City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	December 10, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 13-649524
Re:	**Application by Polygon Development 273 Ltd. for Rezoning on a portion of 10440 and 10460 No. 2 Road from School & Institutional Use (SI) to Town Housing (ZT72) – London / Steveston (No. 2 Road)**		

Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9156, to redesignate 10440 and 10460 No. 2 Road from "School" to " Neighbourhood Residential" and "Park" in the 2041 Land Use Map be introduced and given first reading.

2. That Bylaw 9156, having been considered in conjunction with:

   - The City's Financial Plan and Capital Program; and
   - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

   is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw 9156, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation in accordance with Section 879(2)(b) of the Local Government Act.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9155, to create the "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone, and to rezone a portion of 10440 and 10460 No. 2 Road from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London / Steveston (No. 2 Road)" be introduced and given first reading.

Wayne Craig
Director of Development

MM:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Real Estate Services	☑	
Affordable Housing	☑	
Community Social Development	☑	
Parks Services	☑	
Engineering	☑	
Policy Planning	☑	
Transportation	☑	
Law	☐	

Staff Report

Origin

Polygon 273 Development Ltd. has applied to rezone a 3.04 ha. (7.51 acre) portion of a 5.26 ha. (13.0 acre) site at 10440 and 10460 No. 2 Road as shown on Attachments 1 and 8 from "School & Institutional Use (SI)" to a site-specific "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone to permit a 133-unit townhouse development on a proposed Parcel 1. The applicant's preliminary site plan for the townhouse development provides for a density of 0.76 FAR or 22,993 m^2 (247,496 ft^2). The remaining 2.17 ha. (5.36 acres) of the site will maintain the current "School & Institutional Use (SI)" zoning and be transferred to the City as follows:

- Proposed Parcel 2, with an area of 0.335 ha. (0.83 acres), on which a community child care facility and entry plaza will be constructed adjacent to No. 2 Road.
- Proposed Parcel 3, with an area of 1.82 ha. (4.5 acres) that includes the 9 m (30 ft.) wide east-west greenway and a 1.72 ha. (4.26 acre) addition to the existing London/Steveston Park.
- The design of the park would be subject to a separate City park planning process with Council considering approval of the Park Concept Plan prior to rezoning adoption.

An amendment to the Land Use Map in Attachment 1of the Official Community Plan (OCP) is also required.

Referral from Planning Committee

The above-noted application was previously considered at the October 21, 2014 Planning Committee meeting. At this meeting, Committee passed the following referral:

That the staff report titled Application by Polygon Development 273 Ltd. for Rezoning on a Portion of 10440 And 10460 No. 2 Road from School and Institutional Use (SI) To Town Housing (ZT72) – London / Steveston (No. 2 Road, dated October 15, 2014, from the Director, Development, be referred back to staff to examine the following:

(1) *the integration of the affordable housing units within the proposed development;*
(2) *the layout of the proposed development including the placement of the greenway, community child care facility and access to the park land;*
(3) *the effects of the proposed development on traffic in the area and the addition of left turn lanes along No. 2 Road and Wallace Road;*
(4) *the possible effects of the height of the proposed buildings and setback on adjacent properties and trees;*
(5) *the development's drainage requirements;*
(6) *increasing community awareness of the park land and greenway;*
(7) *providing open community access to the park; and*
(8) *adding more opportunities for public consultation;*

and report back.

In response to the Planning Committee Referral, the following Staff Report includes a discussion of the applicant's two (2) revised development options considered, the additional public consultation undertaken and revised development concept being now presented to Planning Committee. A summary of the response to the Planning Committee Referral is included below.

Planning Committee Referral Summary	
Referral Item	**How Addressed**
1. The integration of the affordable housing units within the proposed development.	The revised plan integrates the 12 affordable units with the market housing with pairs of affordable units provided within six (6) buildings that include market units. This is compared to the previously proposed two (2) affordable-only housing buildings. The location of the Affordable Housing units is shown in Attachment 8.
2. The layout of the proposed development including the placement of the greenway, community child care facility and access to the park land.	The development plan has been revised so that the child care facility has been moved to north-west corner of the development on No. 2 Road with a direct connection to the revised Greenway along the north property line.
3. The effects of the proposed development on traffic in the area and the addition of left turn lanes along No. 2 Road and Wallace Road.	In addition to installation of a full traffic signal, the applicant has agreed to construct both the north and south bound left turn lanes on No. 2 Road instead of leaving them to be constructed at a future date as previously proposed
4. The possible effects of the height of the proposed buildings and setback on adjacent properties and trees.	The total north building setback from the adjacent residential lots has been increased from 6.0 m (20 ft.) to 12.0 m (40 ft.) (including the 9.0 m (30.0 ft) Greenway width and 3.0 m (10.0 ft.) townhouse setback to the Greenway). The proposed south building setback from the adjacent residential lots has been increased from 6.0 m (20 ft.) to 9.0 m (30 ft.). The townhouse units along both of the north and south interfaces are limited to two (2) stories to further reduce visual effects on the adjacent single-family homes. Further shadow studies were completed showing substantially reduced shadows on the adjacent single-family homes (Attachment 8).
5. The development's drainage requirements.	The applicant will be required to prepare on-site servicing plans as part of the Building Permit plans for the retaining walls needed to raise the site grade to meet the City's flood construction level. Perimeter drainage plans are required as part of these Building Permit plans.

Referral Item	How Addressed
6. Increasing community awareness of the park land and greenway.	Prior to consideration of adoption the rezoning, the City Parks Division will be undertaking a public process to involve the public in the design of the park and greenway to help ensure that their design is consistent with the community's needs. The Park Concept Plan will considered for approval by Council prior to rezoning adoption.
7. Providing open community access to the park.	The proposed greenway and entry plaza will be designed so as to invite the public from No. 2 Road into the proposed park addition via the proposed North Greenway. Furthermore, the proposed Greenway is now to be in City ownership instead of being located within a statutory right of way on the townhouse site as previously proposed.
8. Adding more opportunities for public consultation.	The applicant hosted a third public information meeting on December 2, 2014. Staff attended this meeting as observers and to answer any questions. A summary of the third Open House is provided in Attachment 4. There will also be the above-noted parks planning public process to be undertaken before rezoning adoption.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 2.

Surrounding Development

- To the North: Single-family dwellings fronting onto Goldsmith Drive, regulated by Land Use Contract 011.
- To the East: Steveston / London Park zoned "School & Institutional Use (SI)".
- To the South: Single-family dwellings fronting onto Spender Drive and Dylan Place zoned "Single Detached (RS1/E)".
- To the West: Single-family dwellings fronting onto No. 2 Road zoned "Single Detached (RS1/B)" and "Single Detached (RS1/E)".

Related Policies & Studies

Richmond Official Community Plan (OCP) – Schedule 1

The Richmond Official Community Plan (OCP), Land Use Map, Attachment 1 to Bylaw 9000 designates this subject site as "School". This land use designation permits a range of educational facilities from elementary schools to college to accommodate the former Steveston Secondary School. The amendments to the OCP Land Use Map include:

- *Redesignation from "School" to "Neighbourhood Residential":* This proposed redesignation will allow the rezoning to the "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone to accommodate the proposed townhouse development on Parcel 1.
- *Redesignation from "School" to "Park":* This proposed change is to recognize the proposed community child care facility and entry plaza on the proposed Parcel 2 adjacent to No. 2 Road and the proposed park on Parcel 3 that is to be added to London/Steveston Park. No rezoning of Parcels 2 and 3 is required as the current "School & Institutional Use (SI)" allows the proposed park and child care uses.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m. above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on Title of the development site prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The applicant will be building 12 affordable housing units with a total floor area of at least 1,451m^2 (15,620 ft^2) as a voluntary community amenity contribution in lieu of the standard 2.00/ft^2 affordable housing contribution that applies to townhouse developments. Details on the proposed affordable housing are provided later in this report.

Consultation

OCP Amendment Bylaw Preparation

General: Staff have reviewed the proposed OCP amendment bylaw with respect to the Province's Local Government Act and City's OCP Bylaw Preparation Consultation Policy No. 5043.

School District: According to Consultation Policy No. 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school-aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). As this application only involves 133 multiple-family housing units, no referral is required. However, as the School Board owns the site, a copy of this report will be sent to School District staff for their information.

General Public Consultation:

The applicant held three (3) Public Information Meetings on February 19, April 2 and December 2, 2014 at the adjacent Steveston-London Secondary School which City staff attended. At the first meeting, the applicant presented a conceptual development layout and at the second meeting, a more detailed concept was presented that responded to previous public and City staff comments.

For each meeting, the proponent placed advertisements in two (2) consecutive editions of the Richmond Review prior to each meeting, and conducted a large Canada Post mail drop to 2,292 homes to within approximately 300 m of the site to Lassam Road in the west, 300 m to Williams Road to the north and 300 m to Steveston Highway to the south and within 500 m to Gilbert Road to the east. The applicant has provided summaries of the Public Information Meetings (Attachments 3 and 4).

February 19, 2014 Meeting: According to the applicant's consultation summary report (Attachment 3), approximately 155 people attended the meeting; with 70 people submitting comment cards with responses as follows: 25 positive, 33 neutral and 12 negative responses. Comments from those in attendance were largely related to:

- Positive comments on the proposed public park and indoor amenity space, with some residents wanting to ensure useable park space is provided.
- Positive comments on creating a pedestrian/cycling Greenway through the centre of the development.
- Concern about traffic generated by the development's driveway aligned with the No. 2 Road and Wallace Road intersection.
- Positive comments on fewer, but larger townhouses being proposed.
- Concern over the impact of three (3) storey height of the townhouses and development drainage on the residences to the north and south of the site.
- Concern over rodents on the existing school site spreading to adjacent properties, particularly after demolition of the school.

April 2, 2014 Meeting: According to the applicant's consultation summary report (Attachment 3), approximately 109 people attended the meeting; with 25 people submitting comment cards with responses as follows: 15 positive, 7 neutral and 3 negatives responses. Comments from those in attendance were largely related to:

- Support for a community amenity facility of some type on No. 2 Road, but with questions about what use the City wished to see for the space.
- Positive comments on the height of the townhouses being reduced to one (1) and two (2) storeys adjacent to the residences to the north and south of the site.
- Further concern about traffic generated by the development from the driveway aligned with the No. 2 Road and Wallace Road intersection.
- Further concerns over rodents on the existing school site.

December 2, 2014 Meeting: In response to the October 21, 2014 Planning Committee Referral, the applicant hosted a third meeting on Tuesday, December 2, 2014 from 5 pm to 8 pm at Steveston-London Secondary School. The meeting was a drop-in, open house format with 16 display boards (Attachment 4) with the applicant's team and five (5) City staff from the Development Applications, Policy Planning, Parks, Community Social Development and the Transportation Divisions on hand to answer questions.

At the meeting, two (2) development options were presented that responded to the October 21, 2014 Planning Committee Referral. Both options included 133 units (including 12 affordable housing units) and a child care facility located at the north-west corner of the site, but allowing for the same floor area as previously proposed. The key different features of each option are as follows:

- Option A: North Greenway

  - One (1) proposed City-owned 9.0 m (30 ft.) greenway adjacent to the north property line from No. 2 Road to the proposed park.
  - A further 3.0 m (10 ft.) north side building setback from this greenway, creating a total 12.0 m (40 ft.) setback from the site's north property line.
  - A 9.0 m (30 ft.) building setback from south property line.
  - A looped main internal driveway within the townhouse development leading from the main driveway entrance on No. 2 Road.
  - A short pathway connection between the existing off-site pathway to the south and No. 2 Road.

- Option B: Dual North and South Greenways

  - Two (2) proposed City-owned 6.0 m (20 ft.) greenways adjacent to the north and south property lines leading from No. 2 Road to the proposed park.
  - A further 3.0 m (10 ft.) building setback from each of the greenways, creating a total 9.0 m (30 ft.) setback from both the north and south property lines.
  - Two (2) main internal driveways leading from the main driveway entrance on No. 2 Road.

According to the applicant's consultation summary report and staff's observations, approximately 64 people attended the meeting. As noted in Attachment 4, 40 people (63% of those attending) completed surveys as follows:

- 19 surveys Option A (North Greenway)
- 14 surveys Option B (North & South Greenways)
- 7 surveys Other

For members of the public wanting more time to consider the two (2) options, the applicant took email addresses to send the display board to the public and receive public comments back until December 8, 2014.

The applicant attended with nine (9) staff and consultants, including their architects, landscape consultant and transportation consultant. While the meeting was hosted by the applicant, it should also be noted that staff reviewed the applicant's presentation materials, survey form and notice (Attachment 4).

In summary, staff are of the opinion that the Option A (North Greenway) concept, preferred by the public, addresses the October 21, 2014 Planning Committee referral as summarized in the table above and discussed further below in this report. Thus, staff has included the Option A concept within the proposed zoning and OCP amendment bylaws for Council's consideration.

Public Input and Applicant Response

A notice board has been posted on the subject property to notify the public of the proposed development. In addition to the comments provided at the open house, staff have received a number of responses from the public in relation to this application. Some property owners have raised concerns regarding the land use change from secondary school to townhouse use. Leading up to the October 21, 2014 Planning Committee meeting, staff received written correspondence from seven (7) nearby residents on a number of occasions. A 35-name petition was also presented to Council just prior to the October 21, 2014 Planning Committee and a 13-name petition that was received just after the October 21, 2014 Planning Committee meeting (Attachment 10). As of December 9, the City has received further correspondence from 19 residents at 10 addresses:

- Emails from two (2) residents.
- A petition/letter signed by two (2) residents.
- Form letters from two (2) residents.
- A petition/letter signed by five (5) residents from the same address.
- Two (2) petition/letters signed by eight (8) residents at four (4) different addresses.

The following provides a summary the main concerns and discusses how these concerns are addressed in the proposed revised development concept.

- *Concern*: Possible shadowing of the proposed townhouse units onto existing single-family homes.
  Response: The applicant has stepped each end townhouse unit down; with a portion of each unit being one (1) storey and the remainder of the unit being two (2) storeys. The proposed total townhouse setback from the adjacent residential lots on the north side of the development has been increased from the previous 6.0 m (20 ft.) to 12.0 m (40 ft.) which includes the 9.0 m (30.0 ft.) greenway. The previous 6.0 m (20.0ft.) setback has also been increased to 9.0 m (30 ft.) on the south side of the development (Attachment 8). These increased setbacks are larger than the setbacks required in most single-family zones and much greater than the 3.0 m (9.8 ft.) to 4.5 m (14.8 ft.) setback required in other new townhouse developments.

  Also, the applicant had re-oriented the development to ensure that there is more open space adjacent to the neighbouring properties. This approach provides for a more open interface between the development and adjacent residences, and will block less sunlight as shown on the shadow diagram in Attachment 8.

