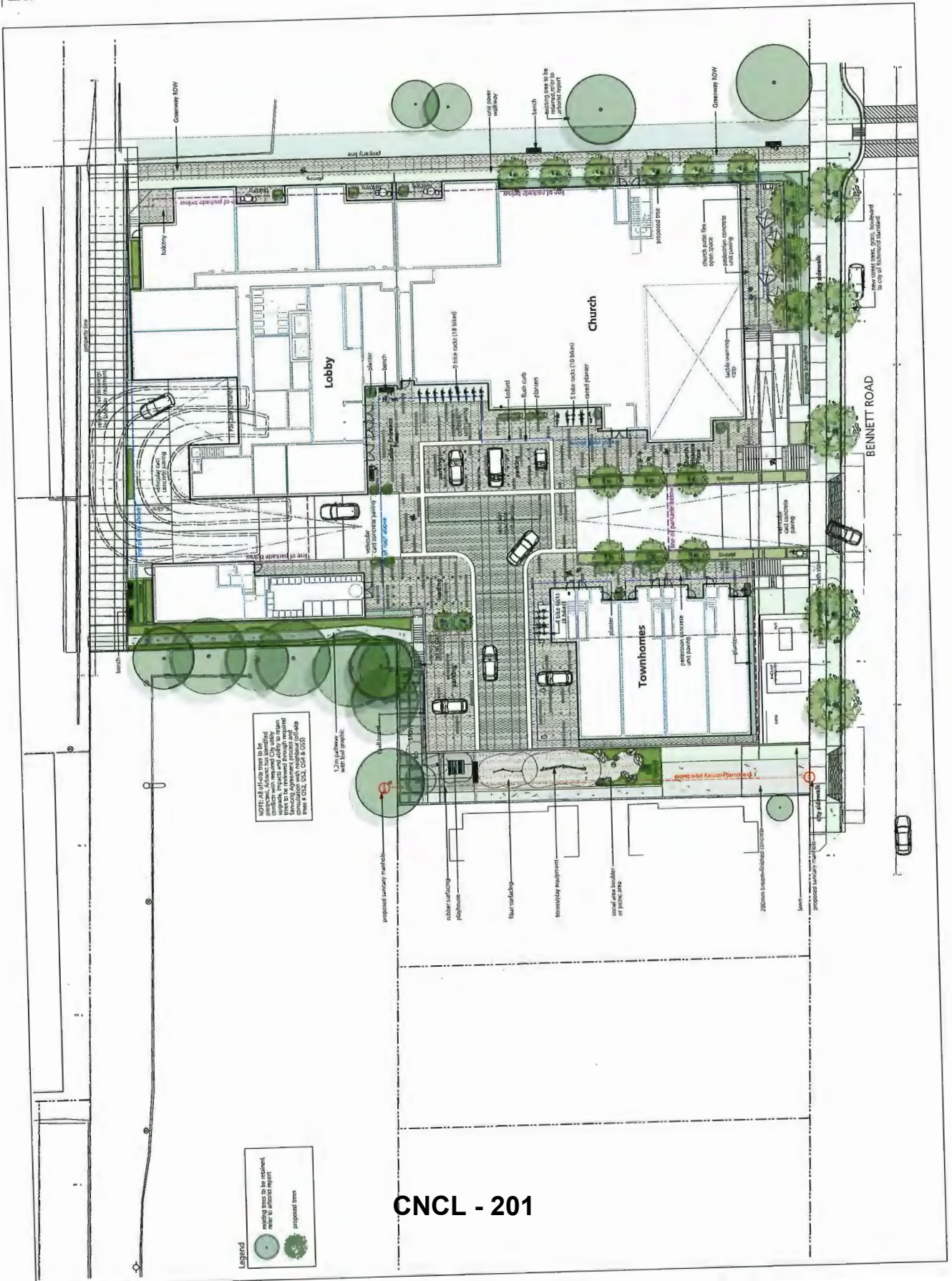
COMPILOT RECEIVED
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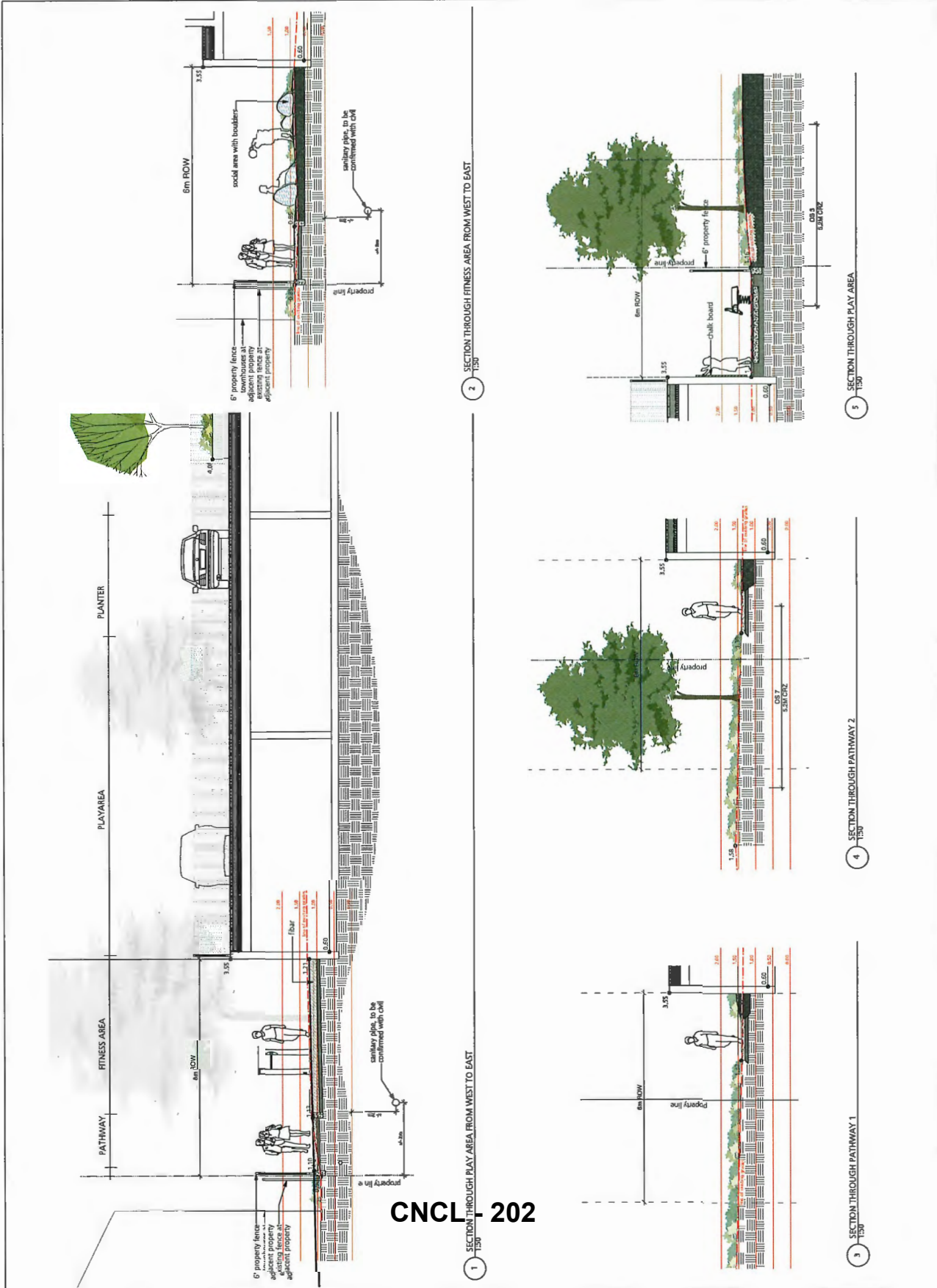
**Brighthouse
United Church**

Project Title:
**8131 - 8151
Bennett Road
Richmond, BC**

Drawing Title:
Key Plan

Project No.: TT
Checked by: MP
Scale: 1:200
Sheet No.: 19-023
Sheet No.: L-1.1





CNCL - 202

2. Issued for Review 2019/07/16
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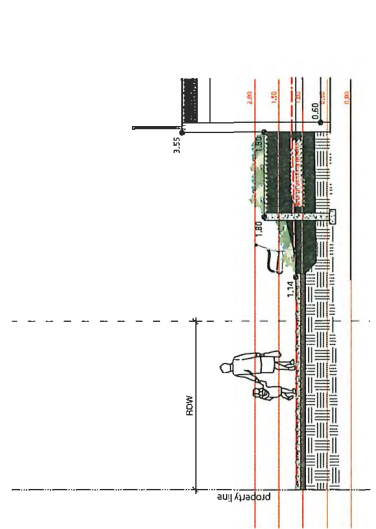
**Brighthouse
 United Church**

Project Title:
 8131 - 8151
 Bennett Road
 Richmond, BC

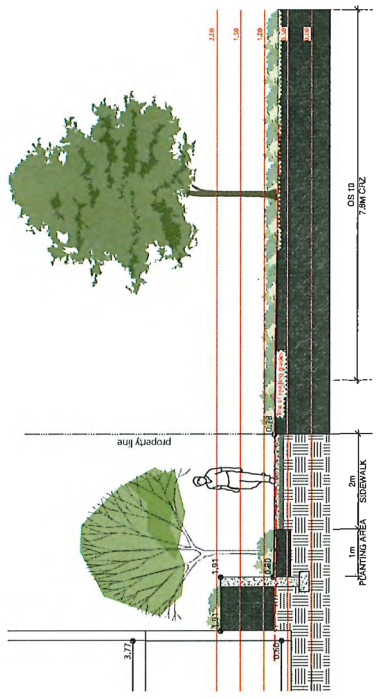
Drawings Title:
 Sections

Project No.:	TT
Drawn By:	MP
Checked By:	MP
Scale:	1:200
Sheet No.:	19-023
Drawn Date:	

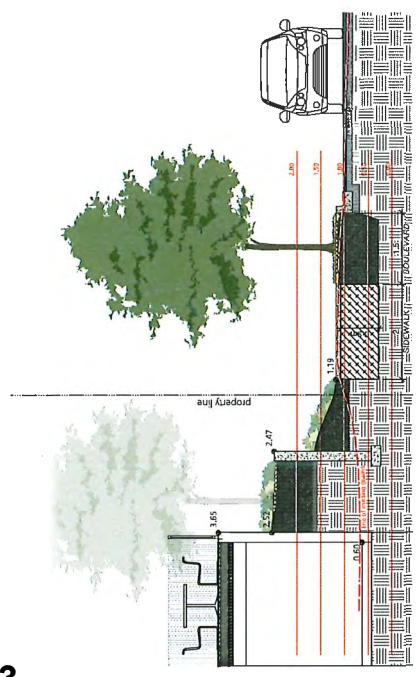
L-2.1



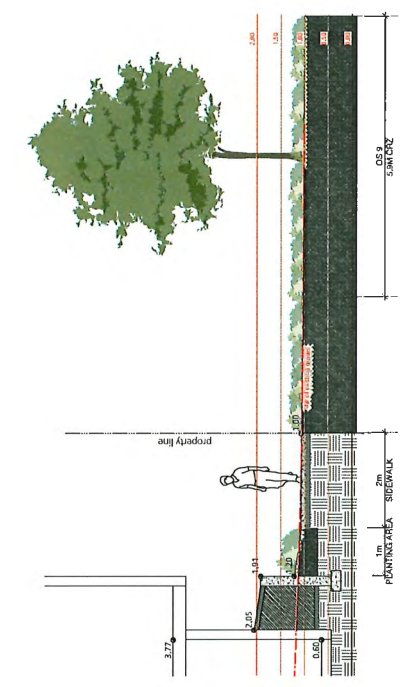
8 SECTION THROUGH NORTH PARADE ENTRANCE
 1:30



8 SECTION FROM CHURCH TO EAST SIDEWALK
 1:30



9 SECTION THROUGH SOUTH SIDEWALK (BENNETT ROAD)
 1:30



9 SECTION FROM APARTMENT TO EAST SIDEWALK
 1:30

2 Issued for Review 2018/07/16
 1 Issued for Placement 2018/02/16

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**Brighthouse
 United Church**

**8131 - 8151
 Bennett Road
 Richmond, BC**

Sections

Project No.	8131 - 8151
Client	Brighthouse United Church
Drawn By	TT
Checked By	MP
Scale	1:200
Sheet No.	19-403

L-2.2

Precedent Images

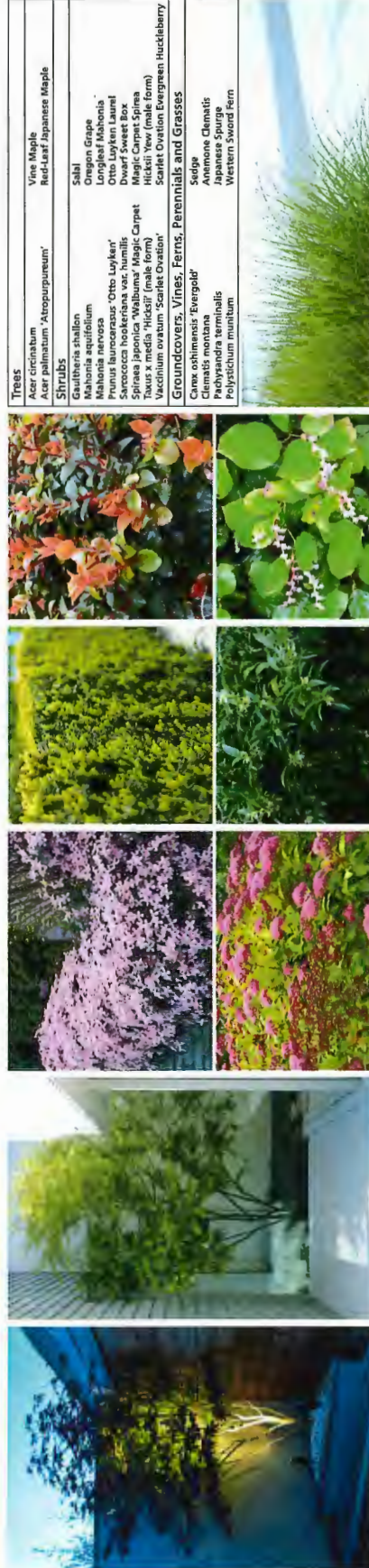


Courtyard Unit Paving with Colour Banding
 Concrete Planters
 Cast in Place Concrete Paving
 Play/Fitness & Stone Seat Area
 Traffic Bollard
 Parking Stall Markers



Metal Planters
 Bench
 Patio Furniture
 Bike Racks
 Parking Stall Markers

Proposed Plant Material



Feature Trees
 Seasonal Interest
 Evergreen Shrubs and Hedges
 Native Plants
 Ornamental Grasses

Trees	Vine Maple Red-Leaf Japanese Maple
Shrubs	Sabi Oregon Grape Longleaf Mahonia Otto Luyken Laurel Dwarf Sweet Box Japanese Holly Hickii 'Vivo' (male form) Scarlet Ovation Evergreen Huckleberry
Groundcovers, Vines, Ferns, Perennials and Grasses	Azalea Clematis Clematis 'Monarda' Pachysandra terminalis Polystichum munitum
Ornamental Grasses	Japanese Spurge Western Sword Fern

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 1. Issued for Retaining 2019/05/18
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 Client:

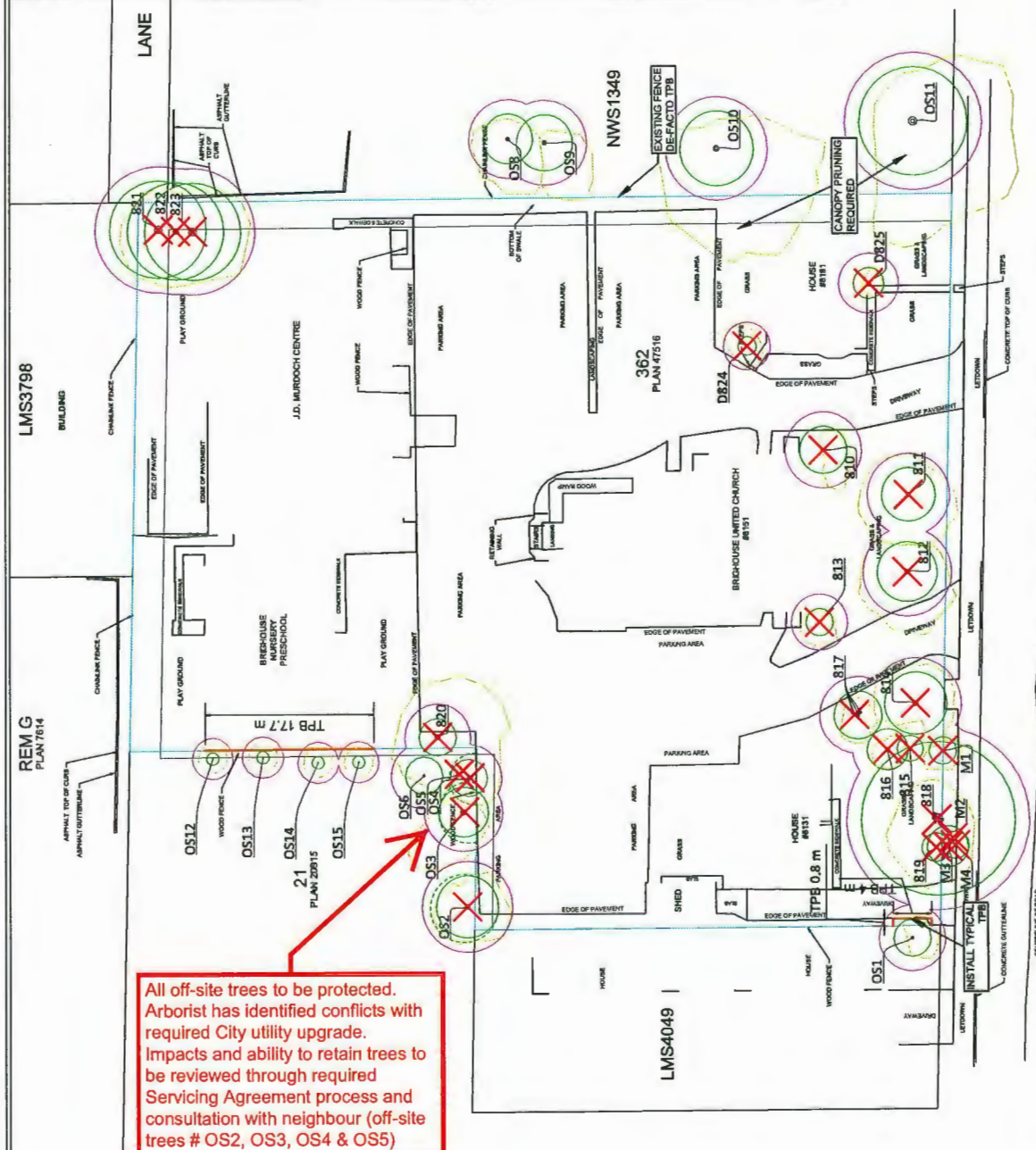
**Brighthouse
 United Church**
 8131 - 8151
 Bennett Road
 Richmond, BC

Project Title:
 Drawing Title:
 Project No.: TT
 Checked By: MP
 Scale: 1:200
 Job No.: 19-023
 Sheet No.: L-3.0

Tree #	Common Name	Diameter (cm)	CRZ Radius from Trunk(m)	Recommendation
810	Himalayan juniper	38	2.28	Remove
811	Norway maple	43	2.58	Remove
812	Norway maple	48	2.88	Remove
813	Himalayan juniper	22	1.32	Remove
814	Japanese maple	50	3	Remove
815	Sawara cypress	21	1.26	Remove
816	Sawara cypress	33	1.98	Remove
817	Common holly	38.4	2.304	Remove
818	Sawara cypress	123.6	7.416	Remove
819	Sawara cypress	23	1.38	Remove
820	English oak	51	3.06	Remove
821	W. redcedar	78	4.68	Remove
822	W. redcedar	60	3.6	Remove
823	W. redcedar	81	4.86	Remove
D824	Cherry laurel	15	0.9	Remove
D825	Cherry laurel	25	1.5	Remove
M1	Common holly	22	1.32	Remove
M2	Sawara cypress	26	1.56	Remove
M3	Sawara cypress	33	1.98	Remove
M4	Cherry laurel	22	1.32	Remove
OS1	Japanese cherry	30	1.8	Retain
OS2	Austrian pine	50	3	Remove
OS3	Japanese cherry	40	2.4	Remove
OS4	Austrian pine	30	1.8	Remove
OS5	Japanese cherry	30	1.8	Remove
OS6	Japanese cherry	25	1.5	Retain
OS7	Japanese cherry		Tree Does N	
OS8	Douglas-fir	40	2.4	Retain
OS9	Scott's pine	45	2.7	Retain
OS10	Red oak	60	3.6	Retain
OS11	Red oak	87	5.22	Retain
OS12	Austrian pine	10	0.6	Retain
OS13	Austrian pine	10	0.6	Retain
OS14	Austrian pine	10	0.6	Retain
OS15	Austrian pine	10	0.6	Retain

Tree Management Plan

LEGEND	
	Critical Floor Zone
	Impact Zone (CRZ 1.0m Buffer)
	Removal Recommended
	Tree Protection Barrier



All off-site trees to be protected. Arborist has identified conflicts with required City utility upgrade. Impacts and ability to retain trees to be reviewed through required Servicing Agreement process and consultation with neighbour (off-site trees # OS2, OS3, OS4 & OS5)



Colliers International
 19405 57th Avenue Surrey, BC
 P: 604-878-8772
 E: info@colliers.com
 24 Hour Emergency Pager: 604-607-1418

Andrew C. Mead, J.S.A., Certified Arborist #0N-1878A
 U.S.A. Tree Risk Assessment Qualification
 Forestry Technician FT Dipl.

Project Address: 8131 - 8157 Bennett Rd, Richmond, BC
 Client Name: Colliers Int. - Mike Redmond
 Production Date: July 18th, 2019

Source Drawing: ACAD-2112-0967-07 Topo.dwg
 Project Title: Bighouse United Church
 Client Name: Colliers Int. - Mike Redmond
 Production Date: July 18th, 2019

Sheet Title: Tree Preservation and Removal Plan
 Revision No.: N/A

Drawing No.: 5 of 5
 Page: 27 of 32

POTTINGER BIRD

COMMUNITY RELATIONS

Pre-Application Open House

Summary Report

April 19, 2017

5:00 – 7:00pm

8131 - 8191 Bennett Road, Richmond

-

The British Columbia Conference of the United Church of Canada
Richmond

Final Version Date: 24 April 2017

1.0 Introduction

The British Columbia Conference of the United Church of Canada (BCCUCC) in partnership with Colliers International, VIA Architecture and BC Housing, is currently exploring options to redevelop its properties at 8131-8191 Bennett Road, Richmond. The project intends to deliver on the growth and housing needs outlined in the City's *Official Community Plan (2012)* and better serve the changing needs of the community.

On 19 April 2017, the project team hosted a pre-application open house to share the preliminary development plans with the immediate community and gather feedback on the proposal. A turnout of approximately 43 members of the community garnered a total of 34 comment cards.

2.0 Notification

A letter of notification (*Appendix A*) was delivered to approximately 340 neighbours in the 8000 block of Bennett Road. The notification letter was bilingual in both English and Cantonese, and accompanied by a cover letter from the project team. The Brighthouse United Church congregation was notified in their church newsletter and through announcements during their Sunday service in the month leading up to the event. The project team also notified the daycare and junior kindergarten on site as well as the 3 additional church congregations and 10 community groups who rent space on the property.

3.0 Pre-Application Open House

The meeting was well attended with a total of 43 people registering at the event. (*A copy of the Sign-in Sheets are provided in Appendix B*). The meeting followed an informal format, with display boards (*Appendix C*) positioned around the room, and members of the project team available to speak with the community. No formal presentation was made. The display boards presented information on:

- Why are we here?
- Who we are – the team
- Why redevelop?
- Let's Talk Richmond – Housing Statistics
- Addressing Community Need
- Neighbourhood Context
- Policy Concept
- Community Benefits
- The Proposal Concept
- Landscape & Amenities – Project Statistics
- Sketch Renderings of the Concept
- Process Timeline
- Instruction on completing a comment card

3.1 Input

Registrants were encouraged to provide their feedback to the project team via provided comment cards (*Appendix D*).

3.1.1 Comment Cards

34 comment cards were completed and submitted at the pre-application open house. All comments will be considered by the project team throughout the planning process. Below provides an overview of the comments received.

Question 1: How are you connected to the Brighthouse United Church (BUC)? (tick box) Congregation; Daycare/Kindergarten; BUC Renter; Neighbour; Live in Richmond; Other

Of the 34 comment cards received:

- 50% (17 people) selected congregation
- 9% (3 people) selected daycare/kindergarten
- 29% (10 people) selected BUC renter
- 15% (5 people) selected Neighbour
- 41% (14 people) selected live in Richmond
- 6% (2 people) selected Other

** Note some respondents selected multiple responses*

Question 2: Are there elements of the proposed plan that you like? If so, what are they?

1. Affordable housing 2. Daycare 3. Sanctuary for 175-200 people 4. Hall that can be [illegible] used as a sanctuary for 175-200 people – weddings, funerals, community service, seasonal events – Christmas, Easter Dinner 5. Possible worshipping service for 4 congregations
Yes the church needs renovation after so many years. It's also a great idea to build some rental housing for the community. I like it there is day care and larger worshipping space as well.
I like the proposed plan's focus on affordable housing and providing non-market rental rates for families in the area. The mixture of town homes, mid and high rises creates diversity in the space and creates a community feel. The property is a great location as it's in a dense area of Richmond and will be very accessible to the tenants and members of the church/ The positioning of the church facing Bennet Road side invites a community feel as well.
It is a multipurpose plan serving the community better than ever. It is great.
Great asset for Richmond
The Blue Rm should be locked + more people encouraged to walk.
Affordable housing – at last folks will be able to stay in Richmond! Pedestrian Greenway – currently we have a lot of foot traffic between Granville & Bennett. Aesthetically pleasing to “break” the “barricade” of high rise buildings along Granville with an additional high rise set back on our lot – creates a more gradual transition to the downtown core.
- the use of the property – variety of building types, parking, landscaping; - the mix of housing + especially the affordability component. AND <u>especially</u> the team involved working for us! – their expertise + approachability gives us great confidence
- I like the blend and multi use of the land. Great way to benefit the community by incorporating affordable housing units that are close to the city center and other transit oriented developments. – leads to longterm self-sustainment of the church
a. Family-based units: many rental units nowadays in Richmond are not family-friendly – too small, too expensive, not affordable supportive facilities b. 51% affordable rental units – low-end market rental homes c. Design priorities are well thought out esp. like the Public Pedestrian Greenway, bike lanes + more visible green space

I really like all the elements of this plan. Especially, the affordable housing, the parking, daycare, sanctuary + hall (separated by walls for acoustics), the storage that would be available for two primary facility (renters), and the greenway is a nice touch.
Affordable housing; Daycare; New Church
I really like + am impressed by all of it. I am quite happy with all levels of housing as proposed, including a possible set back high rise. Having said that, I would give this property an exception I would not want the whole north side of the block to become high rise.
- good use of land to provide the people's needs – good use of land
I like the plan for parking underground
Church will stay on property
I am please w/ the Rental Tower esp. subsidized units which are much needed in the city. Love the upper ground parking – neighbors would be quite in approval
Yes, I like all the elements in the plan. Especially the church, affordable housing and Daycare services
I appreciate that it remain church use and consideration of affordable housing
I like all the development presented A. Preschool B. New church C. Affordable housing D. Green Space E. Available space, parking, walk way
- Densification of the use of the property is excellent! – Covered parking – good appearance for the neighbour – bicycle lock up room is an excellent idea
Good
Affordable Housing & Daycare & Pre-school. Thus 2 instution one 70 years old. We need to continue the legacy.
Yes. The proposal fits the needs of the community. The current build is in need of some urgent restoration.
Yes. I am highly supporting to build more low income housing since housing price in Richmond is only for "the wealth" Too many working poor are here without proper housing
The amount or number of proposed affordable housing is really going to help the community and possibly us too as we are part of the renter community in Richmond. The plan maximizes the BUC's land to accommodate not only affordable housing but day care as well on top of having a church sanctuary that is walking distance to many amenities in central Richmond.
The Day care facility is an important need for the neighbourhood.
Like it
Mixture of low-rise and high-rise. Mixture of low end market rental and market rental. Rental housing is greatly needed. The provision of green space. A new church building.
Like it
Love it!
Yes. It is well planned.
Yes, it's well balanced Project between the Church Meeting, Low Rise, High Rise, Day Care & Affordable Housing too

Question 3: Are there elements of the proposed plan that you believe could be improved? If so do you have suggestions on how they might be improved?

I think rezoned plan is excellent for worshipping + community service, daycare + affordable housing
I just hope this could get approved sooner than later
Perhaps a small playground outside or some form of play area outside for the daycare and church
No
Dedicated + secure parking for Bikes
I realize the drawings are not architectural yet but I would hope the church entrance would be on Bennett Rd + that our stained glass windows would also be on Bennett Rd
There are lot of children in a 500m radius of this church. Your setback or greenspace dedication could further benefit the community by adding elements such as a playground that is open to the community and actually useable ie not hoaky ie cheap and never used.
a. any thought for subsidized housing for rental, for working poor, for people with disabilities b. in design of townhomes, any consideration for accessibility, or visitability of the household. Conversion-ready for aging at home, promote community cohesiveness for enabling visits from all people including people with mobility disabilities c. other than child care, any space for social services provided with the development of city core many service agencies are disappearing to farther locations eg. community meals
I like all the elements of this plan
It would be nice if the Church facility was larger – eg. 12,000 to 13,000 s.f.
Not totally clear on transit/lane connections to the 4 streets on all sides – needing to work with neighbours on that. This is NB to try not to increase traffic on Bennett more. In addition to day care... maybe some community/seniors center space / ... gym for neighbourhood.
- Want to come back to lease the space – related to church – use the space since 2000
I hope when it first opens that people can go on a tour
Keep the pre-school, provide more parking. Provide for at least 3 or + passenger elevators (4 if there is no freight elevator); Security is also important. Ground floor & any open format of the parking stalls should have cameras capable of covering every square foot where B&E can occur
We would appreciate bicycle lockups - - please preserve the stained glass windows - - ample bathroom space w/ automatic flush + auto taps – fireside room w/ fireplace – the layout of the blocs looks good – one thing with the plan is that it looks as if there will be a lack of natural light as the spaces are all connecting <u>walls</u>
Enough carpark is needed
I hope there will have two separate meeting halls with acoustic partition and also have some meeting rooms
The proposal I believe is excellent, it will serve more people. The school must continue. The church us also a blessing to the congregation. The new development will bring inspiration to all not only the church.
Any other plan this will be a continue legacy
There is no plan for daycare functioning while construction takes place. It affects negatively the kids and their families as well as the staff working at daycare. Is there an option to find a place temporarily?