- *Concern:* The amount of additional traffic generated by the proposed 133 townhouse units in comparison to the former secondary school use.
  Response: The applicant's traffic consultant has prepared a comprehensive Traffic Impact Study (TIS) that has been reviewed and accepted by City Transportation staff. Resulting from this review, the applicant had agreed to construct a full function traffic signal at the current intersection of No. 2 Road with the development's driveway and Wallace Road. Furthermore, although the TIS indicated that left-turn lanes on No. 2 are

not warranted at this time with the development, the applicant has agreed to construct both the north and south bound left turn lanes on No. 2 Road instead of leaving them to be constructed at a future date.

- *Concern:* Ensure that the current school playing field to the east of the school is maintained as open park space.
  Response: The proposed development includes 2.17 ha. (5.36 acres) of land to be transferred to the City, with the general area of the existing school playing field to be preserved as a contiguous 1.72 ha. (4.26 acre) park space and connected 9 m (30 ft.) wide east-west greenway located along the north side of the site. This greenway is now proposed to be provided as additional City park instead of the previously planned statutory right-of-way over private land. A further public park planning process will be undertaken by the City to determine the general design of the park and this greenway. Council approval of the resultant Park Concept Plan will be required.

- *Concern:* There are existing rodent populations spreading throughout the neighbourhood when the school is demolished.
  Response: The applicant has undertaken a pest control program well in advance of demolition of the school and will be undertaking further pest control measures in advance of and during the demolition of the school.

- *Concern:* Applicants are permitted to host public information meetings to receive public input as part of the City's rezoning process, but there is little City involvement in these meetings.
  Response: The applicant's public information meetings are only part of the public consultation process (see Development Review Process display board within Attachment 4). Other public involvement is facilitated by the development application signage, receiving calls and correspondence from the public, public input at Planning Committee and Council and at the formal Public Hearing.

  Public information meetings for rezoning applications are held by rezoning applicant. Following this process, City staff attended all three (3) of the applicant's meetings.

  For the third meeting on December 2nd, City staff took a more active role and provided a display board explaining rezoning process and opportunities for public consultation. Furthermore, staff reviewed the applicant's display boards, survey forms and public notices before the meeting. As noted above, staff from five (5) City divisions attended the third meeting where they listened and responded to public questions and concerns as well as observed the meeting generally.

In summary, the applicant has undertaken a number of measures to address the above concerns as well as the October 21, 2014 Planning Committee Referral. Staff are of the opinion that the revised development Option A, preferred by the public at the December 2, 2014 meeting, has adequately addressed these concerns and comments. Should this application receive first reading, a Public Hearing will be scheduled.

Staff Comments

Transportation and Site Access

The proposed development site, including the proposed townhouse component and child care facility, will have one (1) vehicle driveway at the No. 2 Road / Wallace Road intersection. The OCP indicates that a "Pedestrian Link" should be established from this intersection to the proposed London/Steveston Park addition on the proposed Parcel 2.

The applicant will complete the following upgrades to No. 2 Road:

- Install a full traffic signal in place of the current pedestrian-only signal.
- Widen No. 2 Road to construct north and south bound left turn lanes for traffic turning onto Wallace Road and into the proposed development site.
- Provide improved crosswalks with special markings for bicycles travelling from Wallace Road to the proposed greenway through the development site to London/Steveston Park.
- Construct a 2.0 m wide sidewalk separated from No. 2 Road with a minimum 1.5 m boulevard with grass and street trees.
- Construct a further 6.0 m wide greenway connection with a 3.0 m wide pathway adjacent to No. 2 Road leading north from Wallace Road to the proposed east-west greenway on the north side of the development adjacent to the above-noted No. 2 Road sidewalk and boulevard.
- Construct a lay by off No. 2 Road to allow for large commercial and moving trucks to park to serve the townhouse development.
- Provide a 3.3 m dedication across the entire No.2 Road frontage for the above-noted left turn lanes with a minimum 0.65 m wide SRW for the sidewalk adjacent to No. 2 Road and loading bay.

It should be noted that no Road Works DCC credits available for any of the works or road dedication.

Lastly, the applicant will be providing a contribution of $60,000 for the City's construction of two (2) bus shelters.

Engineering

The City's Engineering Department has determined the scope of upgrades to existing services and the extent of new services that are required to service the proposed development to be undertaken by the applicant, as listed below. Further details will be specified at the Servicing Agreement stage. A general description of the required works includes:

Storm

- Reinstate any existing drainage connection within the portion of the development that is to be transferred to the City as park.

Sanitary

- Upgrade the existing Oeser sanitary pump station to current standards and install a new underground BC Hydro three (3) phase power line to the pump station to be coordinated with BC Hydro to determine the route for this upgrade which may pass through statutory right-of-ways (SRWs) on the development site or be via the existing roadway network.
- Provide a 4.5 m (15 ft.) wide utility SRW along the entire length of the north and south property lines of the site.

Water

- Replace portions of the existing 200 mm diameter asbestos-cement watermain on No. 2 Road based on the review of the proposed No. 2 Road transportation and private utility works.
- Install an additional hydrant on the No. 2 Road frontage to meet the City's standard spacing.
- Remove the existing water lead and hydrant that are located near the north property line of the site.

General Servicing Elements

- Removal of an existing BC Hydro end pole with its overhead primary lines which will require undergrounding to accommodate the proposed driveway/entrance on No. 2 Road.
- Underground the existing private utility poles, lines and/or the installation of pre-ducting for private utilities which may include rights-of-ways on the development site to minimize impact on public space.
- Install street lighting required for all interim and permanent road and sidewalk works; the extent of which is to be assessed by the developer's consultants during the Servicing Agreement process.

Also, as the developer will be constructing the child care facility on Parcel 2, the developer will also be responsible for any child care facility site servicing requirements under a Servicing Agreement.

Tree Retention

The applicant has provided an Arborist Report for the existing trees on the site which has been reviewed by the City's Tree Preservation Coordinator.

Of note, the applicant's Tree Preservation Plan, included in Attachment 7, identifies two (2) trees that can be retained through the proposed Development Permit process with and the remaining 16 trees with a diameter over 20 cm (8 in.) to be removed.

Removal of ten of these 16 trees is due to the No. 2 Road widening and the alignment of the development's driveway with Wallace Road. A further four (4) trees are to be removed as they are within the revised townhouse building locations. The final two (2) trees are planned to be removed as they are in marginal condition and are within the Child Care facility site.

The two (2) trees to be retained include:

- A large double-trunked Deodar Cedar where special design considerations have been taken in creating a very large 9.0 m (30 ft.) wide landscaped median within the development's proposed driveway entrance at No. 2 Road to protect this tree.
- A large Douglas Fir tree south of driveway entrance in front of one of the townhouse buildings.

A landscape plan will be prepared through the required Development Permit application for the proposed townhouse development on Parcel 1 with the final design for the proposed townhouse development to accommodate the tree protection.

The applicant will submit a tree survival security to the City in the amount of $21,000. This security includes $20,000 for the first tree within the driveway median to be replaced with a specimen quality large tree and $1,000 for replacement of the second tree on a 2:1 basis should these trees not be able to be retained through the Development Permit and Building Permit processes.

None of the proposed trees to be retained are located with the current No. 2 Road allowance.

Analysis

Proposed OCP Amendment and Rezoning

As discussed above, the subject 5.26 ha. (13.0 acre) site is currently designated as "School" under the OCP and zoned "School & Institutional Use (SI)". Section 3.5.5 of the OCP recognizes that there will be a possible change of use for the former Steveston Secondary School site and includes the following statement in this regard:

> "The future use of the former Steveston Secondary School—TBD with School Board, City and Community discussion."

The proposed OCP land use designation change and zoning amendment reflect these planning expectations and are summarized as follows:

- Townhouse Development on Parcel 1: This parcel is proposed to be redesignated to "Neighbourhood Residential" under the OCP to allow rezoning to a new site-specific "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone to permit the subject 133-unit townhouse project.

- Child Care Facility/Entry Plaza on Parcel 2 and Park on Parcel 3: These parcels are proposed to be re-designated to "Park" under the OCP with the current "School & Institutional Use (SI)" being maintained. Both parcels will be transferred to the City as rezoning considerations.

Community Amenity Contribution

The applicant wishes to rezone a portion of the subject site to permit townhouses with a base density of 0.55 FAR with the provision of a 0.21 FAR density bonus in exchange for specific community amenities. In seeking this 0.21 FAR density bonus, the applicant has agreed to a community amenity contribution package that includes construction of a community child care facility and provision of on-site affordable housing units. The total value of the community amenity contribution package is estimated to be approximately $7.0 million as discussed below.

Community Child Care Facility: The proposed child care facility on Parcel 2 will be secured, designed and constructed by Polygon following a restrictive covenant to be registered on the Title of Parcel 1 (the applicant's development parcel). Legal terms will include:

- Submission of a security for the child care facility in the amount of $3,300,000 (the City's estimated cost of the child care facility) prior to final adoption of the zoning amendment bylaw.
- Contribution of $100,000 to the City prior to adoption of the zoning amendment bylaw for the City's design review and project management costs during the approval and construction stages of the child care facility.
- Completion of the child care facility to the City's satisfaction prior to issuance of a permit granting occupancy for any of the final 40 dwelling units or registration of the final phase within a Phased Strata Plan for the development on Parcel 1, whichever comes earlier.
- Construction to occur under a Building Permit with City staff approval of the design and construction details in accordance with the City's Child Terms of Reference included in the Rezoning Considerations (Attachment 9).

The child care facility will:

- Accommodate a minimum of 37 children of various ages (e.g., infant to school age).
- Be designed to be Net Zero (with no net energy use) or be LEED Silver equivalent, the approach to be confirmed through the design process.
- Include indoor activity space with a floor area of at least 511 m^2 (5,500 ft^2).
- Include outdoor activity space with a minimum area of 464.5 m^2 (5,000 ft^2).
- Include parking meeting the City's requirements and all other site landscaping.
- Provide access through the development's main driveway to No 2. Road and a loading bay off of No. 2 Road, both secured for public and City access through separate SRWs.

Affordable Housing: The applicant will construct 12 affordable rental townhouse units with a total floor area of at least 1,451 m^2 (15,620 ft^2). The affordable housing units will comprise a minimum of 6.0% of the total residential floor area of the 133-unit townhouse development on Parcel 1. The revised development concept now includes six (6) buildings having two (2) affordable housing units amongst a total of five (5) to six (6) units per building (see units labelled "AF" in Attachment 8). As agreed with Community Services staff, the revised unit

locations disperse the 12 affordable units within the development as compared to the previously proposed two (2) affordable housing buildings with six (6) affordable units each.

These affordable units will be secured under the City's standard Housing Agreement and restrictive covenant. The developer, future owners and occupants of the affordable housing units are subject to the Housing Agreement and restrictive covenant with the owners enjoying full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement and covenant apply in perpetuity and provide for 12 low-end market rental affordable units each consisting of three (3) bedroom, three (3) storey affordable housing units with double tandem garages as outlined in the following table. The agreement and covenant require that the first six (6) affordable housing units must be completed prior to occupancy of any unit within the townhouse development and that last six (6) affordable housing units be completed prior to occupancy of any of the last 40 units in the development.

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income
Three-Bedroom Townhouse with Enclosed Double Garages (floor area not included)	12	117.5 m^2 (1,265 ft^2)	$1,437	$57,500 or less

It should be noted that the minimum units sizes are larger than the 91 m^2 (980 ft^2) specified for three (3) bedroom units in the City's Affordable Housing Strategy, but will maintain the same maximum resident household incomes and rents for such units as set out in the Strategy.

Benefit to the Broader Community: The proposed community amenity package provides a good opportunity to meet identified community needs by locating affordable housing and a child care facility in a single townhouse development site in a complementary manner.

Specifically, Community Services staff have identified the following factors that support the proposed child care:

- The 2009-2016 Richmond Child Care Needs Assessment and Strategy identified infant and toddler care spaces as the highest priority need for Richmond.
- According to the 2011 Canada Census, Steveston has 3,505 children 0 – 12 years old and Blundell has 2,040 children. The child population for Steveston is the second highest in Richmond and Blundell is the fourth highest.
- Steveston has 730 children under two years old, with 32 licensed spaces of infant/ toddler licensed group care spaces. Blundell has 370 children under two years old, with 28 infant/ toddler licensed group care spaces.
- Child care was identified as the preferred community amenity at the Open House for the proposed townhouse development, hosted by Polygon on February 19, 2014.

The provision of 12 affordable townhouse units fulfills a need for affordable housing by:

- Exceeding the City's current Affordable Housing Strategy (AHS) requirements, while also supporting key objectives of the Social Development Strategy, addressing the needs for a range of age groups in a single development.
- Providing larger affordable units that are suitable for multi-generational families with children and older parents.
- Dispersing the 12 affordable housing units in six (6) pairs of adjacent units.
- Providing the opportunity for the City to secure large three (3) bedroom affordable townhouse units with a minimum size of 117.5 m^2 (1,265 ft^2), well exceeding the minimum three (3) bedroom unit size of 91 m^2 (980 ft^2) provided in the AHS.

The proposed amenity package has a total value of approximately $7.0 million based on a costing review of the affordable housing component by the City's economic consultants and an assessment of the child care facility by the City's Project Development and Community Services staff. In summary, proposed development of 133 townhouse units is providing much needed community social amenities which will enhance Richmond's social fabric, and substantially exceed the amenity contributions of similar development in Richmond.

Parks and Public Realm

The proposed development provides for a varied public realm comprised of three (3) distinct components as outlined below.

Entry Plaza Adjacent to No. 2 Road: An Entry Plaza will be located adjacent to No. 2 Road and the development's driveway. The Entry Plaza will open up and clearly invite the public onto the Greenway that connects No.2 Road with the London/Steveston Park to the east.

The developer will be required to prepare a landscape plan and construct the following under the Servicing Agreement:

- A 3.0 m (10.0 ft.) wide universally accessible paved pathway within the portion of the Greenway adjacent to No. 2 Road for public access 24 hours-a-day to accommodate pedestrians, bicycles and City maintenance vehicles.
- High quality site furnishings, way-finding signage, pedestrian lighting, decorative paving, trees and plant material, and storm water management measures.
- Public Art elements that reflect the school history of the site along the Greenway and Entry Plaza as determined by a Public Art Plan.
- Creative multi-functional site furnishings and signage.

Greenway: The Greenway commences at the Entry Plaza with a 3.0 m (10.0 ft.) cycling and walking path heading north along the child care site adjacent to No. 2 Road. The Greenway then proceeds east along the north side of the site within a 9.0 m (30.0 ft.) wide strip of proposed City park land to connect to the proposed London/Steveston Park addition to the east.