May add some units for assistant living, elderly church members + neighbours could still live at the same neighbourhood + will be able to “afford”, / run by the church.
No comment
No comment
Love it!
Not now
No

Question 4: Do you have any other comments on the proposed plan?

A. Having a community kitchen and daycare is excellent along with affordable housing but these [illegible] have to happen ASAP because our buildings are so old we will not be able to entirely upgrade them. B. Church entrance is not presented as being friendly even though the architectural development to date is excellent. The Church entrance has to present itself as being friendly and welcoming. C. Virginia Bird + her team along with the team from Colliers and BC Housing + people who meet with the City of Richmond planning department are excellent!
Hope they could get started asap
Overall the plan looks engaging and well thought out. I look forward to seeing and hearing about the project.
BC housing should be encouraged to keep rents up to date every year! And renters to keep there units clean + noise down before 11pm + 5am. Solar panels be installed. A Canada line should be built on Garden City Rd PS it is a bike route.
A concern re how to preserve the historical legacy of this church thru interior/exterior design
No – We’re excited!
- City of Richmond has adopted the ‘Affordable Housing Resource Directory’ which contains lots of introduction on accessibility + visitability, very good resources. – Provide a rental supplement or subsidize rent for working poor people on income assistance and people of PWD designation. – In partnership with a service agency to provide [specific programming + services of a designated group eg. children with special needs + people with disabilities. The Richmond Centre for Disability (RCD) is open for further discussion + input
I think community focused plans like this would be fantastic for the community. From the perspective of the ROYO (Richmond/Delta Youth Orchestra, being a very strong youth organization serving 150 students from age 5-10, the importance of this facility cannot be stressed enough. We look forward to working with the development team in any way we can.
It should be a real asset to the community. Looks good!
I totally affirm the low rental/affordable housing aspect, / it is badly needed. Parking could be less than typical as many should be seniors... working poor(er)... singles who are less likely to have cars. The city should rezone this for a tower and day care. I hope the process is expedited – fast tracked, our own church, Peace Mennonite on Daniels Rd might also want to go this way. Any possibility for supported ([illegible] pg + meals provided) or assisted housing?
- good project – I like it
I am wondering how long it will take to complete the project
Build higher instead or going underground for parking (2 or 3 floors above ground instead of one underground floor). Hopefully laundry machines will be ensuite, ditto dishwashers (or make the suites ready to accom machines to be bought by long-term renters)

Is there a sep. space for lounge that would include the kitchen – will there be ample natural light and if not would you have a skylite ie the lounge- - for calming of the noise associates with other services taking place at same time is there a chance of fire walls being built? – Solar panels?
Good.
The plan is quite good.
1. The proposal should be approved. The boundary line is not a big issue because Richmond City is growing rapidly. Boundary line can be adjusted up to Bennet Road or even further because of the tremendous grow 2. The proposed development is very close to the city hall. It will compliment the growth in the city; and it will help more people. 3. Richmond City is the showcase city to the west, like Montreal to the EAST. The proposal should be allowed because the need a more affordable housing and the property itself needs major improvement 4. Boundary is not a big issue compared to the benefits and developments to upgrade the city.
None
I hope there is enough parking space and playground area for the children at daycare
In the future who shall owns day care facility & who will run it?
It sounds like a win-win situation. Good for the congregation as well as the community.
Like it
None
No.
Not Now
Glad to hear that spaces will be available for renter groups as ours is

3.1.2 Analysis of Comments

Key Areas of Support:

- The proposed development is an appropriate land use change for the site
- The restoration of this property is needed
- The proposed development would be an asset to the community
- The mixture of building types creates diversity in the space
- Increased density at this site and in the area is appropriate
- The covered parking design is good for the neighbourhood
- The pedestrian greenway is a good addition to the site to serve the foot traffic between Bennet Road and Granville Avenue
- The outdoor play area for children is important to preserve on site
- The bicycle parking is a good addition to the site.

Key Areas for Improvement:

- There should be consideration for a range of housing types, including subsidized and accessible housing as well as assisted living units
- The meeting space for rental groups should be preserved in the new development and relocation support be provided during construction
- The street-facing side of the church should incorporate the original stained glass windows and promote a friendly and welcoming feeling
- The church’s legacy needs to be considered and reflected in the proposal
- There should be enough parking spaces and consideration to prevent increased traffic
- The use of solar panels should be considered.

4.0 Appendices

Appendix A – Notification Flyer and Cover Letter

Appendix B – Copy of Sign-in Sheets

Appendix C – Display Boards

Appendix D – Copy of Comment Cards

April 4, 2017

Dear Neighbour,

We would like you to be the first to hear about our preliminary plans for our property at the Brighthouse United Church (8131 – 8191 Bennett Road).

Our congregation has proudly been serving the community in Richmond since 1924 and have spent nearly 50 years in our current location. We want to continue to service the community for the next 100 years and to do so will require a renewal of our facilities.

As our close neighbours your input is exceptionally important to us. We are still in the very early stages and have made no application to the City of Richmond. At this time, we are simply exploring options for the re-development of our land. In order to involve our community in this process, we will be hosting a **Pre-Application Open House** on **Wednesday April 19th** in the Fellowship Hall on our property (*please see flyer attached*).

Our aim is to create new congregational space filled with purpose and opportunity for our members and our neighbours. We welcome you to attend the Pre-Application Open House to view our initial ideas and give your feedback on what we've come up with so far. Should you have any questions in the meantime please don't hesitate to call me at 604-619-0837.

Warmest regards,

Virginia Bird
Community Relations
The Brighthouse United Church Planning Team

Please Sign In Here

Brighthouse United Church Pre-Application Open House
 Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Jean Yu	7580 No. 1 Rd. Richmond Bc	604-214-8738	jeanyu08@hotmail.com	✓
Angelique Chan	7423560 218th Av., V1S 3T2 Vancouver.	604-261-8216	(ANGELRYCHAN@GMAIL.COM) angelrychan@gmail.com	✓
Derek Cheng	u	u	Derek DEREKCHENG @HOTMAIL.COM	✓
Janet Nitta	101-11240 Mellis Dr. Richmond, BC V6X 1L7	604-276-1767	jynitta@shaw.ca	I'm on the development committee of BUC
Edwardo Arguines	43-8631 Bennett Road, Richmond BC V6Y3K6	604-277-1746 604-2779157	edsa70@yahoo.ca	✓
MARKÉ MARTA NIELSEN	#8-10177 PUGWASH PLACE RICHMOND V7E 5N5	604-277-1746	marknielsen@hotmail.ca	on BUC dev't committee
De Whulden	13631 Blundell Rd Richmond V6W1B6	604-230-3158	de-whulden@kofm.ca	✓
Gong Yuhuan	891 Bennett Rd Richmond.	604-277-1746	Gong Yihuan	✓

Please Sign In Here

Brighthouse United Church Pre-Application Open House
 Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
DAVE TSE		604-617-7733	ehingts@2000@yahoo.com	
Fatima Bhaynd.		Jay Cane 604 278 8469		
BILL		604 315 1817	bristowe.bill@shaw.ca	✓
Florencio Valdesola	Christ-Centered Christian Church	(604) 270-4818		✓
Melvia Brown	✓	(604) 726-1390		✓
Jack Gino	8-8280 Bennett Rd Richmond	(604) 278-1209	jackg@ic.ohotmail.com	✓
A. Lombor	Christ centered church	104 233 0031		✓
L GAMBOT	1-5611 KRENDIX RD RMD	604 233 0031	GAMBOT@7@GMC	✓

Please Sign In Here

Brighthouse United Church Pre-Application Open House
 Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Kelly Chan	#		Ketan8151@yahoo.ca	
Lorne & Anne Brandt	8300 Bennett Rd	604-276-9304	brandt1@teks.net	✓
Jane Hasniek	2-10771 Montfield Rd. (BCC staff)		wanick_tj@ univue.com	✓
Sandra Trujillo		604-304-3461	Sandra.trujillo @hotmail.com	✓
Fred & Ollie Wittig	202-615 Hamilton New Westminstn	604 544 5953	fewttig@ shaw.ca	✓
Rommel Topacio Dolina Topacio	201-8760 Delundell Rd Richmond BC	604-227-0736	beta3@yahoo.com	✓
BARRY OGILVIE KRY OGILVIE	✓	604 270 7765	barrykay@shaw.ca shaw.ca	✓
DARREN DEVOLIN	5229 LYNN PLACE	778-893-4778	darrrendevelop@gmail.com	✓

Please Sign In Here

Brighthouse United Church Pre-Application Open House
 Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Amy Lee	116 W 47th AVE VAN	604 813 3622		✓
Sonia Njjar	8308 Francis Rd, Rmd.	604-448-9051.		✓
Ela Huang	Richmond Centre for Disability 100-5671 No. 3 Rd. Rdm	604-252-2444	ella@scd.richmond.org	✓
EUGENE CHAN	10231 HOLLYWEN DR	778 893 1411	emanc1@gmail.com	✓
Amanda Hung	6068 NO. 3 ROAD RICHMOND BC		amandatyh@gmail.com	✓
CECI YOUNG	102-7840 Moffatt Road Richmond BC	604-232-0871	cecifan@hotmail.com	✓
Frank G	8191 Bennett Road,	778-829-0735	Ronghuigong08@hotmail.com	✓

Please Sign In Here

Brighthouse United Church Pre-Application Open House
 Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
WESLEY RICHARDS	8151 Bennet Rd Richmond BC			
B.C. MOU OR	8631 BENNETT RD., RMP			
Bob Cumby	25. 5688 151st	778 571 8070		YES
DENNIS BOYES	10551 HOLLYBANK DR	604 277 3009	da.boyes@hotmail.com	YES
Alfred Young	102-7840 Moffatt Rd. Rmd.	604-248-1723	alfredyoung@hotmail.com	✓
Ken & Ann Clausen	6671 Whiteoak Dr. Rmd. V7E4T7	604-274-3705	kenclausen@shaw.ca annclausen@shaw.ca	✓

WELCOME

WELCOME TO THE BRIGHOUSE UNITED CHURCH PRE-APPLICATION OPEN HOUSE

Why are we here?

After nearly 50 years serving the community at this location, we, at the Brighthouse United Church, are **exploring options** to redevelop our property at 8131-8191 Bennett Road.

We are in the **very early stages** of developing our proposal. The purpose of tonight's Open House is to **discuss our ideas** with you and **gain your valuable insight** before making an official application to the City of Richmond.

Our goal is to ensure that the renewal of this unique property continues to **serve the needs of our community**.

Please fill out a **comment card** tonight so our development team can **hear your feedback**.



The BC Conference for the United Church of Canada's vision is to create new congregational space filled with purpose and opportunity for our members and our neighbors.

CNCL - 220



VIA



BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD

WHO WE ARE

Brighthouse United Church

Beginning their work in Richmond in 1926, The Brighthouse United Church now hosts a congregation of over 80 participants.

Their contributions to local non-profits like the Richmond Food Bank helps feed thousands of people each year.

With a long tradition of serving those in need, our goal is to continue, wherever possible, to make significant contributions to our community.

VIA Architecture

With over 30 years of experience in the creation of livable communities, VIA's sustainable designs optimize efficiency and minimize the use of natural resources.

Giving personal attention to each client, the team listens to create projects that exceed expectations. VIA recently completed affordable seniors housing in West Vancouver which raised the standard for affordable housing in the community.

Some of their work includes the design of the Richmond Brighthouse Station and the entire Canada Line, which opened 15 weeks ahead of schedule.

Colliers International

Canada's largest commercial real estate services company, Colliers International, helps developers and landowners understand the true potential of real estate assets through strategic analysis of site characteristics, land use market activity, urban planning context, and thorough financial analysis.

The team has had many successful partnerships with the United Church of Canada including their work with Fair Haven United Church Homes Society providing affordable housing to over 250 seniors in Burnaby and Vancouver.

BC Housing

BC Housing develops, manages and administers a wide range of subsidized housing options across the province.

They partner with public and private housing providers, other levels of government and community agencies to create the best system of housing and support for those in greatest need.

Their Community Partnership Initiative facilitates a self-sufficient affordable housing model. By offering 49% of units at market rates, 51% of units are made available at affordable non-market rates.



BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

THE BRIGHOUSE UNITED CHURCH

Why Redevelop?

Built in 1974, the property's now aging facilities are in desperate need of a major upgrade. The aim of this redevelopment is to maximize the Congregations impact for good on the neighbourhood.

BCCUCC - VISION

I believe that a new church space – a bright, clean, open, community-facing space – can and will contribute to the renewal of the congregational ministry at Brighthouse United. Our aim is to create new congregational space filled with purpose and opportunity for our members and our neighbours – and we'll achieve this, in part, by surrounding our community-centered church space with affordable housing for individuals and families from all walks of life.



CNCL - 222

Our Services

An affordable on-site daycare is operated by the Brighthouse United Church. This facility responds to the City's recognised need for more child care spaces for school-age children and infant/toddlers.

Our Partnerships

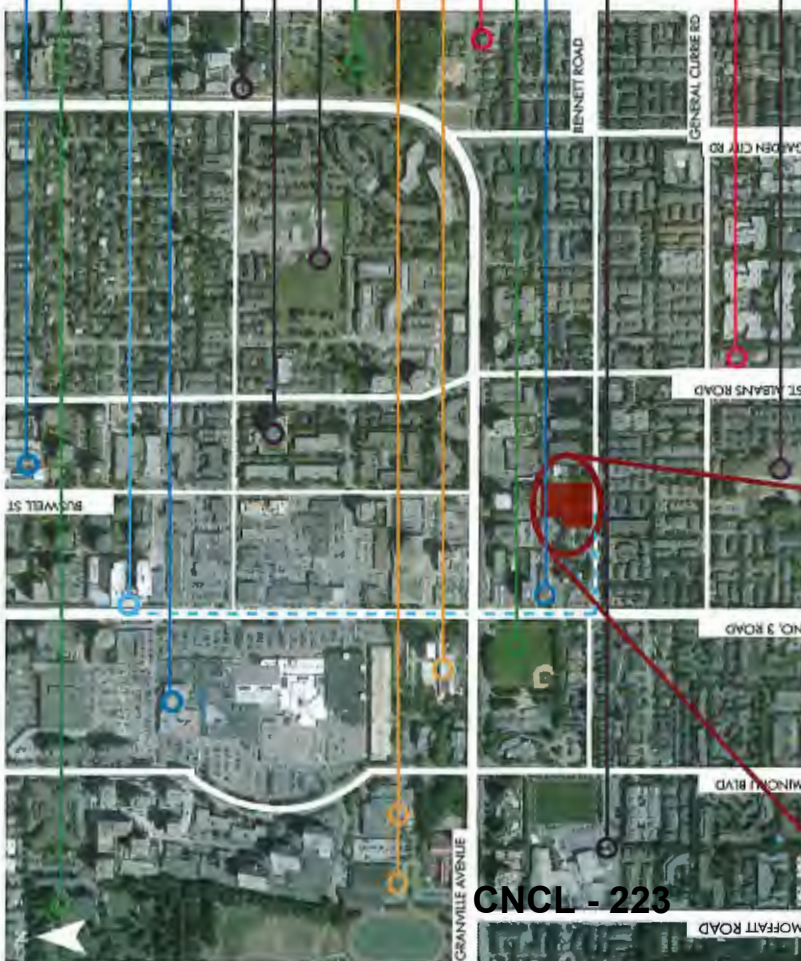
Currently a junior kindergarten, 3 churches and 10 community groups rent space on site at affordable rates. This long held tradition will continue in the brand new amenity space proposed in this development. Looking for new ways to contribute to the community, we have partnered with BC Housing on this project to ensure a diverse range of housing options can be made available in the neighbourhood.



BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD

NEIGHBOURHOOD CONTEXT



- Richmond Public Market
- Minoru Park
- Richmond-Brighouse Canada Line Station
- Richmond Centre
- Fine Art Montessori Child Care Centre
- Cook Road Children's Centre
- William Cook Elementary School
- Garden City Park
- Richmond Art Gallery and Richmond Public Library
- Richmond City Hall
- North Richmond Alliance Church
- Brighouse Park
- McDonald's
- Richmond Secondary School
- St. Alban Anglican Church
- General Currie Elementary School

- 17min ★
- 16min ★
- 12min ★
- 12min ★
- 16min ★
- 12min ★
- 15min ★
- 15min ★
- 10min ★
- 6min ★
- 13min ★
- 6min ★
- 3min ★
- 6min ★
- 3min ★
- 7min ★



- CONTEXT HEIGHTS**
- 2-3 Level Residential
 - 4-6 Level Residential
 - 7-9 Level Residential
 - 10+ Level Residential
 - Existing Office Tower
 - Existing Commercial or Office

LOCATION
 8131-8151 Bennett Road, Richmond
 Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
 Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
 PID 006-199-631, 009-599-126

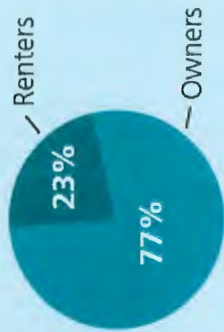


BRIGHOUSE UNITED CHURCH
 8131-8191 BENNETT ROAD



LET'S TALK RICHMOND

Richmond at a glance*



*2011 National Household Survey

\$43,115

Average renter income
is much lower than

\$60,479

Average household income

In 2011, 22.4% of households were low income – 20% of these were children.

In 2011, seniors made up 14% of the population – this will grow to 26% by 2041.

CNCL - 224

Indicators of need

Richmond is the third most unaffordable municipality in BC for renters in terms of affordability and suitability of rental housing.

61% of total non-market units are faced with expiring federal funding leading to uncertainty for affordable housing stock.



Low End Market Rental
Annual household incomes between \$34,000 and \$57,000



In 2015, almost **10,000 households** in Metro Vancouver were waiting for social housing (a waitlist of 5-7 years)

What will happen to our communities if our families and our workforce cannot afford to live here?

Rental Market

0.9%
Vacancy Rate

In 2015 the vacancy rate was 0.9% far below a 3% 'healthy' housing market.



30%
47.5% of renter households spend more than 30% on their housing costs



* Data taken from City of Richmond – Let's Talk Richmond Report



VIA

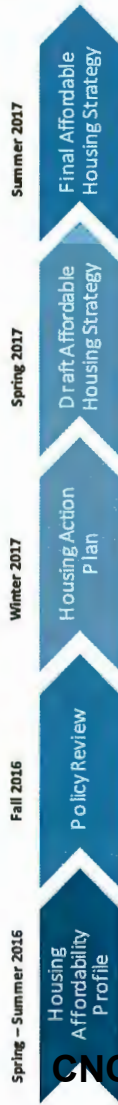
BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

ADDRESSING COMMUNITY NEED

AFFORDABLE HOUSING

Across Metro Vancouver and especially in Richmond, the need for affordable housing is growing at an alarming rate. To respond to this growing crisis, the City of Richmond is currently updating its Affordable Housing Strategy to reflect the current conditions, key trends, and future concerns of housing affordability.

AFFORDABLE HOUSING STRATEGY TIMELINE



CNCL - 22

DEFINING AFFORDABLE HOUSING

Affordable Housing is commonly defined as households spending no more than 30% of their gross income towards housing costs. For renters, this includes rent and utilities.



WHAT'S THE COMMUNITY SAYING?

As part of Richmond's Affordable Housing Strategy update, the City reached out to local stakeholders for their input.



Increasing appropriate and affordable housing choices is a key City of Richmond goal, as part of creating a livable community for everyone. Homeownership is becoming increasingly unattainable as the annual incomes necessary for purchasing an apartment, and especially a townhome or single detached home, are well above the median household income. As a result, the demand on the rental housing market is ever increasing.

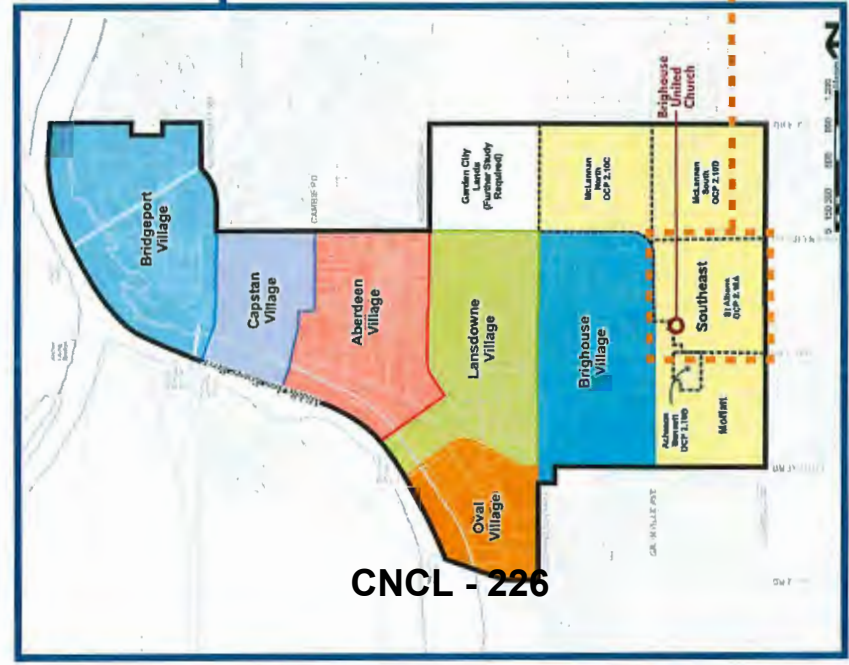


VIA

BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

POLICY CONTEXT

CITY CENTRE VILLAGE & SUB-AREA KEY MAP



CNCL - 226

CITY CENTRE AREA PLAN GOALS:

- Build Community**
 - development will add a variety of affordable rental housing units for families of all sizes
- Build Green**
 - pedestrian greenway will expand public green spaces
- Build Economic Vitality**
 - proximity to many local points of interest and businesses
- Build a Legacy**
 - maintaining valuable existing church and daycare function on the site

ST ALBANS SUB-AREA PLAN POLICY OBJECTIVES:

- Neighbourhoods and Housing**
 - provides a mosaic of residential forms increasing opportunities for families and aging in place
- Transportation**
 - close, walkable connections to neighbourhood amenities and Richmond-Brighthouse Canada Line Station
- Natural & Human Development**
 - dedicated public pedestrian greenway as well as ample open space proposed within the site
- Community Facilities & Services**
 - church and childcare functions are preserved, supporting the surrounding community

DEVELOPMENT PERMIT SUB-AREAS KEY MAP



Development Permit Sub-Area proposed change to:
B3 MIXED-USE - HIGH-RISE RESIDENTIAL, COMMERCIAL & MIXED USE

- allows for increased building height
- grade-oriented units and pedestrian linkages
- Floor Area Ratio (FAR) is below 3.0

THE ORODISAE

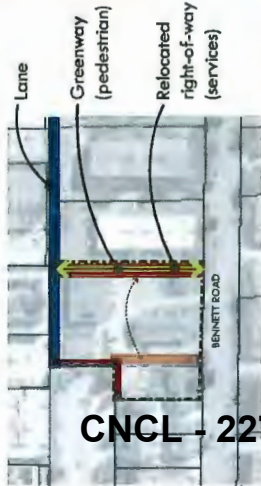
CONCEPT

Brighthouse United Church is envisioned as a **bridge** between the St. Albans Sub-Area's desire for a **high-quality, high-amenity residential neighbourhood** and the Downtown Commercial sites immediately north of the Lane.

The Church development can enhance the neighbourhood by providing **affordable housing** and in a friendly neighbourhood environment that **enhances and strengthens the community contribution** of the United Church.

URBAN DESIGN PRINCIPLES

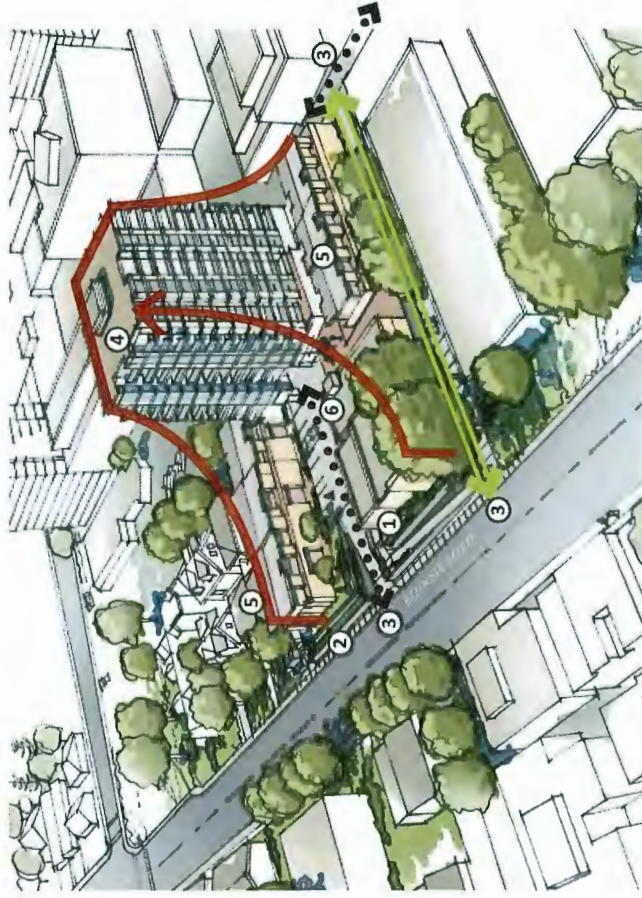
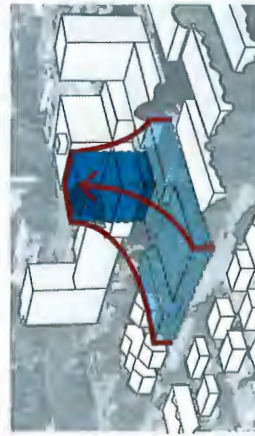
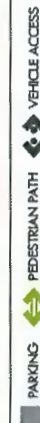
- ① Church at prominent place
- has street presence
- ② Parking spread out across site
- mostly below finished grade
- ③ Easy flow through site for vehicles and pedestrians
- new pedestrian greenway
- laneway dedication
- ④ High-rise residential close to neighbourhood towers
- ⑤ Low-rise and Townhouse residential at edges
- ⑥ Centralized childcare above church



CONSTRAINTS - ROW + GREENWAY + LANE



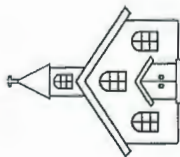
USE DIAGRAM



BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

COMMUNITY BENEFITS

WHAT WILL REDEVELOPMENT PROVIDE?



New space for the Brighthouse United Church, available at affordable rates to community groups and churches in the neighbourhood.



Through BC Housing's Community Partnership Initiative, **51% of the units will be offered at affordable non-market rates** to moderate income households in need.



The proposal contemplates a **diverse range of building types** including high-rise and mid-rise apartment buildings as well as townhomes.



A new **pedestrian greenway** along the eastern boundary will improve accessibility and connectivity throughout the site.



Over **60% of all units will be family oriented 2 and 3 bedroom homes.**



Parking will be relocated underground to allow for **more visible green space and an enhanced public streetscape.**

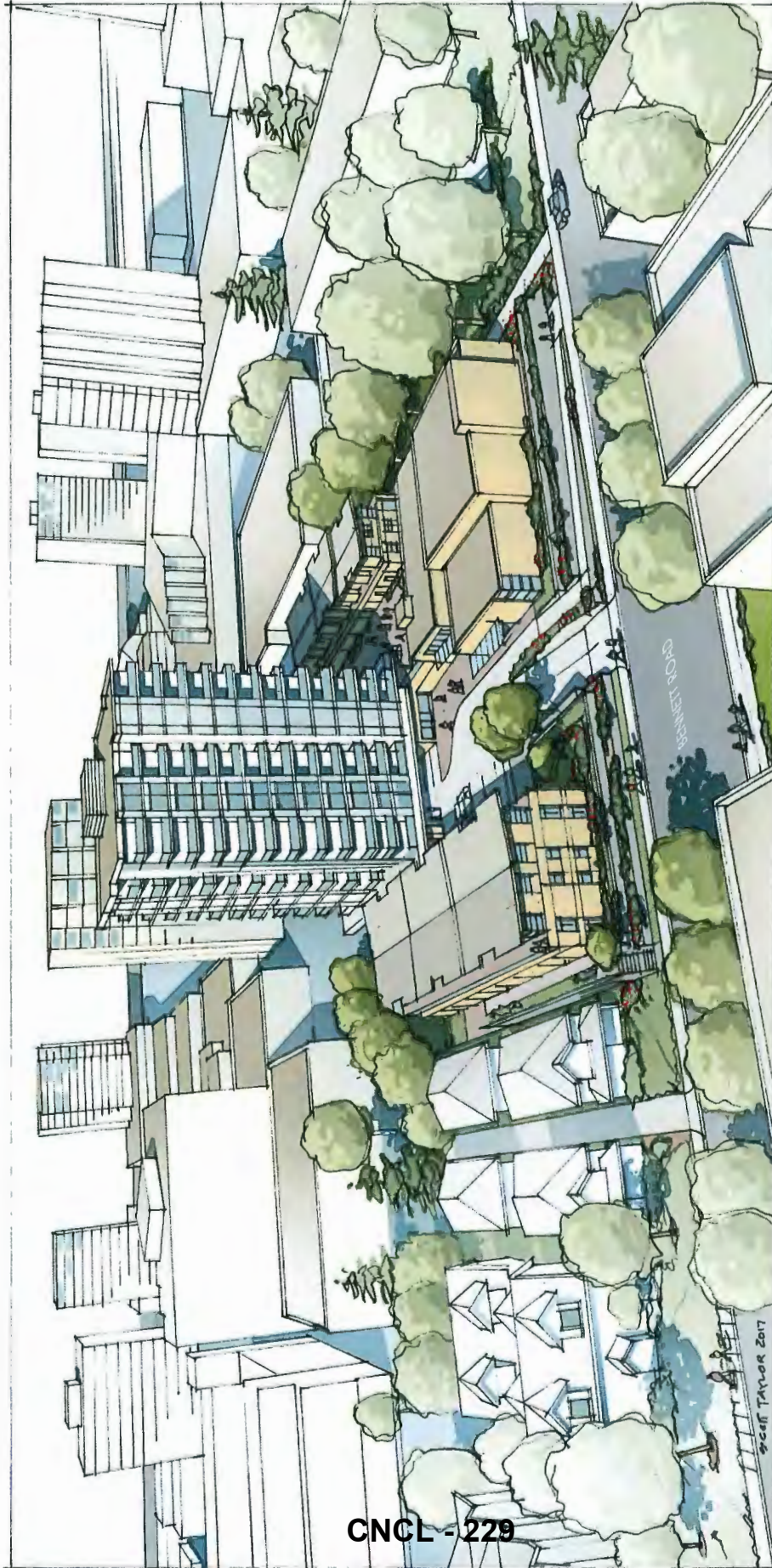


Richmond's 2008 Child Care Needs Assessment and Strategy, recommends the City and other stakeholders work together to address the **need for quality, affordable, accessible child care spaces** in Richmond. The proposal will provide **brand new daycare and junior kindergarten facilities.**



With close proximity to many public transit options including the Brighthouse Canada Line station and new bicycle infrastructure, this **transit oriented development will encourage a car free lifestyle.**

SKETCH RENDERINGS OF CONCEPT



CNCL - 229

AERIAL VIEW LOOKING NORTH

BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD



SKETCH RENDERINGS OF CONCEPT



STREET VIEW LOOKING NORTH-EAST

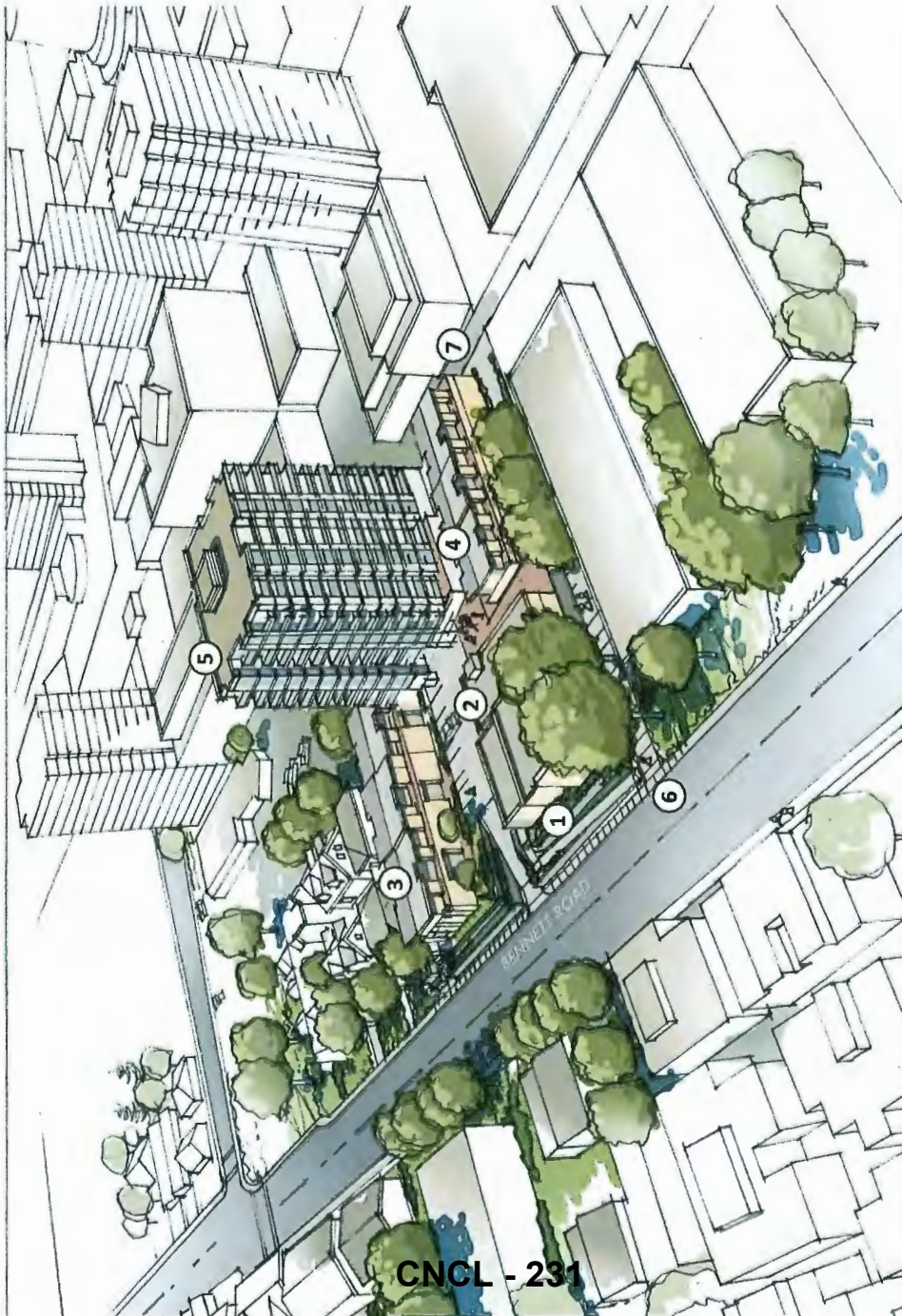
BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD



DEVELOPMENT DATA

- ① CHURCH
- ② CHILD CARE
- ③ TOWNHOMES - 3 STORIES
- ④ LOW-RISE RESIDENTIAL - 3 STORIES
- ⑤ HIGH RISE RESIDENTIAL - 14 STORIES
- ⑥ PEDESTRIAN GREENWAY
- ⑦ LANE



PROJECT STATISTICS

SITE INFORMATION	
Address:	8131 - 8191 Bennett Road
Site Area:	58,956 sf
(after laneway dedication)	

ZONING	Current Zoning	Target Zoning
Zoning Classification:	AS7 and RS7/E	CD7
Floor Area Ratio (FAR):	Sub-Area B.1	Sub-Area B.3
FAR Area:	0.50	3.0
FAR Area:	29,478 sf	176,668 sf
Height Limit:	39.37 ft.	154.2 ft.

PROPOSAL DEVELOPMENT STATISTICS	
Density:	2.81 FAR
Gross Floor Area:	168,700 sf
Church Area:	10,000 sf
Childcare Area:	2,300 sf
Childcare Outdoor Play Area:	1,590 sf
Residential Area:	156,400 sf
Number of Units:	182

PARKING	
Church + Visitor:	44
Childcare:	6
Residential:	119
TOTAL PARKING PROVIDED:	169
Loading:	2
Accessible Stalls:	3
Bicycle Parking (Church + Residential):	250

RESIDENTIAL UNIT MIX		TOTAL UNITS	182
Rental Rate	Building Type	Unit Type	
90	Townhomes	Studio	12
92	Low-Rise	1 Bedroom	64
Affordable	High-Rise	2 Bedroom	100
Total	Total	3 Bedroom	6
		Total	182

CNCL - 231

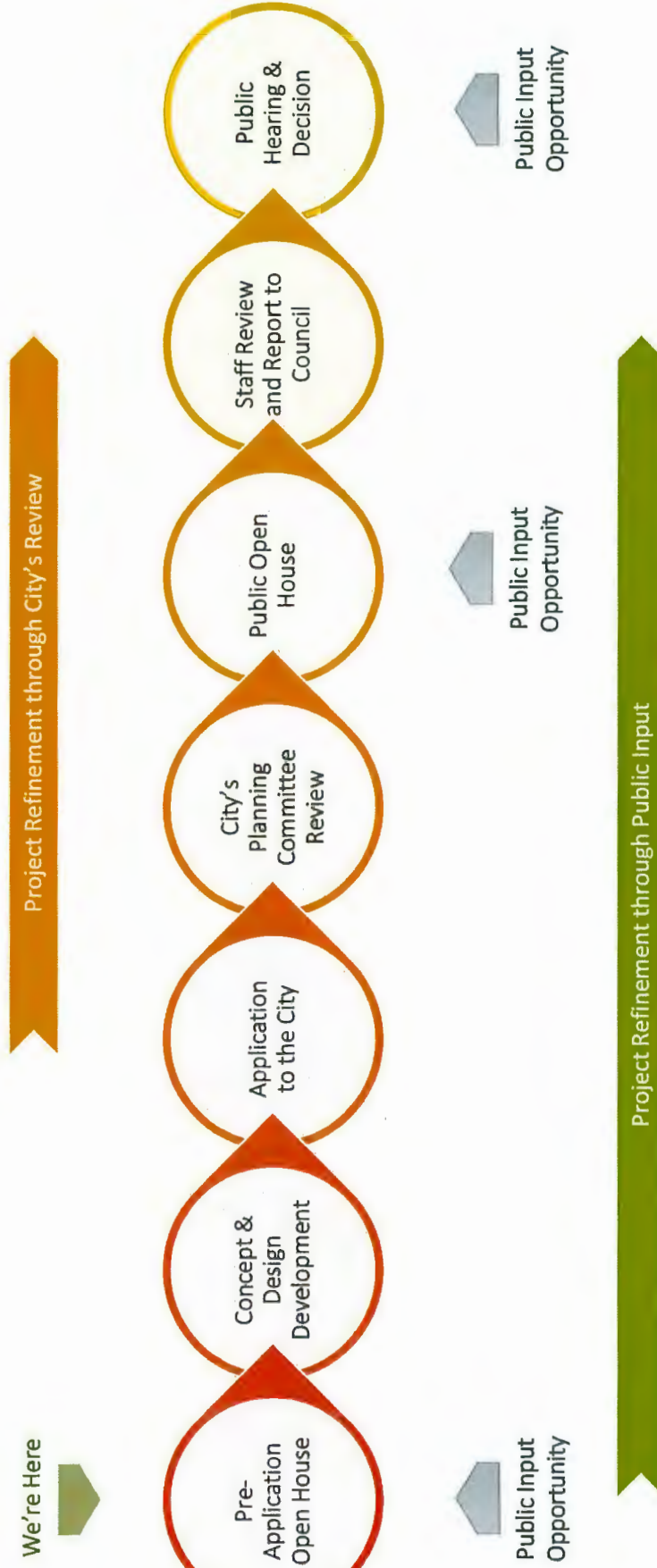
BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD



PROCESS TIMELINE

We are very early on in the planning process, the diagram below provides an overview of the steps ahead.



CNCL - 232



BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD



THANK YOU

We look forward to hearing what you have to say about our ideas to redevelop

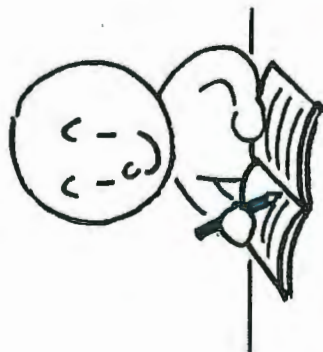
8131 - 8191 Bennett Road.

Your input is important to us, so please take the time to fill in one of our comment cards and return it to the registration table.

Should you have any questions just look for someone with a name tag on, we're here to listen.

CNCL - 233

Thank you for joining us this evening!



VIA



BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

As a member of the Brighthouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighthouse United Church (BUC)?

- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

- ① Affordable housing
- ② Daycare
- ③ Sanctuary for 175-200 people.
- ④ Hall that can be transformed as a sanctuary for 200-250 people
- Weddings, funerals, community service
- ⑤ Seasonal events: Christmas, Easter, Lenten, etc.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

→ 75 possible worshipping space for ~1000-4 congregation.

I think proposed plan is excellent for worshipping + community service.
+ daycare + affordable housing.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

a) Having a community kitchen and daycare is excellent along with affordable housing but these areas have to happen ASAP because our buildings are so old we will not be able to easily upgrade them.

b) Church entrance is not presented as being friendly - even though the architectural development to date is excellent. The church entrance has to present itself as being friendly and welcoming.

c) Virginia Bird & her team along with the staff from Colliers and NC Housing & people who meet with the city of Richmond planning department are excellent!

Contact Information Please Print (optional):

Name:

Ken Clausen

Address:

6677 Whiteoak Drive Blvd, Bl. VT042

Phone:

604-274-3705

Email:

Kenclausen@shaw.com

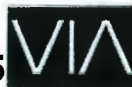
Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table.

You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:

virginia.bird@pottingerbird.com

Thank You!



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1. How are you connected to the Brighthouse United Church (BUC)?

Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes The church needs renovation after so many years.
It's also a great idea to build some rental housing for the
community I like it there is day care and ~~the~~ larger worshipping
space as well.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I just hope this could get approved sooner than later.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Hope they could get this started asap.

Contact Information Please Print (optional):

Name: Sarah Wu

Address: _____

Phone: 604 763 3528

Email: sarahwu@gmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
 You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
 virginia.bird@pottingerbird.com
 Thank You!



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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I like the proposed plan's focus on affordable housing and providing non-market rental rates for families in the area. The mixture of town homes, mid and high rises creates diversity in the space and creates a community feel. The property is a great location as it's in a dense area of Richmond and will be very accessible to the tenants and members of the church. The positioning of the church facing the Bennet Road side invites a community feel as well.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Perhaps a small playground outside or some form of a play area outside for the day care and church.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Overall the plan looks engaging and well thought out. I look forward to seeing and hearing about the project.

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!



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Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

It is a multipurpose plan serving the community better than ever. It is great.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print (optional):

Name: Alfred Young.

Address: 102 - 7840 Moffatt Rd Richmond.

Phone: 604-218-1723

Email: alfredyoung8@hotmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



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- Congregation
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- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

GREAT ASSET FOR RICHMOND

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

NO

Contact Information Please Print (optional):

Name: BILL RUMLEY

Address: 25-5688 152ND ST

Phone: 778 571 8870

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighthouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighthouse United Church (BUC)?

Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

THE 30' WIDE RM. SHOULD BE LOCKED + MAKE PEOPLE ENCOURAGED TO WALK.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

B.C. HOUSING SHOULD BE ENCOURAGED TO
 KEEP RENTS UP TO DATE EVERY YEAR!
 AND REPAIRS TO KEEP THESE UNITS CLEAN +
 NOISE DOWN AFTER 11 PM + 5 AM.
 SOLAR PANELS BE INSTALLED
 A CANADA LINE SHOULD BE BUILT ON GARDEN CITY
 ROAD PS IT IS A BIKE ROUTE

Contact Information Please Print (optional):

Name: BARRY BCILVIE

Address: 326-8520 GEN CURRIE RD.

Phone: 604-2707765

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

AFFORDABLE HOUSING - AT LAST FOLKS WILL BE ABLE TO STAY IN RICHMOND!
 PEDESTRIAN GREENWAY - CURRENTLY WE HAVE A LOT OF FOOT TRAFFIC BETWEEN GRANVILLE & BENNETT
 AESTHETICALLY PLEASING TO "BREAK" THE "BARRICADE" OF HIGH RISE BUILDINGS ALONG GRANVILLE WITH AN ADDITIONAL HIGH RISE SET BACK ON OUR LOT - CREATES A MORE GRADUAL TRANSITION TO THE DOWNTOWN CORE

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

+ SECURE
 DEDICATED PARKING FOR BIKES

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

A CONCERN RE HOW TO PRESERVE THE HISTORIC LEGACY OF THIS CHURCH THRU INTERIOR / EXTERIOR DESIGN.

Contact Information Please Print (optional):

Name: MARK & MARTA NIELSEN

Address: #8 - 10177 PUGWASH PLACE RICHMOND VA 23299

Phone: 604 277 1748

Email: marknielsen@hotmail.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

-the use of the property - variety of building types, parking, landscaping
-the mix of housing - especially the affordability component.
AND especially the team involved working for us!
-their expertise & approachability give us great confidence.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I realize the drawings are not architectural yet but I would hope the church entrance would be on Bennett Rd. - that our stained glass windows would also be on Bennett Rd.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

No - we're excited!

Contact Information Please Print (optional):

Name: ANN CLAUSEN

Address: 6671 WHITEOAK DR., RMD., V1E 4Z7

Phone: 604-274-3705

Email: annclausen@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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1. How are you connected to the Brighthouse United Church (BUC)?

- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

- I liked the blend and ^{multi} use of the land. Great way to benefit the community by incorporating affordable housing units that are close to the city centre and other transit oriented developments.

- leads to long term st susteinment of the church, which is

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

There are a lot of children in a 500 m radius of this church. Your setback or greenspace dedication could further benefit the community by adding elements such as a playground that is open to the community and actually useable ie not hoaky ie cheap and never used.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

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1. How are you connected to the Brighthouse United Church (BUC)?

Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: Social service agency providing assistance to people with disabilities

2. Are there elements of the proposed plan that you like? If so, what are they?

- a) Family-based units: many rental units nowadays in Richmond are not family friendly - too small, too expensive, not affordable supporting facilities
- b) 5% affordable rental units - low end market rental homes
- c) Design priorities are well thought out, esp. like the Public Pedestrian Greenway, bike lanes & more visible green space

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- a) any thought for subsidized housing for rental, for working poor, for people with disabilities
- b) in design of townhomes, any consideration for accessibility, or visitability of the household, invasion-ready for aging in place, promote community cohesiveness for enabling visits from all people including people with mobility disabilities
- c) other than childcare, any space for social service providers. With the development of city care, many service agencies are disappearing to further locations, e.g. community meals

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

- City of Richmond has adopted the 'Affordable Housing Resource Directory' which contains lots of information on accessibility & visitability, very good resources
- Provide a rental supplement or subsidized rent for working poor, people on income assistance and people of PWD designation
- In partnership with a service agency to provide specific programming & services of a designated group, e.g. children with special needs & people with disabilities. The Richmond Centre for Disability (RED) is open for further discussion & input.

Contact Information Please Print (optional):

Name: Ella Huang

Address: Richmond Centre for Disability (100-5671 No. 3 Rd. Richmond) V6X 2C7

Phone: 604-232-2404

Email: ella@rcd-richmond.org

Would you like to be contacted for future updates? Yes / No (circle)

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- Congregation
- Daycare/Kindergarten
- BUC Renter R.D.Y.O. RICHMOND/DELTA YOUTH ORCHESTRA
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I REALLY LIKE ALL THE ELEMENTS OF THIS PLAN. ESPECIALLY, THE AFFORDABLE HOUSING, THE PARKING, DAYCARE, SANCTUARY & HALL (SEPARATED BY WALLS FOR ACOUSTICS), THE STORAGE THAT WOULD BE AVAILABLE FOR TWO PRIMARY FACILITY RENTERS, AND THE GREENBELT IS A NICE TOUCH.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I LIKE ALL THE ELEMENTS OF THIS PLAN

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

I THINK COMMUNITY FOCUSED PLANS LIKE THIS WOULD BE FANTASTIC FOR THE COMMUNITY. FROM THE PERSPECTIVE OF THE ROYO (RICHMOND) DELTA YOUTH ORCHESTRA, BEING A VERY STRONG YOUTH ORGANISATION SERVING 150 STUDENTS FROM AGE 5-17, THE IMPORTANCE OF THIS FACILITY CANNOT BE STRESSED ENOUGH. WE LOOK FORWARD TO WORKING WITH THE DEVELOPMENT TEAM IN ANY WAY WE CAN.

Contact Information Please Print (optional):

Name: DARREN DEVOLIN

Address: 5229 LYNN R

Phone: 778-893-4778

Email: darrendevolin@gmail.com

Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Affordable Housing
 Daycare
 New Church

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

It would be nice if the Church facility was larger - e.g. 12,000 to 13,000 s.f.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

It should be a real asset to the community. Looks good!

Contact Information Please Print (optional):

Name: Stuart Appenheimer
Address: 9691 Aquila Rd, Rmd VFA 3B1
Phone: 604-816-2275
Email: stuart.appenheimer@gmail.com

Would you like to be contacted for future updates? Yes/No (circle)

Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



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Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I really like & am impressed by all of it.

I am quite happy with all levels of housing as proposed, including a possible set back high rise. Having said that, I would give this property an exception. I would not want the whole north side of the block to become high rise.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Not totally clear on transit/lane connections to the 4 streets on all sides - needing to work with neighbours on that. This is NB to try not to increase traffic on Bennett way. In addition to day care ... maybe some community/seniors centre space ... gym for neighbourhood

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

I totally affirm the low rental / affordable housing aspect; it is badly needed.

Parking could be less than typical as many would be seniors -- working poor (or) -- singles who are less likely to have cars.

The city should rezone this for a tower and day care.

I hope the process is expedited - fast tracked.

Our own church, Peace Mennonite on Daniels Rd. might also want to go this way.

Any possibility for supported (bksq meals) or assisted housing? provided

Contact Information Please Print (optional):

Name: Dr. Lorne Brandt

Address: 307-8300 Bennett Rd

Phone: 604-276-9304

Email: brandt1@telus.net

Would you like to be contacted for future updates? (Yes) No (circle)

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- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

- good use of land to provide the people's needs
 - good use of land

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- want to come back to use the space
 - related to church
 - use the space since 2000

Please Turn Over



CNCL - 260

Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

- Good proposed
- I like it

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

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- Congregation
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I LIKE THE PLAN FOR PARKING - UNDERCOVER

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I HOPE WHEN IT FIRST OPENS THAT PEOPLE CAN GO ON A TOUR.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

I AM WONDERING HOW LONG IT WILL TAKE TO COMPLETE THE PROJECT

Contact Information Please Print (optional):

Name: DENNIS BOYES

Address: 10551 HOLLYBANK DRIVE

Phone: 604 277 3009

Email: d3boyes@hotmail.com

Would you like to be contacted for future updates? Yes/ No (circle)

Please return your comment sheet to the Open House registration table. You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017: virginia.bird@pottingerbird.com Thank You!



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- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Element will stay in property

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Keep the pre-school, provide for more parking, provide for at least 3 on & passenger elevators (if there is no freight elevator)

Security is also important. Ground floor & main open portion of the parking should have cameras capable of covering every square foot where B & E can occur

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

BUILD HIGH RISE INSIDE OR GOING UNDERGROUND FOR A PARKING (2 OR 3 FLOORS ABOVE GROUND INSTEAD OF ONE UNDERGROUND FLOOR)

HOVERCUM LAUNDRY MACHINES WILL BE ON SITE, DITTO DISHWASHERS (OR MAKE THE SUITES READY TO ACCEPT MACHINES TO BE BOUGHT BY LONG-TERM RENTALS)

Contact Information Please Print (optional):

Name: EUGENE CHUA

Address:

Phone:

Email: emoac1@gmail.com emoac1@yahoo.com

Would you like to be contacted for future updates? Yes / No (circle)

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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I'm pleased w the rental tower esp. subsidized units which are much needed in the city.

Love the underground parking - neighbors would be quite in approval.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

We would appreciate BICYCLE LOCKUPS -

PLEASE PRESERVE THE STAINED GLASS WINDOWS -

- AMPE BATHROOM SPACE & AUTOMATIC FLUSH + TAPS

- fireside room & fireplace

- THE LAYOUT OF THE BRGS LOOKS GOOD

- ONE THING WITH THE PLAN IS THAT IT LOOKS AS IF THERE WILL BE A LACK OF NATURAL LIGHT - AS THE SPACES ARE ALL CONNECTED BY WALLS.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

IS THERE A Sep. SPACE FOR A LOUNGE
THAT WOULD INCLUDE THE KITCHEN

= WILL THERE BE AMPLE NATURAL LIGHT AND
IF NOT WOULD YOU HAVE A SKYLITE i.e.
THE LOUNGE -

= FOR CALMING OF THE NOISE ASSOCIATED
WITH OTHER SERVICES TAKING PLACE AT
SAME TIME IS THERE A CHANCE OF
FIRE WALLS BEING BUILT?

= SOLAR PANELS? -

Contact Information Please Print (optional):

Name: KAY OGILVIE

Address: 326 / 8520 GENERAL CURRIE

Phone: RICHMOND BC (604-270-7765)

Email: barrykay@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

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- Congregation
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes, I like all ^{the} elements in the plan.
 Especially the church, affordable housing and daycare services.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Enough carpark is needed.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

good.

Contact Information Please Print (optional):

Name: Angelry ~~at~~ WING KBO. CHAN

Address: 74-3260 East 58th Ave, Vancouver V5S 3T2

Phone: 1-778-996-2921

Email: angelrychan@gmail.com

Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table.
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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I appreciated that it remain church use and consideration of affordable housing.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I hope there will have two separate meeting halls with acoustic partitions and also have some meeting rooms.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

The plan is quite good.

Contact Information Please Print (optional):

Name: Kwok MING CHONG (Derek)
Address: 74-3260 East 58th Ave. Vancouver. V4S 3T2
Phone: 1-778-996-2927
Email: derekcheng@hotmail.com

Would you like to be contacted for future updates? Yes/ No (circle)

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- Congregation
- Neighbour
- Daycare/Kindergarten
- Live in Richmond
- BUC Renter
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I like all the development presented.

- A. Preschool
- B. New church
- C. Affordable housing
- D. Green space
- E. Available space, parking, walk way

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

The proposal I believe is excellent, it will serve more people, The school must continue, the church is also a blessing to the congregation. The new development will bring inspiration to all not only the church.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

- 1. The proposal should be approved. The boundary line is not a big issue because Richmond City is growing rapidly. Boundary line can be adjusted up to Bennett Road or even further because of the tremendous growth.
- 2. The proposed development is very close to the city hall. It will compliment the growth in the city, and it will help more people.
- 3. Richmond City is the showcase city to the west like Montreal to the East. The proposal should be allowed because of the need of more affordable housing and the property itself needs major improvement.
- 4. Boundary is not a big issue compared to the benefits and developments to upgrade the city.

Contact Information Please Print (optional):

Name: Eduardo S. Arguines
 Address: 43-8631 Bennett Road, Richmond BC, V6Y3K1
 Phone: 604-277-9157
 Email: edsa70@gmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
 You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
 virginia.bird@pottingerbird.com
 Thank You!



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighthouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighthouse United Church (BUC)?

- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: N. Westminster

2. Are there elements of the proposed plan that you like? If so, what are they?

- Diversification of the use of the property is excellent!
- Covered parking - good appearance for the neighbors
- Bicycle rack up room is an excellent idea

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

(Handwritten scribble)

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

(Handwritten mark)

Contact Information Please Print (optional):

Name: Wittig Fredrick

Address: 202 015 Hamilton St.

Phone: 604-544-5953

Email: fewittig@shaw.ca

Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
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- Congregation
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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Good

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print (optional):

Name: YU WAI CHING

Address: 7580 NO. 1 ROAD RICHMOND BC V7L 1T6

Phone: 604-244-8238

Email: jean.yu.08@hotmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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Brighthouse United Church Pre-application Open House

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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Appropriate Housing
 & Daycare & Pre-school.
 Thus 2 Institutions are 70 years old.
 We need to continue the legacy.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Any other plan this will be a commitment
 luxury.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

nm -

Contact Information Please Print (optional):

Name: WESLEY RICHARDS - 90 Brighthouse Junction

Address: 8151 Bennett Road - *Kendal Longfellow*

Phone: 604 312 3352

Email: w.richards@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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Brighthouse United Church Pre-application Open House

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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes. The proposal ~~meets~~ fits the needs of the community. The current building is in need of some urgent restoration.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

There is no plan for daycare functioning while construction takes place. It affects negatively the kids and their families as well as the staff working at daycare. Is there an option to find a place temporarily?

Please Turn Over



CNCL - 280

Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

I hope there is enough parking space and playground area for the children at day care.

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: Sandra-trujillo@hotmail.com

Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!



Brighthouse United Church Pre-application Open House

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- Congregation
- Neighbour
- Daycare/Kindergarten
- Live in Richmond
- BUC Renter
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

yes. I am highly supporting to build more low income housing. Since housing price in Richmond is only for "the wealthy", too many working poor are here without proper housing

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

May add some units for assistant living, elderly church members & neighbours could still live at the same neighbourhood & will be able to "AFFORD", if run by the church.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

in the future who shall own's day care facility? who will run it?

Contact Information Please Print (optional):

Name: *Anne Brandt*

Address: *307-8300 Bennett Rd*

Phone: *604-276-9304*

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
Thank You!



Brighthouse United Church Pre-application Open House

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- Congregation
- Neighbour
- Daycare/Kindergarten
- Live in Richmond
- BUC Renter
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

The ^{or number} amount of proposed affordable housing is really going to help the community and ^{possibly} us too as we are a part of the renter community in Richmond. The plan maximizes the BUC's land to accommodate not only affordable housing but day care as well on top of having a church sanctuary that is walking distance to many amenities in central Richmond.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

/

Contact Information Please Print (optional):

Name: Bolina Topacio

Address: 201- 8760 Blundell Rd, Richmond, DC

Phone: 604- 227- 0736

Email: butra 3@yahoo.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

The Day care facility is an important need for the neighbour hood.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print (optional):

Name: FATIMA BHAGVADI

Address: 11- 9331 NO-5 Rd. RMD.

Phone: 604 278 - 8469 (Day care) staff.

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!



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- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

like it

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

No comment

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print (optional):

Name: Victoria Brocal

Address: 18-8631 Bennett Rd Richmond Bc. V6Y-3K6

Phone: 604-724-1390

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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1. How are you connected to the Brighthouse United Church (BUC)?

Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Mixture of low-rise and high-rise.

Mixture of low end market rental and market rental. Rental housing is greatly needed.

The provision of green space.

A new church building.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



4. Do you have any other comments on the proposed plan?

It sounds like a win-win situation.
 Good for the congregation as well as the
 community.

Contact Information Please Print (optional):

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

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Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Like it

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

no comment

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Like it

Contact Information Please Print (optional):

Name: A. Lambo

Address: 1-5611 Areadia Rd Lmd B.C

Phone: 778 889 6194

Email: none

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Love it!

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Love it!

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

None!

Contact Information Please Print (optional):

Name: Florencio y. Toldeavilla
 Address: Christ-Centered Christian Church
 Phone: (604) 270-4818
 Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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 virginia.bird@pottingerbird.com
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1. How are you connected to the Brighthouse United Church (BUC)?

Congregation

Neighbour

Daycare/Kindergarten

Live in Richmond

BUC Renter

Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes. It is well planned.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Not now

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

No.

Contact Information Please Print *(optional)*:

Name: Kelly Chan

Address: _____

Phone: _____

Email: Kechan8151@yahoo.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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- Congregation
- Daycare/Kindergarten
- BUC Renter
- Neighbour
- Live in Richmond
- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes, it's well balanced Project between the Church Meeting.
 Low Rise, High Rise, Day care & Affordable Housing too.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

No.

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 - 7pm

4. Do you have any other comments on the proposed plan?

Not now.

Contact Information Please Print (optional):

Name: DAVE TSE

Address:

Phone: 604-607-7733

Email: ekingtse2000@yahoo.com

Would you like to be contacted for future updates?

Yes / No (circle)

Please return your comment sheet to the Open House registration table.
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virginia.bird@pottingerbird.com
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- BUC Renter
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- Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over



Brighthouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

GLAD TO HEAR THAT SPACES WILL BE AVAILABLE FOR RENTER GROUPS AS OURS ~~IS~~ IS

Contact Information Please Print (optional):

Name: BILL (BOAF)

Address: _____

Phone: 604 315 1817

Email: bristowe.bill@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
 You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
 virginia.bird@pottingerbird.com
 Thank You!