Park Addition: The City's Parks Department will engage consultants to develop a comprehensive Park Plan for the 1.82 ha. (4.50 acre) addition to the London/Steveston Park and the east-west section of the Greenway along the north side of the site. This Park Plan will be brought forward

to Council for review and consideration of endorsement prior to adoption of the rezoning. The applicant will be providing up to $30,000 for the City's consultant fees required to complete the Park Plan for which the applicable will be eligible for Park Development DCC credits to this amount.

The Rezoning Considerations provide for two (2) options of either the applicant constructing the park under a Servicing Agreement based on the above-noted Park Plan or the City electing to do this work. If the applicant constructs the park, it will be eligible for Park Development DCCs to a maximum payable by the development. The City will contribute to the any direct park construction costs, as approved by Council in the Park Concept Plan, that are beyond the Park Development DCCs payable by the development.

Other Pathway Connections:

In addition to the proposed east-west Greenway connecting No. 2 Road to the park , the development will provide public pedestrian and bicycle access to the current pathways leading into the site as shown on Attachment 8 as follows:

- South Walkway Connection: There will be a new pathway connecting the current pathway from Dylan Place to No. 2 Road. Public access will be secured through a 3.0 m (9.8 ft.) wide SRW on the development site.
- North Walkway Connection: The current pathway from Goldsmith Drive directly connects to the proposed Greenway along north side of the development site.

Public Art

In response to the City's commitment to the provision of Public Art, the applicant will be undertaking a Public Art Plan to provide Public Art elements, reflecting the history of the site, on the Greenway on Parcel 3 and the Entry Plaza on Parcel 2. The Public Art will have a value of based $0.77/ft² (estimated at $197,188). Provision of Public Art will be coordinated between the developer and the City's Public Art Coordinator, and secured prior to adoption of the rezoning.

Private Amenity Space

The applicant is proposing 434 m^2 (4,675 ft^2) of outdoor amenity space with a portion adjacent to No. 2 Road and a portion adjacent to the development's 185 m^2 (2,000 ft^2). Together, these amenity areas function as central gathering spaces for the townhouse complex and will be reviewed further during the Development Permit process.

Energy Efficient Development

There will be a covenant registered on Title the requires that the proposed development is designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency and that the dwellings are pre-ducted for solar hot water heating. The covenant also requires that a report by a Certified Energy Advisor be prepared, certifying that the design of all of the units will meet the Ener-guide 82 criteria, to be submitted with the Development Permit prior to it being forwarded to Development Permit Panel for consideration.

Universal Access

To assist in ensuring accessibility is an option for residents, the applicant will be required to include the following accessibility measures:

- Provide 14 "Convertible Units" (being the split level end units adjacent to the north and south property lines)which include the following features:
    - Wider doors to facilitate wheelchair movement through the unit.
    - Set heights for accessible electrical outlets.
    - Greater clearances for easier access to items such as bathroom fixtures.
- Ensure that the 12 affordable housing units are "Barrier Free Units" including features such as wheel-in shower stall in one bathroom, grab bars in washrooms, lower countertops, kitchen work surfaces with knee space below, accessible appliances and cupboards, and wider circulation areas.
- Ensure that all townhouse units are to provide "aging in place" features such as additional blocking in bathroom walls for the future installation of grab bars, lever door handles, and wide door openings to facilitate access for walkers and wheelchairs.

The above-noted specifications and units will be identified and reviewed during the Development Permit and Building Permit stages.

Form and Character of the Development

The developer proposes to construct a total of 133 townhouse units (including one (1) caretaker suite) within 29 buildings on Parcel 1. Development Permit approval to the satisfaction of the Director of Development for the proposal is required prior to rezoning adoption. The proposed development includes the following elements including:

- A range of seven (7) different neo-traditional buildings designs is provided to avoid repetition of buildings forms.
- The 120 market units will have average floor areas of approximately of 186 m^2 (2,000 ft^2).
- Typical building heights of three (3) storeys with lower (2) storey units adjacent to the north and south property lines.
- The buildings adjacent to the single-family homes to the north and south include two (2) storey units with parts of each unit dropping to one (1) storey. These buildings have also been oriented so that not more than 26% of the north property line and 19% of the south property line is faced by townhouses.
- The proposed total north building setback from the adjacent residential lots has been increased from 6.0 m (20 ft.) to 12.0 m (40 ft.) when including the 9.0 m (30.0 ft. Greenway width and 3.0 m (10.0 ft.) townhouse setback to the Greenway.
- The proposed south building setback from the adjacent residential lots has been increased from 6.0 m (20 ft.) to 9.0 m (30 ft.).
- A 6.0 m (19.8 ft.) minimum setback to No. 2 Road and 3.0 m (10 ft.) setback to the proposed park on Parcel 3 with most buildings proposed to be setback further.
- There will be wide garden mews of at least 12.0 m (39.5 ft.) separating the townhouse buildings with front yards and entry doors leading to common pathways located at the centre of each mew.

- Most buildings will have internal setbacks of 5.0 m (16 ft.) to the development's common drive aisles. In many cases, this will allow for additional outside car parking on the unit driveways and larger landscaped islands between the driveways.
- The 120 market units will include side-by-side double garages, the 12 affordable housing units will have tandem double garages and the one (1) caretaker suite will have two (2) outside spaces.
- The total of 293 parking spaces for the townhouse development meeting the zoning bylaw requirements.

At Development Permit stage, elements to be addressed include:

- The smaller-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- The landscape and grading interface of the townhouse development with the adjacent residential areas to the north and south, No. 2 Road and the proposed park to the east. Overall form and character of the common indoor amenity building.
- The design of the common outdoor amenity space, including children's play areas. Detailed design of on-site roads to accommodate moving, recycling and fire trucks.
- Decorative paving treatments and alignment of sidewalks, curbs, and boulevards.
- Visitor parking location to ensure safe vehicle and pedestrian movement.

Financial Implications

The Engineering Department confirms that the Operational Budget Impact (OBI) is negligible for this project. The Community Services Department estimates the City' share of the OBI for major elements of the child care facility will be approximately $30,000 to $35,000 per year under a lease to a non-profit child care operator. It should also be noted that the applicant will be eligible for Park Acquisition and potentially Park Development DCC credits at the time of building permit issuance.

Conclusion

The applicant's revised development project includes 133 units that are designed to be Energuide 82 energy efficient and solar hot water ready in a variety of building forms that respond to the neighbourhood context.

In particular, the revised development concept includes larger setbacks to the north and south property lines, City ownership of the re-located North Greenway connection to London/Steveston Park and the integration of the 12 affordable housing units with the market units as part of the applicant's community amenity contribution. The applicant's community amenity contribution also consists of a 511 m^2 (5,500 ft^2) community child care facility in a new location at the north-west corner of the development site.

Together, these changes, along with additional public information meeting held on December 2, 2014, address the issues identified by the public and Planning Committee at its October 21, 2014 meeting.

The development will secure the transfer of 2.17 ha. (5.36 acres) land to the City for the London/Steveston Park addition, a public entry plaza and child care facility on No. 2 Road. A Public Art Program, with elements reflecting historic school use of the site, will help to tie the entry plaza, greenway and park together.

Lastly, the proposed development provides for the full traffic signalization of the current No. 2 Road intersection the project's driveway and the existing Wallace Road to the west to allow for safer vehicle circulation.

In summary, the proposed development provides for approximately 40 percent of the site as park and publicly accessible open space, includes building forms that respond to the adjacent neighbourhood and provides for significant community amenities.

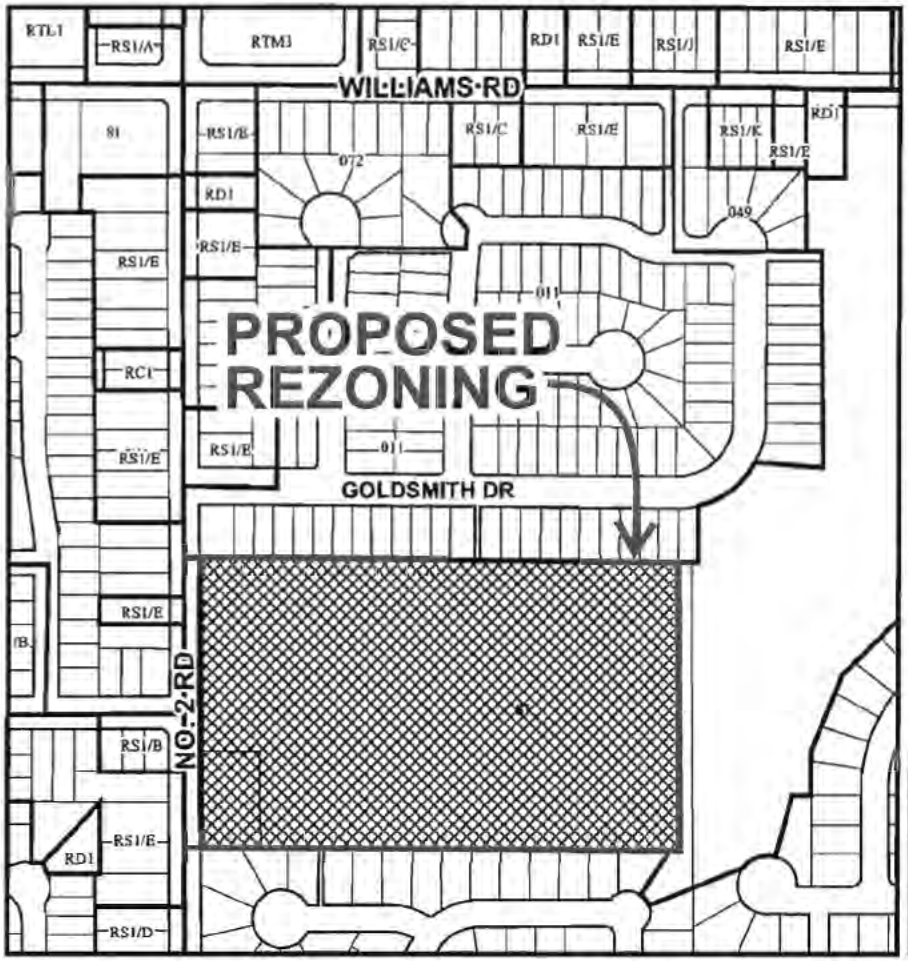
On this basis, it is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 9155 and Zoning Bylaw 8500, Amendment Bylaw 9156 be introduced and given first reading.

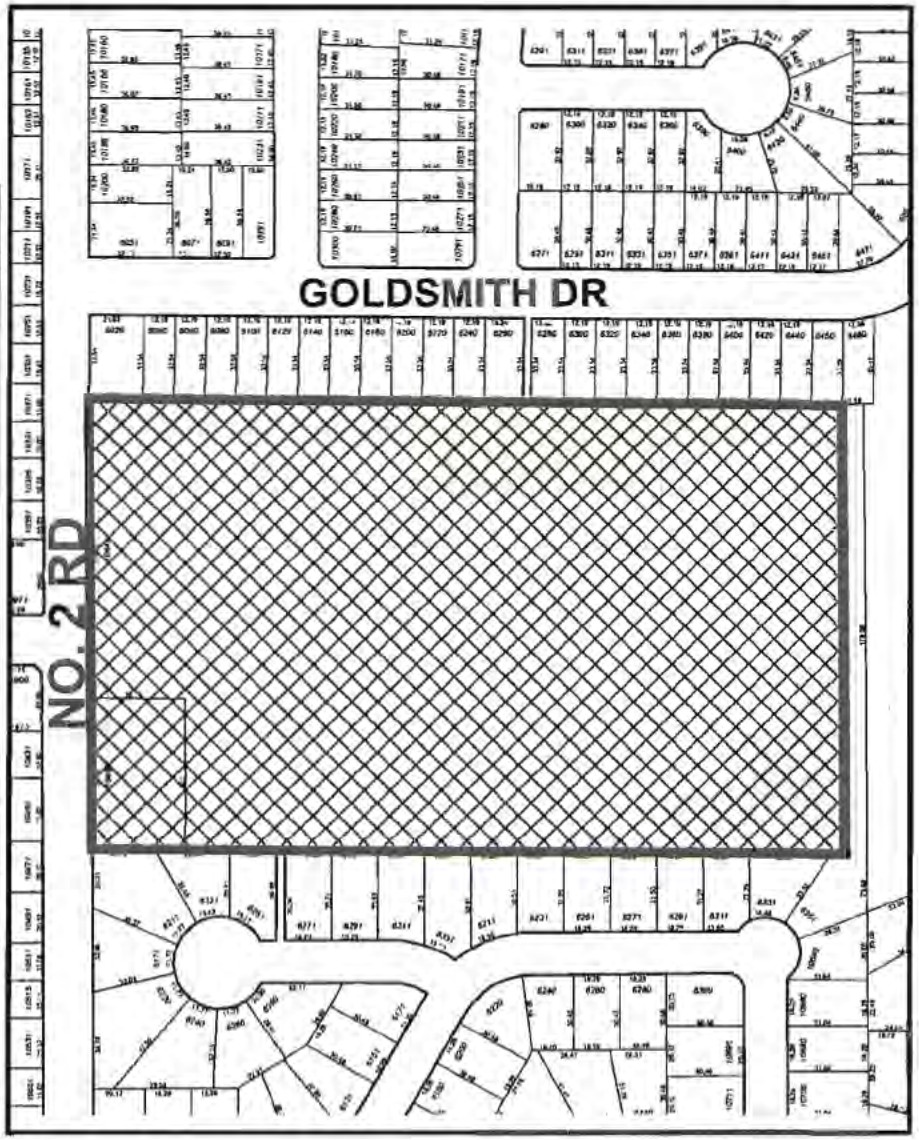
Mark McMullen
Senior Coordinator-Major Projects
(604-276-4173)

MM:blg

Attachments:
Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: February 19 and April 2, 2014 Public Information Meeting Summaries
Attachment 4: December 2 Public Information Meeting Summary, Survey and Display Boards
Attachment 5: Previous Site Plan (October 21, 2014 Planning Committee)
Attachment 6: Revised Draft Subdivision Plan
Attachment 7: Revised Tree Retention Plan (December 2, 2014)
Attachment 8: Revised Site Plan, Sections & Shadow Analysis (December 2, 2014)
Attachment 9: Rezoning Considerations
Attachment 10: Correspondence Received from the Public (Received up to October 21, 2014)
Attachment 11: Correspondence Received from the Public (Received Oct. 22 to Dec. 10, 2014)