BRIGHOUSE JUNIOR KINDERGARTEN

Richmond, BC, June 3, 2019

To:

Your Worship Mayor Malcolm Brodie,
City of Richmond.

mayorandcouncillors@richmond.ca

CC:

Chris Duggan
Program Manager, Child Care
Community Social Development
604-204-8621
Chris.Duggan@richmond.ca

Re: Brighthouse Nursery Preschool

The City of Richmond's commitment to the maintenance of a comprehensive child care system is in danger of being disrupted.

My name is Wesley Richards, and I am the director of the Brighthouse Nursery Preschool (Junior Kindergarten) 8151 Bennett Rd, Richmond.

We have approximately 70 children in our preschool which accepts children from 2 years and 6 months to 5 years old.

We have been informed by the property owners, Brighthouse United Church that site we currently have will have to be vacated for a period of about 4 years to make way for a housing project. The project will commence work by August 2020 and is expected to be completed by early 2024.

As a result, I am seeking an appointment with your worship and your officials to come up with a solution to this impending shutdown that will leave over 70 families looking for alternative facilities in what is already an acute space issue.

8151 Bennett Road
Richmond, BC, V6Y 1N4

www.brighthousejunior.org

604 278 6107
604 312 3352

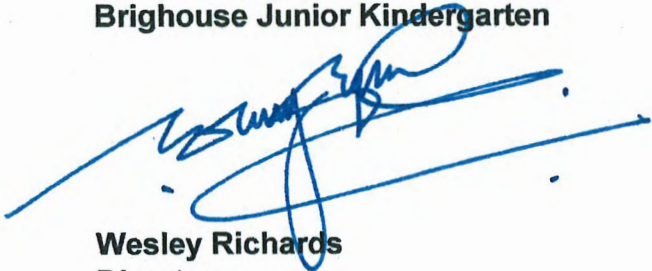
BRIGHOUSE JUNIOR KINDERGARTEN

We need your help to find a temporary shelter to move our 70-year-old child care legacy until the construction is finished.

Please contact me at 604 312 3352

wesley@sandboxwest.ca

Thank you,
Yours sincerely,
Brighthouse Junior Kindergarten



Wesley Richards
Director



City of Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8131 and 8151 Bennett Road

File No.: RZ 18-808220

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10065, the owner is required to complete the following:

1. (**Subdivision**) Registration of a subdivision plan for the subject site that satisfies the following conditions:
 - a) 4.5 m lane dedication along the entire north property line of 8151 Bennett Road; and
 - b) consolidation of the lots into one development parcel (which will require the demolition of the existing buildings).
2. (**Pedestrian Trail Statutory Right of Way**) Granting of 3 m wide (approximately 242.7 m² or 2,612 ft²) statutory right-of-way along the east property line for the purposes of public rights of passage. This PROP SRW is intended to accommodate an interim pedestrian trail connection from Bennett Road to the proposed rear lane and also to accommodate an ultimate pedestrian trail connection from Bennett Road to Granville Avenue in conjunction with existing PROP SRW registered on title to 8180 Granville Avenue and to be widened to ultimate 6m width through future redevelopment of adjacent properties to the east. Owner responsible for maintenance & liability, except that City responsible for maintenance & liability limited to City utilities (e.g., lighting and walkway drainage) and paved surface only (e.g., owner responsible for landscaping and fencing). Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via Servicing Agreement.
3. (**Flood Construction Level**) Registration of a flood indemnity covenant on title (Area A).
4. (**Mixed-Use Noise**) Registration of a mixed use noise sensitive use covenant on title addressing noise impacts on residential uses.
5. (**City Centre Impacts**) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light.
6. (**Affordable Housing**) Registration of the City's standard Housing Agreement to secure 20 affordable housing units, the combined habitable floor area of which shall comprise at least **10%** 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 Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units (2)
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	55%	11
1- Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	20%	4
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	15%	3
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	10%	2
Total	1,143.6 m² (12,310 ft²)	N/A	N/A	100%	20

(1) Denotes the Council-approved rates as of July 24, 2017. Rates may be adjusted periodically as provided for under adopted City policy.

(2) Minimum 85% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

7. (**Moderate Income Housing**) Registration of a Housing Affordability Agreement to secure 68 moderate income limits housing units. Occupants of the units subject to the Housing Affordability Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Affordability Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Target Monthly Unit Rent Range (1)(2)	Max. Monthly Unit Rent (2)(3)	Total Max. Household Income (4)	Proposal	
				Unit Mix	# of Units
Studio	\$1,472 - \$1,522	\$1,795	\$71,810 or less	36.8%	25
2-Bedroom	\$2,669 - \$2,675	\$2,675	\$107,000 or less	63.2%	43
Total	n/a	n/a	n/a	100%	68

- (1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond.
 (2) Rates may be adjusted periodically with the agreement of the City and (i) for existing tenants, no more than Provincial *Residential Tenancy Act* provisions, (ii) for new tenants, no more than the rate calculated as the average of the previous 3 years of the percentage change of average rents by bedroom type for Richmond (CY) as published by CMHC (Annual Rental Market Survey) relevant to the specific year.
 (3) Denotes maximum rent at 30% of total maximum household income.
 (4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC. The owner is using this income as a reference only and will not be applying for any specific financing programs from BC Housing that reference this income threshold.

8. (**Single Owner for Residential Units**) Registration of a legal agreement on title, prohibiting subdivision (including stratification and/or air space parcels) of the dwelling units. This restriction only applies to the dwelling units.
9. (**Parking and Loading**) Registration of a legal agreement on title ensuring that:
- all church parking spaces are shared with residential visitors and the following are prohibited: reserving, selling, leasing, assigning, or designating any of the shared parking spaces to individual uses or users;
 - parking spaces are identified as to their intended usage with signage and in the Development Permit and Building Permit plans;
 - where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit and maintained for their intended use; and
 - Loading facilities are provided for the shared use of all uses on site and maintained for their intended shared common use.
10. (**Bicycle and Personal Mobility Scooter Facilities**) Registration of a legal agreement on title ensuring that:
- bicycle storage facilities are provided for the use of residents and the church use and maintained for their intended shared common use; and
 - personal mobility scooter storage facilities are provided for the shared use of residents and maintained for their intended shared common use.
11. (**Transportation Demand Management**) The owner shall provide the following TDM measures to support the ZMU42 zone site specific parking rates:
- (**Intersection Improvements**) The owner shall provide the following pedestrian improvements at the St. Albans Road and Bennett Road intersection:
 - Design and construction of decorative surface treatment for the crosswalk as part of the Servicing Agreement; and
 - City acceptance of the owner's offer to provide a voluntary contribution in the amount of \$4500.00 towards the installation of an Audible Pedestrian Signal.
 - (**Midblock Pedestrian Crosswalk**) Design and construction of a raised midblock signed and painted crosswalk at the pedestrian trail location on Bennett Road with decorative curb extensions as part of the Servicing Agreement.
 - (**Pedestrian Facilities**) The owner shall provide seating along Bennett Road as part of the Development Permit.
 - (**Enhanced Bicycle Facilities**) Registration of a legal agreement on title ensuring that:
 - end-of-trip facilities are provided for the church use, including showers, wash basins, water closets, lockers, and change rooms; and
 - bicycle repair/maintenance stations are provided and shared amongst all uses onsite, including bicycle repair stand (with tools); foot pump; and faucet, hose and drain for bicycle washing. A note is required on the Development Permit and Building Permit.

- e) **(Transit Pass Program)** Registration of a legal agreement on title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
- i. Provide 2 years of two-zone compass cards for each of the 20 affordable housing unit; and 1 year of two-zone compass cards for each of the other rental housing units. The intention of the transit pass program is to offer transit passes on a per unit basis. If a tenant opts out or does not “subscribe” to the transit pass program, that pass remains in the pool for a future tenant until they have all been utilized. Number of passes capped at number of units for a period of two years;;
 - ii. Letter of Credit provided to the City for 100% of transit pass program value;
 - iii. Administration by TransLink, housing society or management company. The owner is not responsible for the monitoring of use of transit passes but only noting number of “subscribed” users to the program, until full unit count is exhausted over a period of two years;
 - iv. If the transit pass program is not fully subscribed within two years, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City’s discretion; and
 - v. The availability and method of accessing the 2-zone transit passes is to be clearly explained in the tenancy agreements.
- f) **(Car Share)** The owner shall provide two (2) car share vehicles and two (2) car share parking spaces along with parking and access SRW to support rental housing, including:
- i. Confirmation from a car share provider (e.g. Modo) that the subject site is viable for car share upon completion of the project.
 - ii. Letter of understanding between the owner and the car share co-op car company.
 - iii. Granting of a Public Right of Passage Statutory Right of Way (SRW), in favour of the City, to secure for the car share vehicles, two (2) parking spaces along with vehicular and pedestrian access to Bennett Road and the rear lane along the full width of the internal drive aisle, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation. Owner responsible for maintenance & liability. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner’s Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
 - iv. Registration of a legal agreement on title ensuring that the owner provide a car share facility and car share equipment to a car share operator or the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:
 - a. provision of a minimum of two (2) car share parking spaces within the development, along with pedestrian and vehicular access, designated, constructed, equipped and maintained by the owner, at the owner’s cost, to be:
 - (i) located in the podium level open parking area in a clearly marked and visible location;
 - (ii) provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit and/or Building Permit processes;
 - (iii) accessible at all times to all intended users (e.g. residents, general public, car share operator personnel and car share operator members) at no added cost;
 - (iv) identified on the Development Permit and Building Permit plans; and
 - (v) prior to building inspection permitting occupancy, provided with wayfinding and stall identification signage, to the satisfaction of the Director of Transportation;
 - b. provision of a minimum of two (2) car share vehicles at the owner’s initial cost;
 - c. terms of agreement between the owner and the car share operator which shall include:
 - (i) a minimum contractual period for the provision of car share services of three (3) years from the first date of building occupancy, and

- (ii) additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;
 - d. in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward; and
 - e. supporting submissions provided to the City (Transportation Department) as follows:
 - (i) prior to rezoning adoption, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 - (ii) prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services; and
 - (iii) prior to building inspection permitting occupancy, a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services.
- 12. **(Existing Tree Management)** The owner shall protect adjacent neighbouring trees, including:
 - a) **(Tree Protection)** Installation of appropriate tree protection fencing for the protection of all trees on neighbouring properties prior to any construction activities, including building demolition, occurring on-site.
 - b) **(Arborist Supervision)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the neighbouring trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
 - c) **(Tree Compensation)** City acceptance of the owner's offer to provide the following voluntary contributions in the amounts of:
 - i. \$3,250 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 3 existing trees and 1 existing hedge from the City boulevard.
 - ii. \$15,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 15 existing trees from the subject site, or incorporation of 30 replacement trees in the Development Permit landscape plan, or a combination of the two (\$500 per replacement tree).
- 13. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 14. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, City Engineering Design Specifications and applicable Bylaws to the satisfaction of the City. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:
 - 14.I. Road works:
 - a) Road Functional Design Works: Submission of a functional design (road works, interim and ultimate lane works and pedestrian trail works), prepared to the satisfaction of the City, is required. Design to accommodate: Bennett Road frontage improvements and midblock raised crosswalk, pedestrian trail interim design from Granville Avenue to rear lane and ultimate design from Granville Avenue to Bennett Road, rear lane, and St. Albans Road and Bennett Road intersection pedestrian improvements. Works also include street lighting, traffic signage, boulevard landscaping, street trees, and bollards. The functional design is to reference drawing 623970-12-05, indicate clearly all existing and proposed SRW PROPS and road dedications, include the frontage improvements listed below and provide cross sections for the Bennett Road frontage and along the north lane at multiple locations due to varying lane widths. Unless otherwise specified, all road works are to be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.

- b) Bennett Road Frontage Improvements: Road pavement as curb and gutter as required. New 2 m wide sidewalk at property line and landscaped boulevard (minimum 1.5 m) with street trees behind existing curb. Dimension the driveway width on the functional road plan and tie-ins to existing sidewalks. Provide grade of access ramp and have the traffic consultant demonstrate the wheel path turning movements and sightlines at the connection of the ramp to the frontage are adequate. All existing driveways along Bennett Road frontage to be closed.
- c) Bennett Road Mid-block Crosswalk: Raised crosswalk with curb extensions located near the new pedestrian trail. The functional plan is required to locate the crosswalk, include geometric works such as decorative curb extensions and a speed hump design, and show the curb on south side for connection.
- d) Rear Lane: Interim lane to City Centre standard across site frontage along the new northern property line. Interim and ultimate lane designs are required.
 - i. Interim lane works to include all the works within the subject site's road dedications and the existing SRW PROP to the north to construct as much of the ultimate lane design as possible as part of this project. The sidewalk in the lane as part of the works secured from neighboring properties on this block is located on the north side of the lane and is to be shown on the functional plan. The functional lane plan is to show cross sections for the lane abutting 8151 Bennett Road. The SRW PROPs on the neighboring properties to the north that have been secured for vehicle purposes are to be shown. Refer to City of Richmond Engineering Design Specifications drawing R-7-DS. This information is essential due to the narrow lane width for the turning movements at the western access to the lane. As well the wheel path illustration provided by the traffic consultant is to be superimposed on the functional lane plan with all the completed works shown. For example if there is lighting along the north side of the lane, the wheel path illustration is to avoid the conflict area.
 - ii. The edge treatment and conditions along the south property line of the neighboring properties to the north are to be shown on the functional plan (e.g., parking, fencing).
- f) Pedestrian Trail: Design and Construction of walkway from Bennett Road to the proposed rear lane in proposed 3 m wide SRW along east property line. Works to include 2 m wide pavement at property line and 1 m landscaping strip with pedestrian lighting. Works also to include fencing as needed, and any edge treatment to address grade differential to neighbouring properties. Design of walkway in ultimate 6 m wide SRW, including proposed 3 m wide SRW, SRW secured along east property line of neighbouring property to the north, and future SRW to be secured through future development on adjacent properties to the east. Ultimate design to include 3 m wide pavement centred in SRW and on both sides 1.5 m landscaping strip with pedestrian lighting. Ultimate design also to include fencing as needed, upgrade to any existing walkways, and edge treatment to address grade differential to neighbouring properties.
- g) Intersection Works: Design and installation of decorative asphalt surface treatment for the crosswalk at the St. Albans Road and Bennett Road intersection.

14.II. Water works:

Using the OCP Model, there is 346 L/s available at 20 psi residual at the hydrant located at the proposed site's Bennett Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. No capacity analysis required.

- a) At the Owner's cost, the Owner is required to:
 - 1. 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 designs at Building Permit stage.
- b) At the Owner's cost, the City will:
 - 1. Abandon and cap at main all existing water service connections.
 - 2. Install a new water service connection at Bennett Road frontage, complete with meter and meter chamber in a right-of-way which will be provided by the owner. The dimensions and location of the right of way shall be finalized via the servicing agreement design review.
 - 3. Complete all proposed watermain tie-ins.
 - 4. There are existing City fire hydrants on the south side of Bennett Road. The development is required to comply with the BC Building Code. If the proposed design requires a new closer hydrant to comply with

BCBC, the new hydrant could be a private hydrant located onsite, or a City hydrant located in the boulevard on the north side of Bennett Road. The project consultant will need to determine the best location for the hydrant. If a City hydrant is proposed, please see below for two potential hydrant locations. Engineering advises that either location is fine for the Fire Department as long as it meets code requirements (Hydrant to Fire Department Connection = Max. 45 m, unobstructed and measured from the centreline of the road).

- Location 1: Fire hydrant located just west of lot 8131 Bennett Road, this location avoids crossing the force main. The connection point indicated west of the driveway would need to be moved to the south.
- Location 2: Fire hydrant located east of the proposed driveway. For this location, the water service connection to the fire hydrant would need to cross the sanitary force main. This crossing would result in approximately 10 m of additional force main needing to be replaced.