City of Richmond





RZ 13-649524

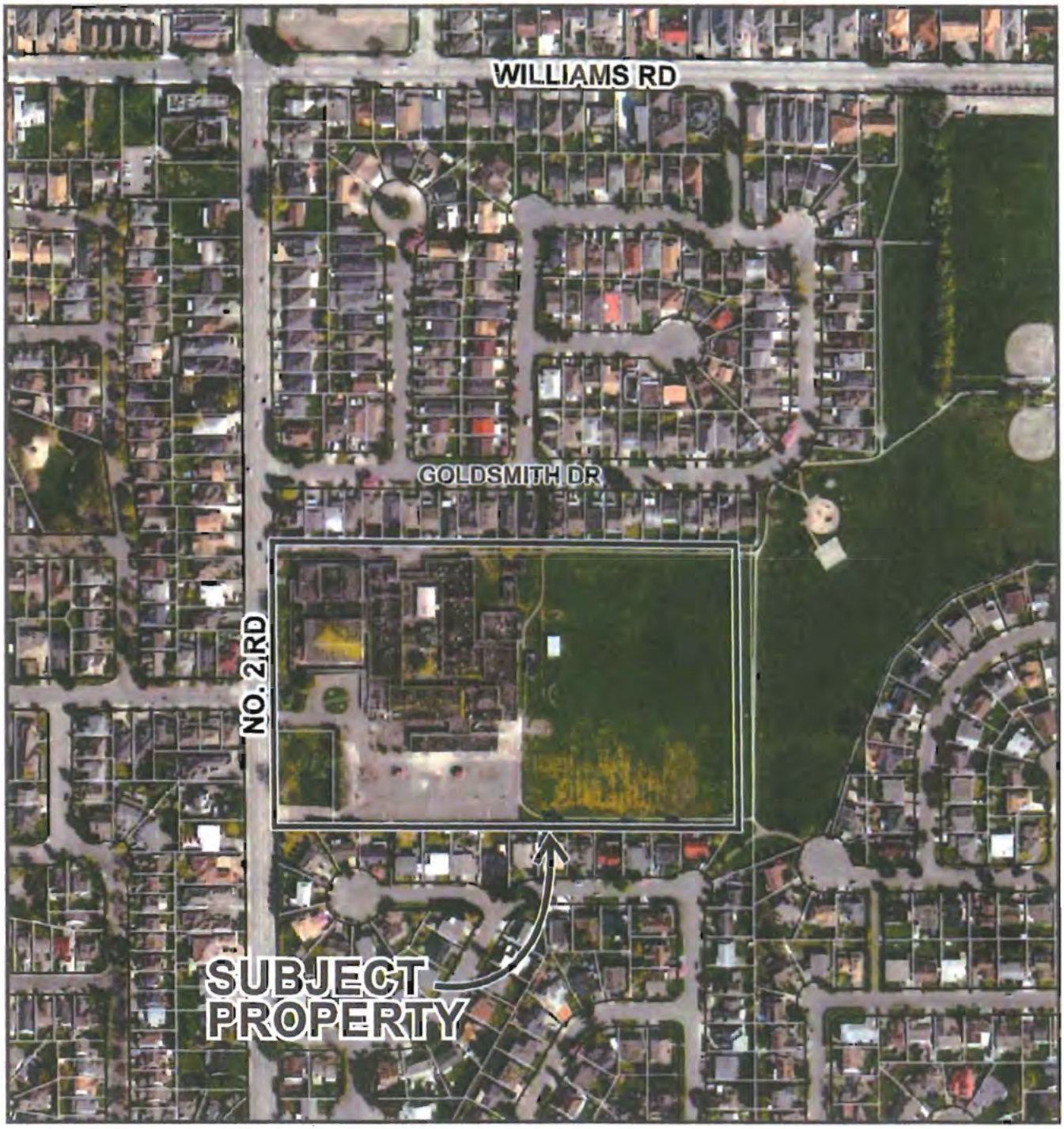
Original Date: 11/12/13

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

City of
Richmond



RZ 13-649524

Original Date: 11/12/13

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 13-649524 **Attachment 2**

Address: 10440 and 10460 No. 2 Road

Applicant: Polygon Development 273 Ltd.

Planning Area(s): No. 2 Road

	Existing	Proposed
Owner:	School District No. 38	Polygon 273 Development Ltd.
Site Size (m^2):	Entire 52,468 m^2	Parcel 1 (Dev. Lot) - 30,430 m^2 Parcel 2 (Childcare)- 3,348 m^2 Parcel 3 (Main Park) -- 18,178 m^2 Road Dedication - 512 m^2
Land Uses:	Secondary School	Townhouses, Park, Childcare
OCP Designation:	"School"	Neighbourhood Residential", "Park"
Zoning:	"School & Institutional Use (SI)"	Parcel 1 rezoned to "Town Housing (ZT72) – London / Steveston (No. 2 Road)"; Parcels 2 & 3 remain "School & Institutional Use (SI)"
Number of Units:	none	133
Other Designations:	N/A	N/A

On Future Subdivided Parcel 1	Bylaw Requirement	Proposed	Variance
Density (units/ha.):	N/A	43.75 units/ha.	none permitted
Floor Area Ratio:	Max. 0.76 FAR	0.76 FAR	none permitted
Lot Coverage – Building:	Max. 40 %	37%	none
Lot Size Under ZT72 Zone (min. dimensions):	29,000 m^2	30,430 m^2	none
Setback – Front Yard (West) (m):	Min. 6.0 m	Min. 6.5 m	none
Setback – Side Yards(North) (m):	Min. 3.0 m	Min. 3.1 m	none
Setback – Side Yards(South) (m):	Min. 9.0 m	Min. 9.1 m	none
Setback – Rear Yard(East) (m):	Min. 3.0 m	Min. 3.2 m	none
Height (m):	11.0 m	10.36 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R) and 0.2 (V) per unit	2.0 (R) and 0.20 (V) per unit	none

On Future Subdivided Parcel 1	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	293 for townhouse 9 for childcare	293 >9 for childcare	none
Tandem Parking Spaces:	Permitted	none	none
Amenity Space – Indoor:	100 m^2	185 m^2	none
Amenity Space – Outdoor:	6.0 m^2 per unit (min.)	3.26 m^2 per unit	none
Other:	$21,000 for replacement tree security.		

ATTACHMENT 3

POLYGON

Polygon Development 273 Ltd.

Memorandum

To:	CITY OF RICHMOND PLANNING DEPARTMENT	**Copies:**	Neil Chrystal Scott Baldwin Clive Mason
From:	CHRIS HO POLYGON DEVELOPMENT 273 LTD.		
Subject:	**STEVESTON – RICHMOND SCHOOL BOARD SITE**		
File Ref.:		**Date:**	Feb. 23, 2014

Summary - Public Information Meeting 1 – Steveston London Secondary School
February 19th, 2014 (6:00pm – 8:00pm)

Attendees : 155 (see attached sign in sheets)
Number of Households invited: 2,200

Written comments received :

25 Positive
33 Neutral
12 Negative
70 Total

Themes/Issues (as derived from written and verbal interaction):

1. **Park**
   - Positive response on confirmation that Park/Community Facility totaling 5 acres will be dedicated to the City as public amenities
   - Positive response on location of the park on east side of site adjacent to existing open area
   - Passive programming of park confirmed vs. active sports field programming
   - Infrastructure suggested for the passive park include:
     - Children's play area
     - Walking trails
     - Landscaped pathways with seating

- Exercise stations on pathways
- Passive water feature (ponds etc.)

2. **Community Amenity Building**
   - Facilities desired in order of preference
     - Daycare
     - Community Centre with Fitness/Sports Facilities
     - Library

3. **Central Pedestrian Greenway/Access to site/Traffic**
   - General preference for pedestrian access only to park vs. vehicular access
   - Immediate neighbours reactions mixed – slight majority preferred central greenway which would control pedestrian traffic away from their rear yards while others preferred pathways on edges to create greater buffer to their homes
   - Neighbors to the west expressed concerns with existing condition of vehicular access to No. 2 Road – would prefer some type of signalization at new intersection
   - Concern raised with increase in traffic created from new townhome project – however there was an understanding/acknowledgement that the new project traffic would be less than what the school had previously generated

4. **Existing School Structure**
   - Demolish existing structure as soon as possible – rodents/pest are a current problem
   - Need to control rodents/pest when demolition occurs

5. **Townhomes**
   - Architectural character/detail studies well received
   - Preference from immediate neighbours for lower structures adjacent to their homes
   - Larger sizing of townhomes (approximately 2,000sf proposed) was well received
   - Master on the main floor desired by interested purchasers
   - Some concern with 3 storey height due to shadowing/privacy concerns
   - Ensure new development has enough parking for both residents and visitors
   - Some concern with potential flooding if site is filled – need for storm water management
   - ensure that sanitary sewers are adequate acknowledgement however that old school requirements were greater than new project
   - many enquiries about future pricing – there were several interested potential purchasers attending
   - private clubhouse (gatehouse style) well received – preference for caretaker suite confirmed

Conclusion

The meeting was well attended and the general consensus and atmosphere of the information presented was positive. There was strong positive response about the form of development being townhomes. The only concern with the townhome form from the immediate neighbours was in regards to height and the possibility of the loss of their view, loss of privacy and increase in shadowing.

As with most new developments there were concerns raised about traffic, but this was addressed by comparing it to the previous traffic generated from the school. The greater concern with traffic was more focused on having sufficient parking for the new townhome project residents and their visitors. There was debate amongst the immediate neighbours regarding the preference of having the central pedestrian greenway which takes pedestrian traffic away from their private rear yard or if the greenways should be adjacent to their rear yards thereby creating a greater buffer to the proposed new townhomes.

The public park and its proposed location was very well received and there was almost universal confirmation for it to be a 'passive' park. The community facility was also well received, although the interest in it was not as great as the park.

With the general positive nature of this meeting, we feel we can proceed to developing the project in greater detail to present again to the public. Indications are that if we do not 'stray' from the conceptual plans presented, the proposed project should continue to receive general support from the neighbourhood.

Thanks

Chris Ho
Polygon Development 273 Ltd.

POLYGON

Polygon Development 273 Ltd.

Memorandum

To:	CITY OF RICHMOND PLANNING DEPARTMENT	**Copies:**	Neil Chrystal Scott Baldwin Clive Mason
From:	CHRIS HO POLYGON DEVELOPMENT 273 LTD.		
Subject:	**STEVESTON – RICHMOND SCHOOL BOARD SITE**		
File Ref.:		**Date:**	April 7th, 2014

Summary - Public Information Meeting 2 – Steveston London Secondary School April 3rd, 2014 (6:00pm – 8:00pm)

Attendees :	109 (see attached sign in sheets)
Number of Households invited:	2,200
Written comments received :	15 Positive 7 Neutral 3 Negative 25 Total

Themes/Issues (as derived from written and verbal interaction):

1. **Park**
   - Minimal enquiries at this PIM regarding the park
   - Just one comment only that there is a shortage of sports fields

2. **Community Facility Building**
   - It was confirmed that the City of Richmond still had to confirm the actual function and use
   - Preference by neighbours that access to the community facility should accessed of No. 2 road instead of through Wallace project entrance to both take away traffic from that entry point and to reduce traffic that would separate the pedestrian greenway from No. 2 Road.

3. **Central Pedestrian Greenway/Access to site/Traffic/Public Art**
   - Neighbours pleased that pedestrian greenway was public in perpetuity
   - After further thought neighbours pleased that pedestrian traffic will be focused through the centre of the site vs. traffic against their rear yards
   - Neighbors to the west again expressed concerns with existing condition of vehicular access to No. 2 Road – would prefer full signalization at new intersection – main concern was in the morning in combination with drop offs at the Elementary School west of No. 2 Road.
   - Concern eased with increase in traffic created from new townhome project due to presentation of facts from Bunt Engineering – strong recognition and understanding that the new project traffic would be less than what the school had previously generated
   - Positive responses to Public Art idea which is to address the legacy of Steveston High School
   - Steveston High School Alumni attended and offered ideas around the public art piece

4. **Existing School Structure**
   - Repeated concerns regarding rodents at vacant school
5. **Townhomes**
   - Very positive responses to the perimeter units introduced as two story townhomes
   - Shadow studies showed minimal effect of shadowing on neighbours from two story townhomes
   - Neighbors were pleased with updated townhome orientation (side) to maximize privacy on neighboring lands
   - Two car garages in typical unit plans and meeting visitor parking requirements addressed the majority of any overflow parking concerns
   - potential flooding of neighbouring sites addressed with the section details provided showing how fill would transition to neighbours and the confirmation of new perimeter storm drainage
   - required access for the City of Richmond was pointed out on the side yards to service the existing storm drainage on the neighbours properties on City ROW's.
   - future pricing range provided as $400 to $450psf which did not come as a surprise to attendees
   - private clubhouse (gatehouse style) again well received – strong preference again for caretaker suite confirmed

Conclusion

The meeting was again well attended although less than the first public information meeting. The general consensus and atmosphere was markedly even more positive than the first meeting. Neighbours adjacent to the development site were pleased with the perimeter homes being introduced as two storey townhomes with a side orientation. This addressed the previous shadow and privacy issues raised. Many concerned neighbours became potential purchasers.

Traffic was addressed and confirmed through our Traffic Engineers presentation which showed how the new development would generate much less traffic than Steveston High School did. There were still concerns from surrounding neighbours that a full signal should be installed for Wallace and No. 2 Road. Immediate neighbours expressed a desire for the community facility building to be accessed directly off No. 2 road.

Parking concerns were addressed when it was confirmed that all townhomes would provide a two car garage and that all require visitor parking would be provided. The typical unit plans were well received and there was an acknowledgment that the average size of the townhomes (2,000sf) was appropriate and that the price range quoted ($400 to $450psf) was not unexpected.

The Public Art concept which is to celebrate the legacy of Steveston High School and its students was very well received. Steveston High School Alumni were invited and attended. The Alumni were pleased with the concept and some offered to participate in the Public Art process.

I believe that the second Public Information meeting was very successful. The atmosphere and environment was more positive than the first meeting. The attendees appreciated the introduction of details which addressed previous concerns raised at the first meeting. I believe the process has worked well and that we can now move to the formal City approval process with confidence in the concepts we have proposed.

Thanks,
Chris Ho
Polygon Development 273 Ltd.

POLYGON

Polygon Kingsley Estates Ltd.

Memorandum

To:	CITY OF RICHMOND PLANNING DEPARTMENT	**Copies:**	Neil Chrystal Scott Baldwin Clive Mason
From:	CHRIS HO POLYGON KINGSLEY ESTATES LTD.		
Subject:	**STEVESTON – RICHMOND SCHOOL BOARD SITE**		
File Ref.:		**Date:**	December 10, 2014 (Updated)

Summary - Public Information Meeting 3 – Steveston London Secondary School
December 3rd, 2014 (5:00pm – 8:00pm)

Attendees :	64 (see attached sign in sheets)
Number of Households invited:	2,200
Written comments received:	19 Option A 14 Option B 7 Undecided 40 Total

Note – There were no additional comments received between December 3rd and December 10th Additional information was forwarded to 3 neighbours via e-mail

Themes/Issues (as derived from written and verbal interaction):

1. **Option A**
   Description
   - Dedicated 30' public walkway along north property line from No. 2 road to New Park
   - 10' building setback from dedicated north 30' public walkway
   - 30' building setback from south property

   Public Comments
   - Positive response to increased set back at North Side of Property
   - Residents responded well to landscaped walkway through north setback
   - Sufficient lighting along north setback for safety reasons requested

2. **Option B**
   Description
   - Dedicated 20' public walkway along both north and south property from No. 2 road to New Park
   - Additional 10' building setback on from both dedicated 20' public walkways

Public Comments

- Possibility of additional loop pathway throughout site to facilitate walking
- Positive response to having two public entrances to park
- Two walkways will decrease the amount of school kids taking the north path.

3. **Traffic and Parking**
   - Positive response to installing the full traffic light
   - Residents concerned about new purchasers parking along goldsmith dr. and would like to see increased visitor parking

4. **Demolition of School**
   - Neighbors pleased that pest control is underway
   - Many attendees requested accelerated demolition of the old school

5. **General Comments**
   - Attendees appreciated the openness and approachability of all Polygon and City staff present
   - Neighbors are happy with the style and feel of the development
   - Community amenity well received, residents pleased that there is no pool
   - Some initial opposition to rental units in the community
   - Select neighbors would prefer centre pathway through the development
   - Attendees would like to see project move forward without any further changes

Conclusion

The meeting was well attended and the overall consensus and atmosphere was positive. The residents responded well to the information and options available for their review.

The majority of the attendees preferred Option A with the public walkway to the North side of the property. Many residents responded positively to having a wider setback which allows for more creative landscaping along the walkway for a more enjoyable user experience. Attendees who chose Option B preferred having two public accesses to the park and felt that it would facilitate more walking throughout the development.

With the general positive outlook at this meeting, we feel we can proceed to develop the project in greater detail. The public would like to see this project move forward without any further changes and we will continue to receive general support from the neighbourhood.

Thanks

Chris Ho
Polygon Kingsley Estates Ltd.

2A

POLYGON

INFORMATION MEETING

GROUP: Steveston High School

DATE & TIME: Tuesday, December 2nd, 2014

LOCATION: Steveston-London Highschool

	NAME	ADDRESS	PHONE NUMBER	EMAIL
1.	GREY CHAN	5999 ANDREWS RD.	416-720-8017	UCHANG@SHAW.CA
2.	Johnson Yyong	5970 EAST BLVD. VAN. BC	604-671-9277	johnsonyyong@gmail.com
3.	R. Nevs III	6900 Gainsborough Dr Rich	604 275 7646	dand rkeis@C
4.	A.L. SISON	6700 GOLDSMITH DR.	604-275-3039	SISONBOO4@YAHOO.CA
5.				
6.	Jim + Norma Wilson	6340 CONSTABLE	604 241 1276	
7.	Ken & Bev Gelhorn	6500 Whitecaik Dr.	604-274-7720	
8.	Ali Dinc	31-6300 Alder St. Ric	604-207-1162	
9.	Arzu Dinc	" "	"	
10.	Michael Wolko	9731 Odlin Road Richmond	778-887-9341	bogbom@gmail.com
11.	K-Thaw	6680 Gainsborough Dr.		
12.	TCrowe	CITY OF RICHMOND	—	—
13.	E. Wong	5340 Williams Road Ric	—	—
14.	David Deamer	4604 St. Brides Place, Rich	604-780-7910	ddeamer@telus.net.
15.	Lou van Dam	6211 SPENDER DR Ricc	604 277-7696	Dam7696@SHAW.CA.
16.	Mr+Mrs Bayling	8540 Fairbank Cres Richmond	604 275 0741	mbayling@gmail.com
17.	CONG, LI	6451 Williams Rd	778-877-2318	QLADA@hotmail.com
18.	Helen & Frankie chan	6311 spender Drive, Richmond	604-	—
19.	Linda Cen	6180 > Goldsmith Rd.	—	—
20.	patrick Cen	6180		

21

POLYGON

INFORMATION MEETING

GROUP: Steveston High School

DATE & TIME: Tuesday, December 2nd, 2014

LOCATION: Steveston-London Highschool

	NAME	ADDRESS	PHONE NUMBER	EMAIL
21	POWERS GUO	5970 E Boulevard	604-649-3666	powersguo@gmail.com
22	THERESA VLACHOS	26-10111 GILBERT Rd. Rich BC	604-272-6902	
23	CAROLE ENG	5999 Andrews Rd.	—	carole.eng5@yahoo.com
24	WINSTON MELDER	6320 GOLDSMITH DRIVE	604-274-3824	WFMELDER@YAHOO.CA
25	ANDREW HUI	6311 Goldsmith Drive		amkhui@shaw.ca
26	D+L HORSMAN	10731 Reynolds Drive	604-272-4482	—
27	SADIA REDDY	6040 GOLDSMITH DRIVE	604 / 821 0441	—
28	STEVE MAY	6240 GOLDSMITH DR.	604-272-5066	SMAY@TELUS.NET
29	BOB SAUNDERS	9480 WHITEOAK GATE	604-272-595-3	—
30	May Pang	6300 Goldsmith Drive		maychan_ca@yahoo.com
31	Terry Kaplan	3088 Francis Rd.	604-247-8892	terry_kaplan@telus.net
32	Tamara Melder	6320 Goldsmith Dr.	604-274-3824	tmmelder@yahoo.ca
33	[illegible]	6100 Spender Dr	604 274 873	[illegible]
34	[illegible]	6100 Spender DR	604 2741873	
35	Baljeet Kheshedra	6651 Gainsborough Dr.		
36	Kevin McDonell	6311 Sheridan Rd		
37	Jeff Price x2	10440 Whistler Pl		
38	BILL GRAITDEN	5621 - WAGTAIL AVE, RMD		
39	MONITA SIT	10711 Reynolds Dr, Rich	604-241 8212	monitasit@gmail.com
40	MARTIN MCCONNELL	10560 GAUNT CRT RMD	604 2749537	MMCCONNELL@telus.net

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POLYGON

INFORMATION MEETING

DATE & TIME: Tuesday, December 2nd, 2014

GROUP: Steveston High School

LOCATION: Steveston-London Highschool

	NAME	ADDRESS	PHONE NUMBER	EMAIL
41	Wu GE	6271 Spender Dr.	604 272-5839	
42	[illegible]	〃	〃	
43	[illegible]	—	—	
44	[illegible]	13631 Blundell	604.273.6159	de-Whalen@hotmail.com
45	[illegible]	10520 HEATHER DR		
46	[illegible]			
47				
48	Joan Carl Hoffman	10440 Reynolds		
49	[illegible]	10380 Reynolds		
50	ANNA LEVIN	18 7551 MINORU BLVD	604 831 8487	alevin@sd38.bc.ca
51	Julie Ranak	6211 Dylan Place	6042716211	
52	Cathy Li	9544 Thomas Dr.	604-241-3182.	
53	Newton Abramoff	43-6245 Sheridan Rd		
54	Michael Khoo	10564 Kozier Drive	778.297.0101	mkhoo38@gmail.com
55	Doug HENNING	6591 GAINSBOROUGH	271 2588	—
56	[illegible]	5340 Hollywood Rd,	604 275 3883	
57	KEN DER	10891 BAMBERTON DR	604 [illegible] 9536	
58	Nelson Cabrera	6440 Goldsmith Dr.	604-241-4070	
59	Shaideh Kavim X2	5595 Steveston Hwy	604 272-0322	
60	Norma Lee	7091 Kimberley Dr	604-274-3641	Lormadm@shaw.ca

SURVEY CARD

POLYGON
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Optional Section:

Name: Mr. ❑ Mrs. ❑ Ms. ❑ _____

Address: _____

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: _____

Which site plan do you prefer? ❑ Option A ❑ Option B

What do you like most about the proposed development option you have chosen.

_____

_____

What do you think needs to be changed in the proposed development option you have chosen.

_____

_____

Do you have other general comments on the proposed development options?

_____

_____

_____

_____

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ MICHAEL KHOO

Address: 10564 Kozier Drive

City: Rmd Postal Code: V7E 5L8

Telephone: 778.297.0101 Business:

Email: mkhoo38@gmail.com

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

See below + walkway north side of the development

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

(1) Glad to hear that a Full Traffic Light will be installed

(2) Pest control – has been initiated ☑ great → and, more as demo approaches.

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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ WAYNE COLLINGE

Address: 5615 WALLACE RD.

City: RICHMOND Postal Code: V7E 2C4

Telephone: 604-275-6727 Business:

Email: COLLINGE4@SHAW.CA

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

LOOKS LIKE A BEAUTIFUL DEVELOPMENT.

What do you think needs to be changed in the proposed development option you have chosen.

WALKWAY DOWN CENTER OF COMPLEX TO LINE UP WITH STREET CROSSING

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐

Address: 5615 WALLACE RD.

City: RICHMOND Postal Code: V7E2C4

Telephone: 604-275-6727 Business:

Email: collinge4@shaw.ca

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

POTENTIAL BEAUTIFICATION of PATHWAYS! HOPEFULLY!!

What do you think needs to be changed in the proposed development option you have chosen.

DENSITY SEEMS HIGH!

Do you have other general comments on the proposed development options?

STUDENT CATCHMENT IS SOUTHWEST THE CENTER WALKWAY GUIDES THEM TO THE CROSSWALK which IS important for student safety. THE PRESENT CHOICES ARE MORE DANGEROUS for CHILDREN!

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ STEVEN MAY.

Address: 6240 GOLDSMITH DR.

City: RICHMOND Postal Code: V7E 4G5.

Telephone: 604-272-5060 Business:

Email: SMAY6@TELUS.NET.

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.
INCREASED SET BACK FROM PREVIOUS PROPOSAL IS POSITIVE. FOR NORTH SIDE.

What do you think needs to be changed in the proposed development option you have chosen.
I PREFERRED THE PREVIOUS BUILDING APPEARANCE.

Do you have other general comments on the proposed development options?

REQUIRE SUFFICIANT LIGHTING ALONG NORTH SIDE WALKWAY TO PARK FOR SECURITY + SAFETY REASONS.

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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Francis Pang

Address: 6300, Goldsmith Dr.

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: francis.pang@gmail.com

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

- 40ft wide path (North portion)
~~traffic~~

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

- 133 units = too many, ~~too~~
- concern about ~~the~~ more people ~~not~~ parking their cars on Goldsmith Dr
- ~~parking~~ too much traffic ~~on Wo~~ around the area.

Additional

SURVEY CARD

POLYGON
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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ WINSTON MELDER

Address: 6320 GOLDSMITH DRIVE

City: RICHMOND Postal Code: V7E 4G5

Telephone: (604) 274-3824 Business: —

Email: WFMELDER@YAHOO.CA

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

I LIKE THE WIDER DISTANCE FROM MY PROPERTY LINE

What do you think needs to be changed in the proposed development option you have chosen.

THERE ARE NOT TOO MUCH IN MY OPINION

Do you have other general comments on the proposed development options?

I AM PLEASED WITH THE CHANGES THAT WERE MADE FROM THE LAST TWO MEETINGS AND ARE HOPEFUL THAT IT WOULD BE OKAYED

SURVEY CARD

POLYGON
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Optional Section: A

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Kathy

Address: 6280 Goldsmith Drive

City: Richmond Postal Code: V7E 4G1

Telephone: 604-279-0286 Business:

Email: xiaojuan67@yahoo.ca

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
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Optional Section:

Name: [redacted]

Address: [redacted]

City: [redacted] Postal Code:

Telephone: [redacted] Business:

Email: [redacted]

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

greater setback than previous design -

What do you think needs to be changed in the proposed development option you have chosen.

The development is too large

Do you have other general comments on the proposed development options?

The development is too large.
Foremostly, prefer conversion to city park.

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☒ Tamara Melder

Address: 6320 Goldsmith Drive

City: Richmond Postal Code: V7E 4G5

Telephone: 604-274-3824 Business:

Email: tnmelder@yahoo.ca

Which site plan do you prefer? ☒ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

I like the wider greenspace & the further distance to the buildings from the property line.

What do you think needs to be changed in the proposed development option you have chosen.

Nothing - looks good!

Do you have other general comments on the proposed development options?

I appreciate the proposed new light & crosswalk for traffic & for transit users.

Sales - please register us.

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ Boyling

Address: 8540 Fairbrook Cres

City: Richmond BC Postal Code: V7C 1T3

Telephone: 604 275 0791 Business:

Email: yboyling@gmail.com

Which site plan do you prefer? ☐ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

East facing ~~fees~~ units

What do you think needs to be changed in the proposed development option you have chosen.

nothing

Do you have other general comments on the proposed development options?

I like the fact there is no pool - keeps noise down in the neighbourhood

Unit size is great - fits the family neighbourhood of Richmond.

Sale1

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Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☐ Michael Boyling

Address: 8540 Fairbrook crt

City: Richmond Postal Code: V7C 1Z3

Telephone: 604 761 7491 Business: 604 2750741

Email: Mboyling@gmail.com

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

One public pathway on north side

What do you think needs to be changed in the proposed development option you have chosen.

Build now

Do you have other general comments on the proposed development options?

Very interested in purchasing a unit. Interested in pre-sale.

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polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☑ Monita Sit

Address: 10571 Reynolds Dr

City: RMD Postal Code: V7E 4B1

Telephone: 604 241 8214 Business:

Email: monitasit@gmail.com

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

MORE UNITS FACING EAST !

What do you think needs to be changed in the proposed development option you have chosen.

HAVE MORE VISITOR PARKING INSTALS BIG ENough for. commecial trucks / van. ~~wise~~, for service issues.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
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Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Ali Dinc

Address: 31-6300 Alder St.

City: Richmond Postal Code: V6Y4G5

Telephone: 604-207-1162 Business:

Email: aa2dinc@yahoo.ca

Which site plan do you prefer? ☒ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

Being just by a park
Nice and quiet neighborhood.

What do you think needs to be changed in the proposed development option you have chosen.

Nothing needs to be changed.

Do you have other general comments on the proposed development options?

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Sutherlands

Address: 10484 Kozier Dr

City: Richmond Postal Code: V7E5L8

Telephone: 604 272 4251 Business:

Email:

Which site plan do you prefer? ☒ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

North side. space for walkway.

What do you think needs to be changed in the proposed development option you have chosen.

N/A

Do you have other general comments on the proposed development options?

Keep housing to medium to high end

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Terry Kaplan

Address: 19-3088 Francis Rd.

City: Richmond Postal Code: V7E 5V9

Telephone: 604-247-8892 Business: 604-838-9209

Email: terry_kaplan@telus.net

Which site plan do you prefer? ☒ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

It replaces a building that has sat dormant for 7 years and provides a very distinct and visual enhancement to the property

What do you think needs to be changed in the proposed development option you have chosen.

Increased visitor parking facilities

Do you have other general comments on the proposed development options?

Very excited to see the new development. Being raised in the area, Steveston High was a big focal point of the neighbourhood. This development aims to revitalize the property and maintain the legacy of such an important historic landmark

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ David Deamer

Address: 4604 St. Brides Pl.

City: Richmond BC Postal Code: V7E 5V7

Telephone: 604-780-7910 Business:

Email: ddeamer@telus.net

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.
I like the green space provided and site layout/ public access and proposed child care.

What do you think needs to be changed in the proposed development option you have chosen.
No comment

Do you have other general comments on the proposed development options?
A great addition to this community.
Happy to see the school come down and the space be added back into the community.

SURVEY CARD

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Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ MARTIN MCCONNELL

Address: 10560 GANT COURT

City: RICHMOND Postal Code: V7E 5E9

Telephone: 604 274 9537 Business:

Email: mmcconnell@telus.net

Which site plan do you prefer? ☒ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

More ample 40 foot public access. Appearance is more impactful

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

I appreciate the openness & approachability of the Polygon staff & consultants I spoke to

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ ALEJANDRO SISON

Address: 6200 GOLDSMITH DR.

City: RICHMOND Postal Code: V7E 4G5

Telephone: 604 842-7170 Business: RETIRED

Email: SISONBODY@YAHOO.CA

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

WIDER SPACE BETWEEN MY PROPERTY & THE NEW PROJECT

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☑ May Chan

Address: 6300 Goldsmith Dr.

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: maychan_ca@yahoo.com

Which site plan do you prefer? ☑ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

_____

_____

What do you think needs to be changed in the proposed development option you have chosen.

too many units, I would like if the units can be reduced.

Do you have other general comments on the proposed development options?

Really concern about the traffic + parking issue. I don't want to see if there are lots of cars parking on Goldsmith Dr., it would be an options for issuing parking permits to residence on Goldsmith Dr.

SURVEY CARD

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Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☑ Shirdeh Kavian

Address: 5595 Steveston Hwy

City: Richmond Postal Code: V7E2K7

Telephone: 604-272-0322 Business:

Email:

Which site plan do you prefer? ☐ Option A ☑ Option B

What do you like most about the proposed development option you have chosen.

Two pathways

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

How does this development impact the traffic @ #2 and Steveston Hwy and @ Williams? Do intersection upgrades need to happen?

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Scott Meixner

Address: 5595 Steveston

City: Richmond Postal Code:

Telephone: 604 272 0322 Business:

Email: smeixner@telus.net

Which site plan do you prefer? ☐ Option A ☑ Option B

What do you like most about the proposed development option you have chosen.

Possibility of circular path around site to facilitate a loop walk

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

Would love to see incorporation of a water feature/boardwalk feel to the pathways

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Nelson Cabrera

Address: 6440 Goldsmith Dr.

City: Richmond Postal Code: V7E 4G5

Telephone: 604-241-4070 Business:

Email:

Which site plan do you prefer? ☐ Option A ☑ Option B

What do you like most about the proposed development option you have chosen.

It will keep the walking path around the park. A lot of people used it.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☐ _____

Address: _____

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: _____

Which site plan do you prefer? ☐ Option A ☑ Option B

What do you like most about the proposed development option you have chosen.

More open to the park.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ LOUISE PETERSON

Address: 10640 HOUSMAN ST.

City: RICHMOND Postal Code: V7E 4A3

Telephone: 6042747433 Business:

Email:

Which site plan do you prefer? ☐ Option A ☒ Option B

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
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Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ KEN PETERSON

Address: 10640 HOUSMAN ST

City: RICHMOND Postal Code: V7E 4A3

Telephone: 604 274 7433 Business:

Email:

Which site plan do you prefer? ☐ Option A ☒ Option B

What do you like most about the proposed development option you have chosen.

WALKWAY ON BOTH SIDE ONLY FAIR
SCHOOL KIDS WILL ALL COME MY WAY

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ MARTY & NORMA

Address: 6331 SPENDER DR

City: RICHMOND Postal Code: V7E 4A3

Telephone: 604 274 9441 Business:

Email:

Which site plan do you prefer? ☐ Option A ☒ Option B

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

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Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐ Wendy Jesson

Address: 9620 No 2 Rd

City: Richmond Postal Code:

Telephone: 604-837-7256 Business:

Email: dwjesson@shaw.ca

Which site plan do you prefer? ☐ Option A ☑ Option B

What do you like most about the proposed development option you have chosen.

Public Access down both North + South sides of development

What do you think needs to be changed in the proposed development option you have chosen.

A pathway (defined) should also be on the South side all the way down.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ PING SHI

Address: 6271 Spruce Dr.

City: RMD Postal Code: V7E 4139

Telephone: 604-272-5837 Business:

Email: cwqw649@hotmail.com

Which site plan do you prefer? ☐ Option A ☒ Option B

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen. enlarge the green park area

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Paul Ge

Address: 6271 Spender Dr.

City: Richmond Postal Code:

Telephone: 604 916 9111 Business:

Email:

Which site plan do you prefer? ☐ Option A ☒ Option B

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ PORTER

Address: 10355 SANDIFORD DRIVE

City: RICHMOND Postal Code: V7E 5S6

Telephone: 604-241-1790 Business:

Email:

Which site plan do you prefer? ☐ Option A ☑ Option B

What do you like most about the proposed development option you have chosen.

I LIKE THE TRAFFIC LIGHT IDEA + THE WIDENING OF NO. 2 ROAD FOR LEFT TURNING LANES

What do you think needs to be changed in the proposed development option you have chosen.

(1) I WOULD PREFER THE PUBLIC PATHWAY THROUGH THE CENTRE OF THE COMPLEX ← BUT IF NEED BE OPTION B PROVIDES A NORTH + SOUTH PATH TO THE PARK

Do you have other general comments on the proposed development options?

(1) I AM OPPOSED TO RENTAL UNITS IN THIS COMPLEX — THIS IS NOT A RENTAL COMMUNITY

(2) I QUESTION THE CHOICE OF CHILD CARE OVER A SENIOR CENTRE — WHICH IS A HIGHER NEED FOR OUR AREA.

(3) I REALLY LIKED THE PATH WAY THROUGH THE CENTRE OF THE COMPLEX — I WISH THAT COULD BE BROUGHT BACK

WHO IN THIS AREA WOULD WANT RENTAL UNITS TO BE ADDED TO THIS AREA!

SURVEY CARD

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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ D. HORSMAN

Address: 10731 Reynolds Drive

City: Richmond Postal Code: V1E 4B3

Telephone: 604-272-4482 Business:

Email:

Which site plan do you prefer? ☐ Option A ☒ Option B

What do you like most about the proposed development option you have chosen.

more symmetrical

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐	ROBERT SANGSTER
Address:	9480 WHITEOAK GATE
City: RICHMOND	Postal Code: V7E 6W6
Telephone: 604-272-5953	Business:
Email:	sangster@shaw.ca

Which site plan do you prefer? ☐ Option A ☒ Option B

What do you like most about the proposed development option you have chosen.

I like having paths on the north & south sides of the development

What do you think needs to be changed in the proposed development option you have chosen.

Choose option B

Do you have other general comments on the proposed development options?

I live north of the development but currently walk through the site 2-3 times / week on my morning walk. I would like to see two separate paths to be able to walk around the entire site not just one side

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐ Leslie Horsman

Address: 10731 Reynolds Dr.

City: Richmond Postal Code: V7E 4B3

Telephone: 604-272-4482 Business: _____

Email: _____

Which site plan do you prefer? ☐ Option A ☑ Option B

What do you like most about the proposed development option you have chosen.

_____

_____

What do you think needs to be changed in the proposed development option you have chosen.

_____

_____

Do you have other general comments on the proposed development options?

I would prefer that a Full walkway be available on the south side of the development as in option B.

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐ Brenda Wong

Address: 5340 Williams Rd.

City: Richmond Postal Code: V7E 1K1

Telephone: Business:

Email: brenda_k_wong@hotmail.com

Which site plan do you prefer? ☐ Option A ☐ Option B Neither

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

both plans are not appealing. They are too much row house like. Can it be a more luxury/fancy The houses can be sold for better prices and, for long term it will be a better Richmond People deserve a better Richmond.

ehodgson@polyhomes.com

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ Julie Ranada

Address: 6211 Dylan Place

City: Richmond Postal Code: V7E3Y9

Telephone: 604 271 6211 Business:

Email:

Which site plan do you prefer? ☐ Option A ☐ Option B NEITHER

What do you like most about the proposed development option you have chosen.
BOTH ARE WORSE THAN WHAT WAS PRESENTED IN THE SECOND OPEN HOUSE. NOW WE HAVE A BIG CHUNK OF TOWNHOUSES TO WALK AROUND

What do you think needs to be changed in the proposed development option you have chosen. PUT IT BACK TO THE SECOND OPENHOUSE VERSION

Do you have other general comments on the proposed development options?
I CAN'T BELIEVE THAT THE CITY IS OVERRIDING THE NEIGHBOURHOOD'S PREFERENCES. NOW WE HAVE ONE MONOLITHIC CHUNK OF TOWNHOUSES TO CIRCUMNAVIGATE. ~~BEFORE~~, we had a pathway through the middle to divide it and make it fit better. And nicer landscaping in the old version for all to enjoy!

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Ethan Rawda

Address: 6217 Dyke Rd

City: Richmond Postal Code: V7C 3G9

Telephone: 778 554 Business:

Email:

Which site plan do you prefer? ☐ Option A ☐ Option B ☑ 2nd open house

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

The second open house plan was better for community - togetherness because the public could access the park thru the main middle through-fare creating a more robust, inclusive housing project.

The Community center on the south side was a lot better for traffic access.

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☐ LORENZ JAVIER

Address: DYLAN PL

City: RICHMOND Postal Code: V7E3Y4

Telephone: 604 314 8962 Business: 604 314 8698

Email:

Which site plan do you prefer? ☐ Option A ☐ Option B neither !

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

(2nd open house)

Do you have other general comments on the proposed development options?

The original plan was better with the park access / boulevard in the middle because contrary to new proposal plans (A & B) there is more community feeling fostered by opening the whole project in the middle in a more welcoming way rather than relegate the park-goers to the side & fostering an exclusivity aura of the residential project. The community Ctr. should stay where it was for better traffic management.

A15

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ DOUG HENNING

Address: 6591 GAINSBOROUGH DRIVE

City: RICHMOND Postal Code: V7E3Z2

Telephone: 271-2588 Business: —

Email: —

Which site plan do you prefer? ☐ Option A ☐ Option B

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

SHOULD HAVE BEEN A CENTRAL
1) RCMP HEADQUARTERS
2) A HIGH END DEVELOPMENT
LIKE HUNTLEY WYND
OR
OSTERLY PARK

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Wolfe

Address: 9731 Odlin Road

City: Richmond Postal Code: V6X 1E1

Telephone: 778-887-9341 Business: —

Email: bogberry@gmail.com

Which site plan do you prefer? ☐ Option A ☐ Option B ☒ Neither

What do you like most about the proposed development option you have chosen.

n/a

What do you think needs to be changed in the proposed development option you have chosen.

n/a

Do you have other general comments on the proposed development options?

Richmond needs community features other than more of what Polygon offers. You should sell the land to the city of Rmd so they can provide the needed public health facilities ie old age care homes, 2nd Rmd Hospital community activity centres in the existing building footprint. The existing green space should remain intact.

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ T. VLACHOS

Address: 26-10111 GILBERT RD.

City: RMD. Postal Code: V7G 2H2

Telephone: _____ Business: _____

Email: _____

Which site plan do you prefer? ☐ Option A ☐ Option B NEITHER NOR

What do you like most about the proposed development option you have chosen.

What do you think needs to be changed in the proposed development option you have chosen.

Do you have other general comments on the proposed development options?

No

City Development Review Process

The City Rezoning Process
(This addresses land use and density)

Applicant Submits Rezoning Application
- Notification Signage is posted on site advising residents of the application.

City Staff Technical Review
- Public amenity and technical issues addressed (e.g. roads, drainage sewers, etc.).

Public Consultation (we are here now)
- Open House hosted by applicant.
- Open House notices mailed to neighbours.
- City receives correspondence and calls from public.

City Planning Committee Meeting
- First step in Council's formal consideration of a rezoning application.
- The Committee is composed of five City Council members.
- Public may attend.

City Council Meeting
- Considers Planning Committee recommendation.
- May give First Reading and forward to a Public Hearing.
- Public may attend.

Public Hearing
- Formal statutory Public Hearing held by Council following the Local Government Act (LGA).
- Council considers all verbal and written submisssions.
- Notices mailed to neighbours within 50m of the site as per the LGA.
- Two newspaper advertisements.
- Council considers giving Second and Third Bylaw Readings (Note: Council may not receive further correspondence nor comment after the Public Hearing and Third Reading as per the LGA).

Applicant Completes Rezoning Considerations

Council Considers Final Adoption of the Bylaw to Complete Rezoning

Polygon Homes Application To-Date

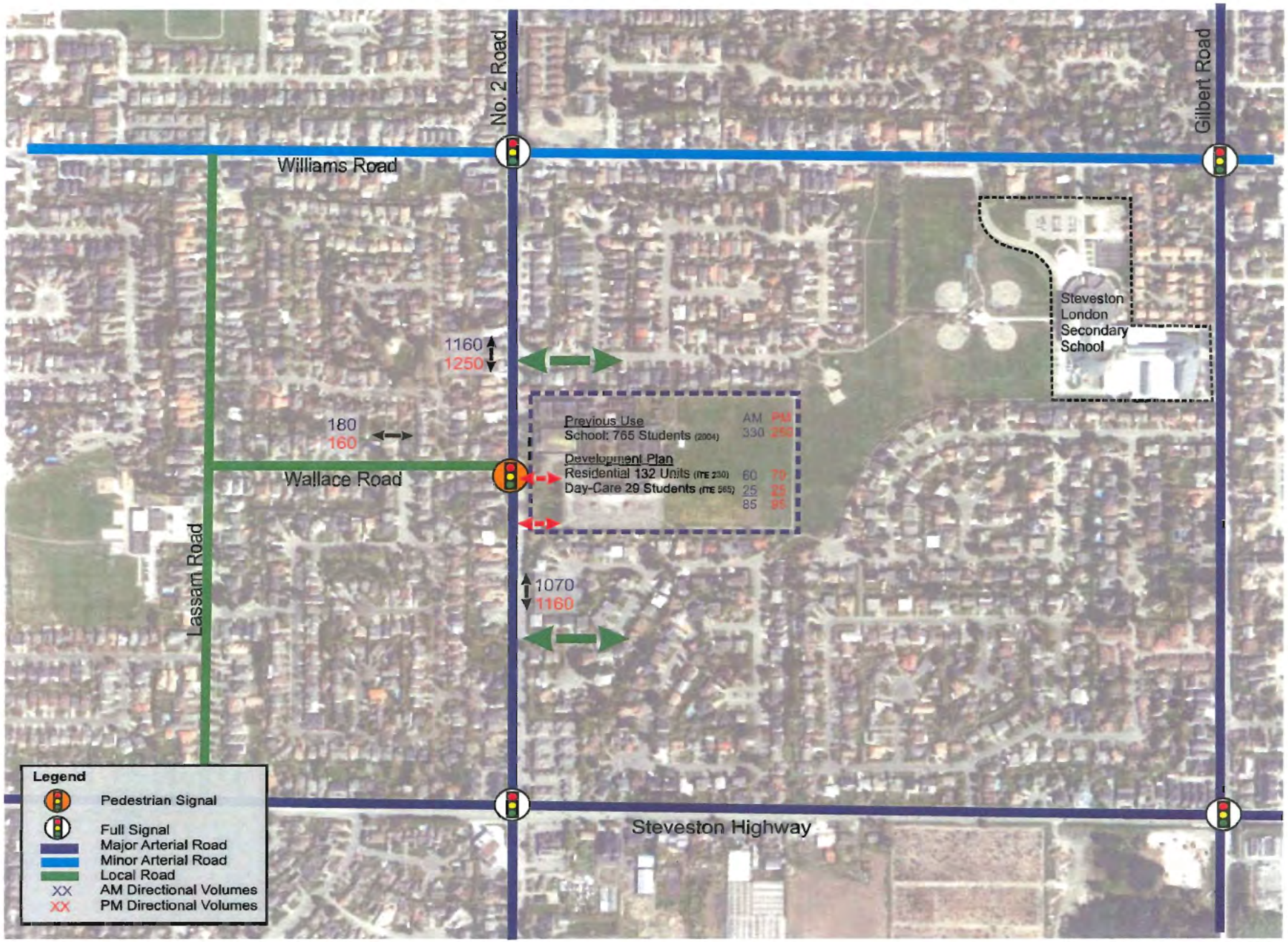
November 2013 – Polygon Homes Ltd. submitted the rezoning application.

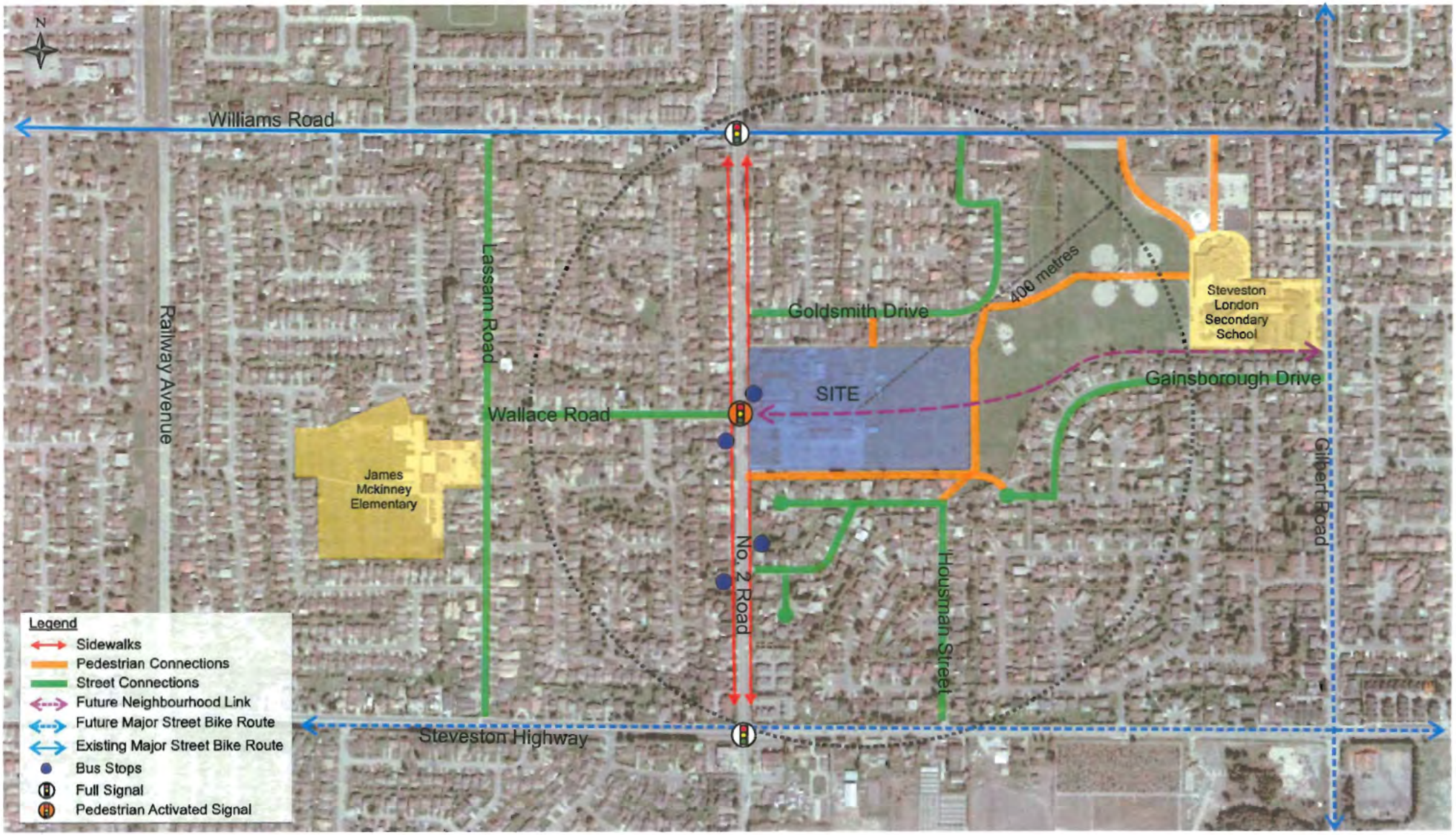
Polygon Homes hosted two Open Houses on February 23 and April 2, 2014, on draft conceptual plans.

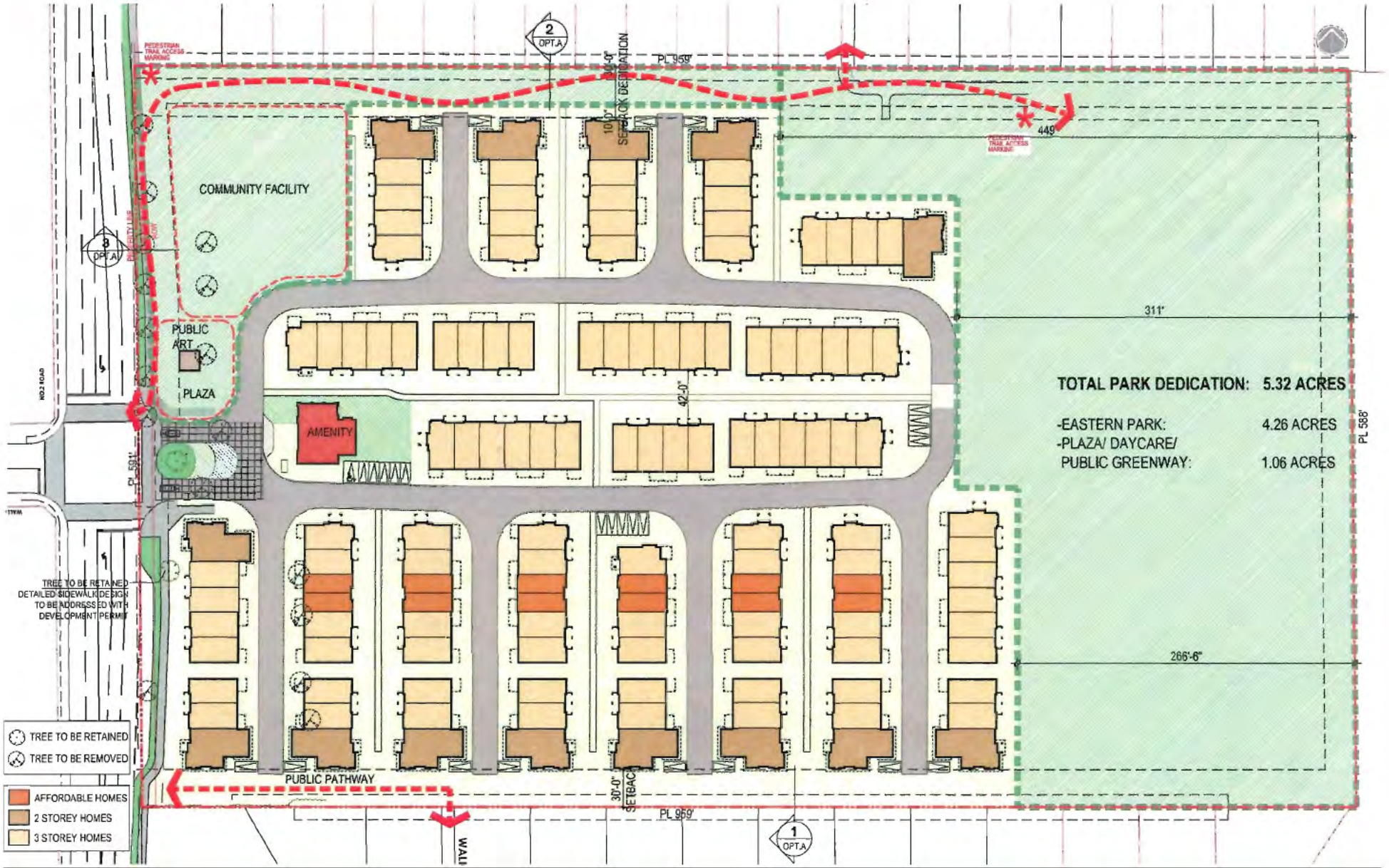
October 21, 2014 – City Planning Committee refers the rezoning application back to staff and Polygon Homes to examines a number of issues.

Application referred by Planning Committee for further consultation.

December 2, 2014 – Third Open House for public review of two new development options before going back to Planning Committee.


No. 2 Road
Gilbert Road
Williams Road
Steveston London Secondary School
1160
1250
180
160
Wallace Road
Previous Use
School: 765 Students (2004)
AM 330 PM 250
Development Plan
Residential 132 Units (ITE 230) 60 70
Day-Care 29 Students (ITE 565) 25 25
85 95
Lassam Road
1070
1160
Steveston Highway
Legend
Pedestrian Signal
Full Signal
Major Arterial Road
Minor Arterial Road
Local Road
XX AM Directional Volumes
XX PM Directional Volumes


N
Williams Road
Railway Avenue
Lassam Road
Goldsmith Drive
400 metres
Steveston London Secondary School
SITE
Gainsborough Drive
Wallace Road
James McKinney Elementary
No. 2 Road
Housman Street
Gilbert Road
Steveston Highway
Legend
Sidewalks
Pedestrian Connections
Street Connections
Future Neighbourhood Link
Future Major Street Bike Route
Existing Major Street Bike Route
Bus Stops
Full Signal
Pedestrian Activated Signal



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SITE PLAN OPTION A
133 units

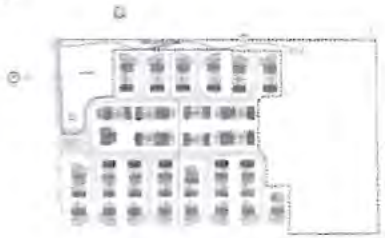
POLYGON

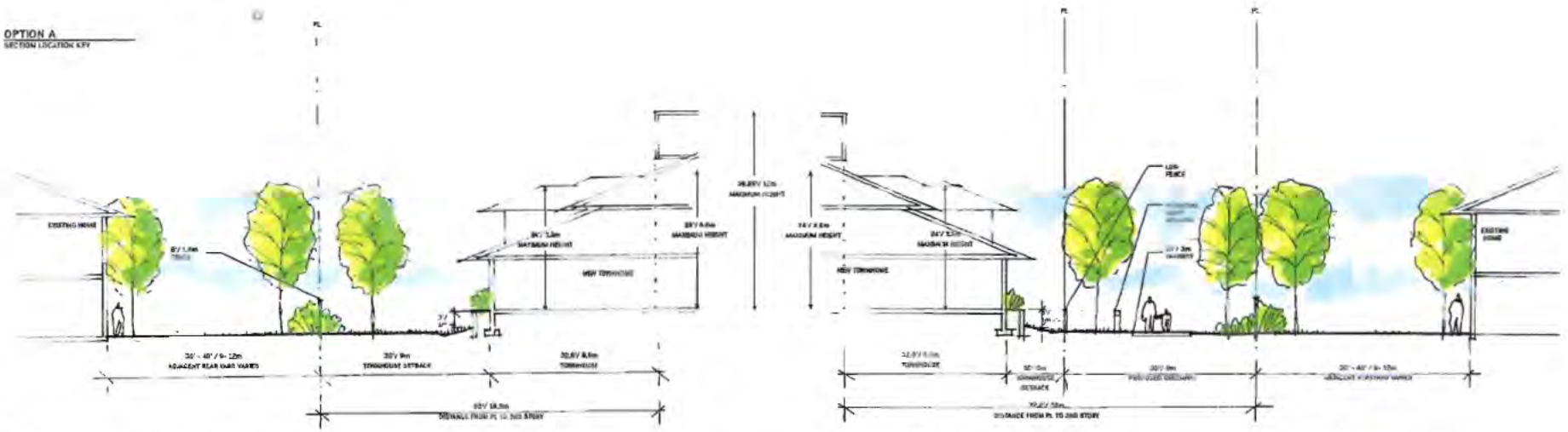
DATABASE:	1321-siteplan
PROJECT NO:	1321
DATE:	08 DEC 2014
SCALE:	1/32" = 1'-0"

OPTION A

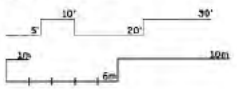
POLYGON | Hapa Collaborative | RJA | Kingsley Estates | 2014-12-02

OPTION A

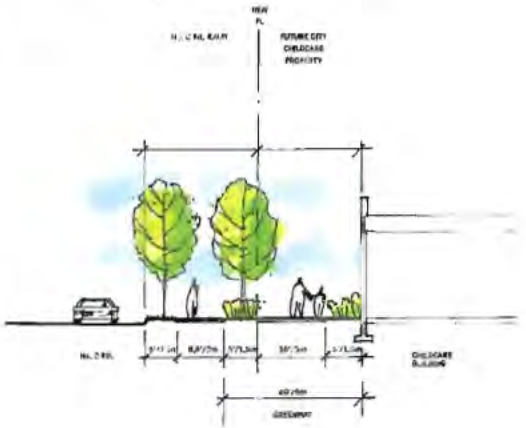




1 OPTION A (LOOKING WEST)
AT SOUTH PROPERTY LINE

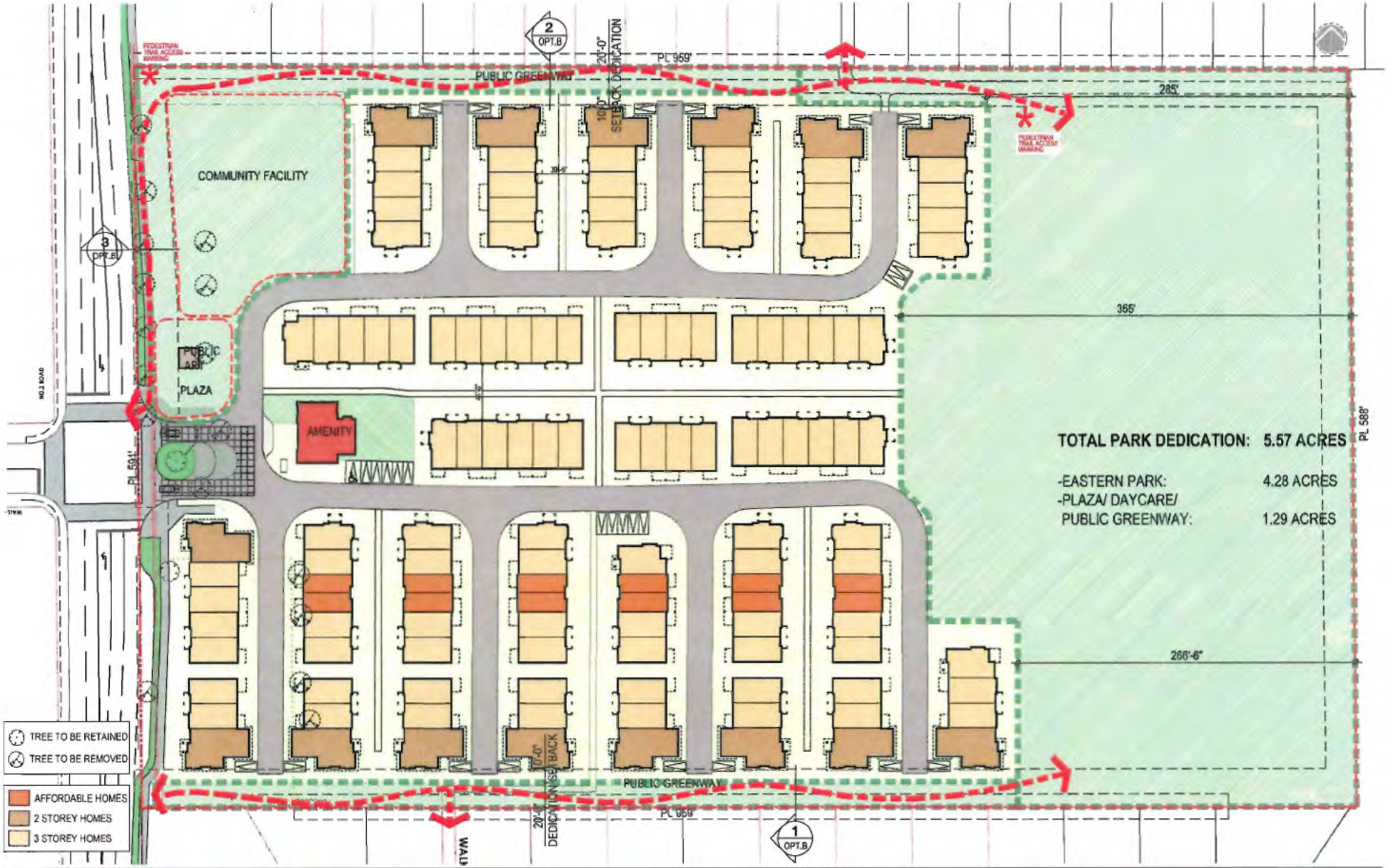


2 OPTION A (LOOKING WEST)
AT NORTH PROPERTY LINE



3 OPTION A + B
AT NO. 2 RD + DAYCARE

POLYGON | Hapa Collaborative | Kingsley Estates | 2014-12-02



Rositch Hemphill Architects
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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SITE PLAN OPTION B
133 units

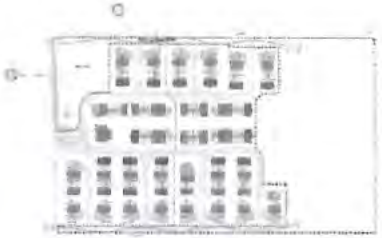
POLYGON

DATABASE: 1321-siteplan
PROJECT NO: 1321
DATE: 08 DEC 2014
SCALE: 1/32" = 1'-0"

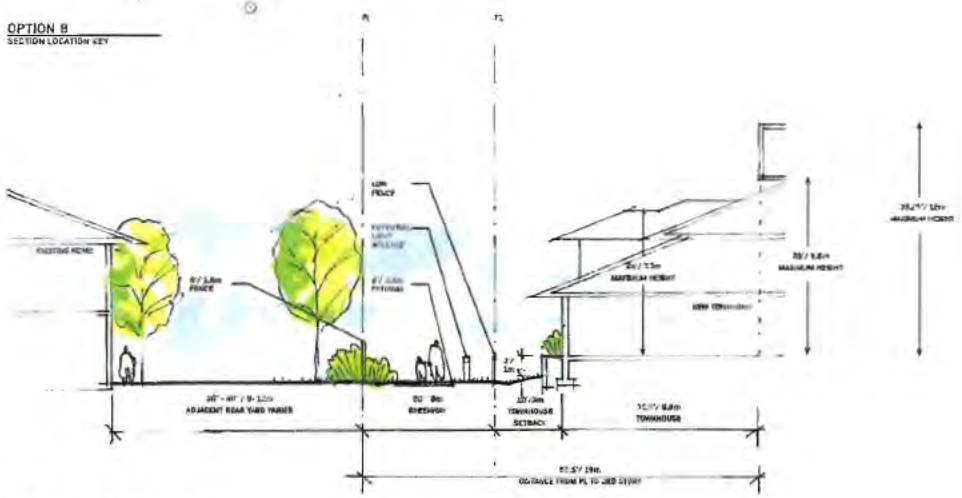
OPTION B

POLYGON Hapa Collaborative RA Kingsley Estates 2014-12-02

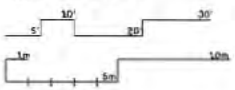
OPTION B

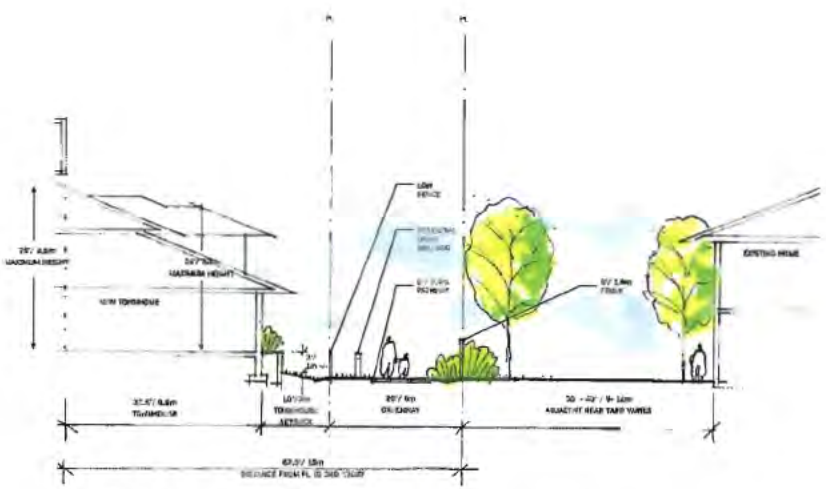


OPTION B
SECTION LOCATION KEY

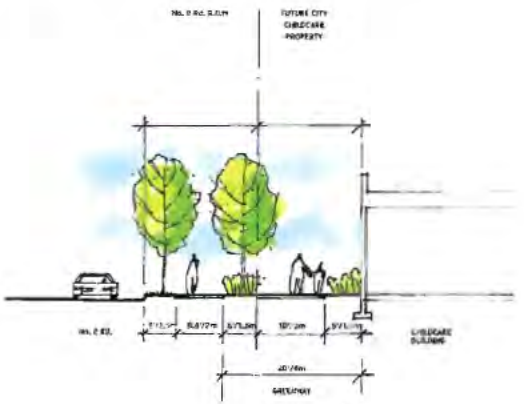


1 OPTION B (LOOKING WEST)
AT SOUTH PROPERTY LINE





2 OPTION B (LOOKING WEST)
AT NORTH PROPERTY LINE



3 OPTION A + B
AT NO. 2 RD + DAYCARE

POLYGON | Hapa Collaborative | Kingsley Estates | 2014-12-02

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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd.. Richmond, BC

DRAWING TITLE :
Front Elevation

POLYGON
Suite 910 - 1333 West Broadway, Vancouver, BC, Canada V6H4C2 T (604)877-1131 F (604)871-4129

DATABASE: 1321-Sketches
PROJECT NO: 1321
DATE: 20 NOV 2014
SCALE:

Create a Modern Country Lane

Respond to Richmond's Existing Street Grid

Create a Unique Open Space for the Wider Community

Braid Green Space back into the Neighborhood

Utilize Site Appropriate Planting

Incorporate Sustainable Stormwater Management Strategies

Integrate Play Components into the Neighborhood

Site Inspired Landscape Strategy: A Country Lane


Create a Modern Country Lane / Respond to Richmond's Existing Street Grid




Create a Unique Passive Open Space for the Wider Community / Braid Green Space back into the Neighborhood




POLYGON
Suite 900 - 1333 West Broadway, Vancouver, BC,
Canada V6H4C2 T:(604)877-1131 F:(604)871-4120

PROJECT:
Steveston Site
10440/60 No. 2 Rd., Richmond, BC

hapa
403 - 375 west fifth avenue
Vancouver bc v5y 1j6
604 909 4150

Utilize Site Relevant Planting / Incorporate Sustainable Stormwater Management Strategies






Integrate Play Components into the Neighborhood





POLYGON
Suite 900 - 1333 West Broadway, Vancouver, BC,
Canada V6H4C2 T:(604)877-1131 F:(604)871-4120

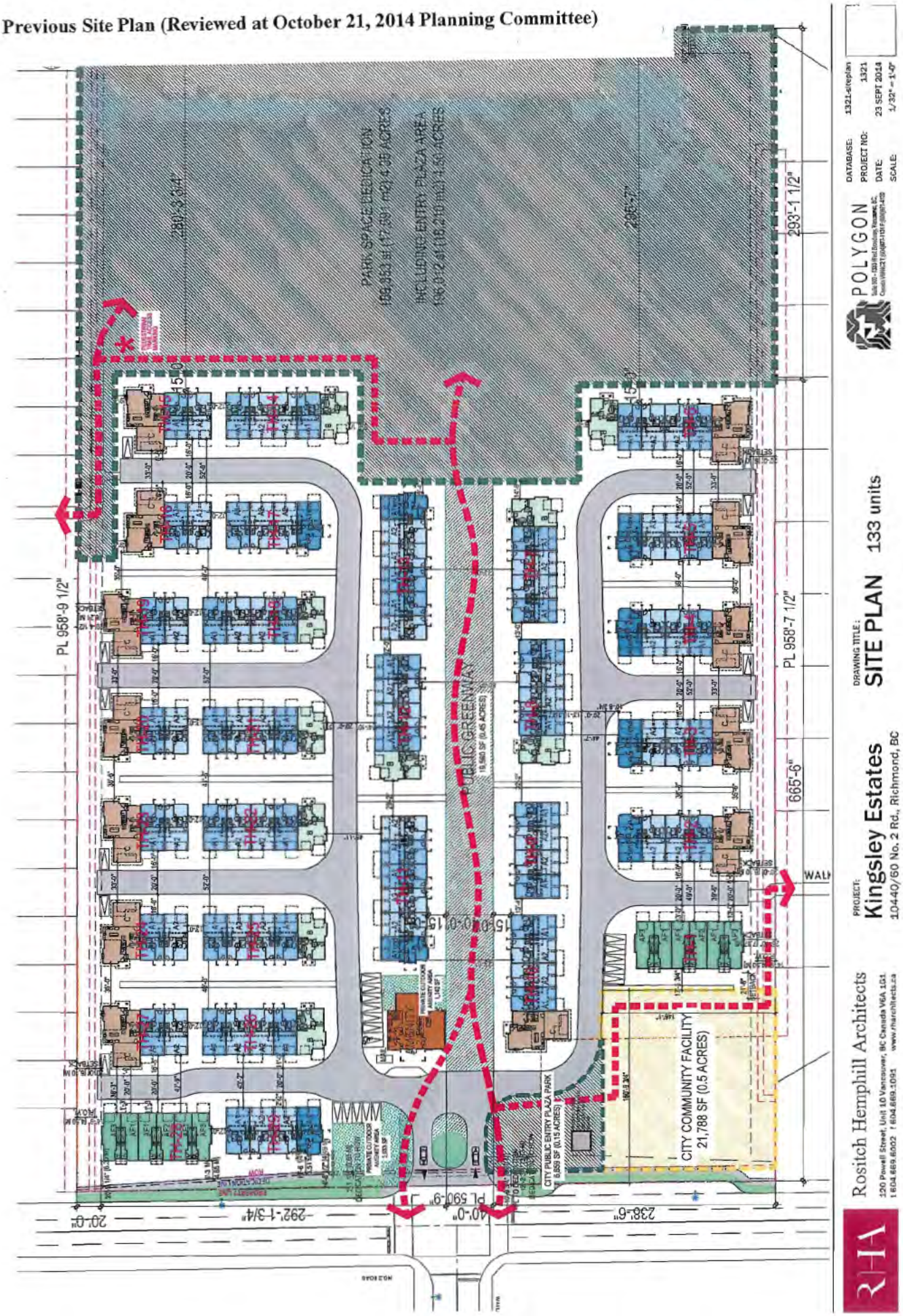
PROJECT:
Steveston Site
10440/60 No. 2 Rd., Richmond, BC

hapa
403 - 375 west fifth avenue
Vancouver bc v5y 1j6
604 909 4150