14.III. Storm sewer works:

a) At the Owner's cost, the Owner is required to:

1. Upgrade the existing 450 mm diameter storm sewer at the proposed site's Bennett Road frontage. The proposed storm sewer (approximately 600 mm diameter and 92 m length) shall tie-in via new manholes to the existing storm sewers at the west and east sides. The proposed storm sewers shall be installed in the roadway to avoid conflict with the proposed sanitary line and existing wetwell at the frontage of 8131 Bennett Road. Exact alignment shall be determined via the servicing agreement design process.
2. Remove the existing 450 mm storm sewer at Bennett Road frontage and dispose offsite.
3. Install a storm sewer service connection and tie-in to the proposed storm sewer at the Bennett Road frontage. Tie-in point shall be at the existing manhole near the southeast corner of 8151 Bennett Road.
4. Install 200 mm diameter storm sewer (approximately 200 mm diameter and 112 m length) complete with manholes as per the City's Engineering Specifications in the new lane along the proposed site's north property line. The high point of the new storm sewer will be at the east end of the new lane and tie-in shall be to the east end of the existing lane drainage located south of 8080 Granville Avenue.

b) At the Owner's cost, the City will:

1. Cut and cap at main all existing storm service connections.
2. Remove all existing inspection chambers and storm service leads and dispose offsite.
3. Complete all proposed storm sewer tie-ins.

14.IV. Sanitary sewer works:

The owner will be responsible for all costs associated with re-grading, relocating, extending and removing existing sanitary sewers to accommodate the proposed development. The associated sanitary sewers and related appurtenances must be constructed and fully operational prior to the start of any soil densification, preloading or excavation on the development site in order to maintain sanitary sewer service. As such, if such works are required prior to 3rd reading by Council and Public Hearing (i.e., the timing when the City allows the servicing agreement process to proceed), a separate Servicing Agreement for the re-grading, relocation, extension and removal of the affected pipes will be presented to Council for consideration through an independent Report to Council; otherwise, these works will be completed through the servicing agreement as part of this Rezoning application.

a) At the Owner's cost, the Owner is required to:

1. Design the proposed development to accommodate future access, maintenance, repair or replacement of the existing pump station and associated appurtenances including all sanitary sewer along the perimeter of the proposed development without impact to the development site, to the satisfaction of the City and BC Hydro.
2. Grant and register a 4.5 m wide lane dedication along the north property line of 8151 Bennett Road as per requirement by Transportation Department.
3. Grant and register all required utility rights of ways necessary to complete the future relocation and replacement of the existing Bennett pump station, the installation of the future pump station equipment and appurtenances and the installation of the new gravity mains that are required to accommodate the proposed development. Statutory right-of-way for the purposes of utilities. Owner responsible for maintenance & liability, except that City responsible for maintenance & liability limited to city utilities and sanitary pump station paved surfaces only. The design must be prepared in accordance with City specifications & standards

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and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA. Provide the following right-of-way(s), to be refined through the servicing agreement design process:

- a. A 6 m wide utility SRW (on-grade below and open sky above) along the entire west property line of 8131 Bennett Road, with the following requirements: be flat; be accessible by a 7.5 x 2.5 m service truck with 1.3 m stabilizers from Bennett Road; contain a parking area paved with 200 mm thick broom-finished concrete with expansion joints; and trees, tall hedges and other permanent structures are not permitted within the utility right-of-way.
 - b. A 15.2 m x 5.5 m utility SRW (on-grade below and open-sky above) along the south property line of 8131 and 8151 Bennett Road, adjacent to the eastern edge of the right-of-way identified in section III.3.a. The SRW shall accommodate the following:
 - i. BC Hydro SRW to accommodate a BC Hydro transformer (PMT), to be located within the 15.2 m x 5.5 m SRW footprint specified above, with minimum 3.0 m clearance between the PMT pad and the pad of any other electrical components such as the generator or kiosk. The Owner is required to coordinate with BC Hydro regarding the requirements of this right-of-way and provide written confirmation from BC Hydro prior to approval of the SA design.
 - ii. A future electrical kiosk with approximate dimensions of 1.5m x 2.6m, a minimum 1 m clearance on the short sides of the kiosk and minimum 2m clearance on the long sides of the kiosk, or as required to allow for safe access to all doors on the kiosk. A line-of-sight must be maintained between the kiosk and the wet well hatches.
 - iii. A future emergency generator with approximate dimensions of 3.0m x 1.5m and a minimum 1m clearance on all sides.
 - iv. Any other future equipment or utilities required to service the pump station, including underground conduits and water service connections.
 - v. Trees, tall hedges and other permanent structures, unless otherwise approved by the City, are not permitted within the utility right-of-way.
 - c. A 3 m x 6 m utility SRW to (on-grade below and open-sky above) along the west property line of 8151 Bennett Road approximately 46m from the south property line, to fill the right of way notch that will result from the discharge of the existing right of way adjacent to the east property line of 8131 Bennett Road.
 - d. A 5.7 m x 3 m utility SRW along the south property line of 8151 Bennett Road (to be located directly north of the existing wetwell) adjacent to the eastern edge of the 15.2 m X 5.5 m utility SRW indicated in item 3b above. The purpose of this new SRW is to contain the replacement for the existing kiosk and the existing RTU pole antenna. Also, this utility SRW will serve as working space when the existing wetwell is excavated to facilitate tie-in of the future Bennett pump station. The east edge of this new SRW shall extend 1.0m beyond the east edge of the existing wetwell so the right of way dimensions need to be finalized through the servicing agreement design review process.
4. Discharge the existing utility right of way adjacent to the east property line of 8131 Bennett Road after the existing sanitary pipe is removed and the new sanitary sewers are operational.
 5. Design and construct the following sanitary pipe works that are required to address the conflict between the existing sanitary pipes and the proposed development:
 - a. Upgrade and re-grade the existing 200 mm diameter sanitary main along the north property line of 8131 Bennett Road (approximately 375 mm diameter and 17 m length). The new sanitary main shall be sloped to the west from a new manhole west of the east property line to a new manhole east of the west property line of 8131 Bennett Road.
 - b. Install a 375 mm sanitary main from the new manhole at the northwest corner of 8131 Bennett Road along the 6 m wide SRW to a new manhole that will be located south of the south property line, approximately 54 m (approximately 375 mm diameter and 54 m length).
 - c. Install a 375 mm sanitary sewer from the new manhole near the southwest corner of 8131 Bennett Road then tie-in to the west side of the existing wetwell via the existing opening.
 - d. Install an additional interim manhole approximately 10 m to the north of the south property line.

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6. Remove the existing sanitary sewers that are being replaced by items 5a and 5b above.
 7. Install a new sanitary service connection, complete with inspection chamber, off of the proposed sanitary sewer in the right-of-way.
 8. Provide, prior to start of site preparation works, a geotechnical assessment of the impact of preload, soil densification works, DSM wall installation (if required), foundation excavation and dewatering works on the existing pump station and kiosk, the new and existing gravity lines and the existing forcemains fronting the development site and provide mitigation recommendations. Any damage is to be repaired and any required replacement shall be at the Owner's sole cost, to the satisfaction of the Director of Engineering.
- b) Subject to Council approval, the City will provide 50% of the cost for the design and construction of the following works. The owner is required to:
1. Replace the existing kiosk with a new one (i.e., duplex type) in the new 5.7 m x 3 m SRW (item 3d). This work will likely require replacement of the existing Hydro service, including replacement of existing underground electrical conduits and pole transformers as BC Hydro may not permit the use of the existing undersized conduits that service the pump station.
 2. Install a new PMT to power the pump station, within the new 15.2 m x 5.5 m SRW (item 3b).
 3. Replace the existing station concrete pad to include the wetwell hatch and the kiosk. The new station concrete pad shall be from the back of curb to the northern edge of the new 5.7 m x 3 m SRW (item 3d).
 4. Replace the existing hatch with new one that is rated as occasional H-20 loading.
 5. Replace the existing pump with Flygt NP equivalent.
 6. Relocate the existing RTU pole (antenna) into the new 5.7 m x 3 m SRW (item 3d) (beside the new kiosk).
 7. Relocate the existing water service for the pump station.
 8. Estimated costs for items 1-7 above will be subject to review and approval from the City at the Service Agreement stage for the purpose of establishing a cap-value on the City portion of the works. Both parties to review estimated costing prior to signing of agreement to access final scope and price of works are deemed fair and appropriate. Excess costs incurred after the signed agreement, over and above the agreed upon cap will be the responsibility of the Owner. In the event that costs are lower than the cap, the City's portion will be 50% of the actual design and construction costs.
- c) At the Owner's cost, the City will:
1. Cut and cap at main all existing sanitary service connections to the proposed site.
 2. Remove all existing inspection chambers and sanitary leads connected to the proposed site and dispose offsite.
 3. Complete all proposed sanitary sewer tie-ins to the existing system.

14.V. Engineering Frontage Improvements:

- a) At the Owner's cost, the Owner is required to:
1. Provide frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 2. Proposed sidewalks, bike paths and boulevards shall be included in proposed road dedications.
 3. Provide street lighting improvements along Bennett Road: Paint existing poles Gloss Black colour and install new luminaires of type Domus 50 Series Flat Glass Luminaire (LED / 3000K color temperature). Existing conduits within boulevard are to be lowered to 1.0 m below finished grade. Review street lighting levels along Bennett Road and upgrade as required.
 4. Provide street lighting along the new lane: Provide Gloss Black 5.79 m height laneway poles at the back of curb with luminaire color matching pole (See City Specifications drawing L11.5).
 5. Provide street lighting along the new pedestrian trail within the landscape strip in the SRW. The design will be finalized through the SA process, including determining bollard lighting or pole lighting of type Gloss Black 4.57 m height with luminaire color to match pole.

6. Coordinate with BC Hydro, Telus and other private communication service providers:
 - a. To underground overhead service lines.
 - b. To underground the overhead lines and remove the poles along the Bennett Road site frontage.
 - c. Prior to relocating/modifying any of the overhead lines or poles along Bennett Road.
 - d. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - e. To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.
 - f. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in 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 (e.g., statutory right-of-way dimensions) 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 statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:

BC Hydro PMT	– 4.0 x 5.0 m
BC Hydro LPT	– 3.5 x 3.5 m
Street light kiosk	– 1.5 x 1.5 m
Traffic signal kiosk	– 1.0 x 1.0 m
Traffic signal UPS	– 2.0 x 1.5 m
Shaw cable kiosk	– 1.0 x 1.0 m
Telus FDH cabinet	– 1.1 x 1.0 m

14.VI. General Items:

- a) At the Owner's cost, the Owner is required to:
 1. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the owner's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 2. Conduct pre and post preload (and/or soil densification) video inspections of adjacent sewer mains to check for possible damage. At their cost, the owner is responsible for rectifying damage caused by the site preparations (e.g., preload, site densification, etc.).
 3. Conduct pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the owner is responsible for rectifying construction damage.
 4. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works as per a geotechnical engineer's recommendations, and report the settlement amounts to the City for review and approval.
 5. 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.
 6. Design the proposed development to accommodate future maintenance, repair or replacement of the existing pump station, new kiosk, future back-up generator, BC Hydro PMT and sanitary sewers along the perimeter of the proposed development without causing undue cost to the City. Building designs should consider how future access will be provided during future pump station and sanitary construction and/or repair works without impact to the proposed buildings. Geotechnical assessments complete with recommendations (prior to or at first submission of SA design) are required for review by Engineering department.

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Prior to Development Permit* Issuance, the owner must complete the following requirements:

1. (*Rezoning*) Incorporation of features in Development Permit plans as determined via the Rezoning process.
2. (*Landscape Security*) Receipt of a Letter-of-Credit (or BC Housing letter of assurance) for landscaping. The amount is to be determined from a signed and sealed cost estimate prepared by the project Landscape Architect.

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

1. (*Rezoning/Development Permit*) Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including accessibility and sustainability measures.
2. (*Construction Parking and Traffic Management Plan**) 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. (*Construction Hoarding*) Obtain a Building Permit* 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.

Notes:

- * 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 owner 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 copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10065 (RZ 18-808220)
8131 and 8151 Bennett 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 by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

20.42 Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)

20.42.1 Purpose

The zone provides for religious assembly institutional and a non-profit rental tenure housing project, and other limited supporting and accessory uses.

20.42.2 Permitted Uses

- amenity space, community
library and exhibit
religious assembly
studio

20.42.3 Secondary Uses

- boarding and lodging
home business
housing, apartment
housing, town

20.42.4 Permitted Density

- 1. The maximum floor area ratio is 0.6 together with an additional:
a) 0.1 floor area ratio provided that the additional floor area is used entirely to accommodate indoor amenity space.
2. Notwithstanding Section 20.42.4.1, the reference to "0.6" is increased to a higher floor area ratio of "2.25" if the owner:
a) provides a minimum of 900 m2 floor area on the site for religious assembly use;
b) provides 20 affordable housing units on the site and the combined habitable space of the affordable housing units is not less than 10% of the total residential floor area;
c) enters into a housing agreement with respect to the affordable housing units and registers the housing agreement against title to the lot and files a notice in the Land Title Office;

- d) in addition Section 20.42.4.2.b, provides 68 moderate income limits **residential rental tenure dwelling units** on the **site**; and
 - e) enters into a **housing affordability agreement** with respect to the **dwelling units** described in Section 20.42.4.2.d and registers the **housing affordability agreement** against title to the **lot** and files a notice in the Land Title Office.
3. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**: common bicycle, personal mobility scooter, garbage and recycling facilities.

20.42.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.42.6 Yards & Setbacks

1. The minimum **setback** from Bennett **Road** is 3.0 m.
2. The minimum **setback** from a **rear lot line** or **lane** is 0.0 m.
3. The minimum **setback** from a **side lot line** is 3.0 m.

20.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

20.42.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 40.0 m.
3. The minimum **lot area** is 2,400 m².

20.42.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.42.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 20.42.10.1, subject to the provision of transportation demand management measures to the satisfaction of the Director of Transportation, including the provision of 2.0 **parking spaces** on-site for car co-operative **use**, the minimum number of **parking spaces** required by this bylaw may be reduced to be calculated as follows:
 - a) for **affordable housing** residents: 0.6 **parking space** per **dwelling unit**;
 - b) for **residential rental tenure apartment housing** residents: 0.85 resident **parking space** per **dwelling unit**;

- c) for **residential rental tenure town housing** residents: 1.0 **parking space per dwelling unit**; and
- d) for **religious assembly use**: 4.3 **parking spaces** per 100 m² of **gross leasable floor area of building**, which shall be shared with residential visitors at all times.

20.42.11 Residential Rental Tenure

1. For the purposes of this **zone**, the following definitions apply:
 - a) **residential rental tenure** means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit** governed by a tenancy agreement under and that is subject to the *Residential Tenancy Act (BC)*, as may be amended or replaced from time to time.
 - b) **housing affordability agreement** means an agreement in a form satisfactory to the **City** that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for housing based on **household** income level under the terms of the agreement, that restricts the occupancy of the **dwelling unit to residential rental tenure**, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit** for a term of in perpetuity.
2. For the purposes of this **zone**, all **apartment housing** and **town housing** are restricted to **residential rental tenure** only.

20.42.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)**”.

P.I.D. 009-599-126
Lot 27 Section 16 Block 4 North Range 6 West New Westminster District Plan 20915

P.I.D. 006-199-631
Lot 362 Section 16 Block 4 North Range 6 West New Westminster District Plan 47516

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10065”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by SB.
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER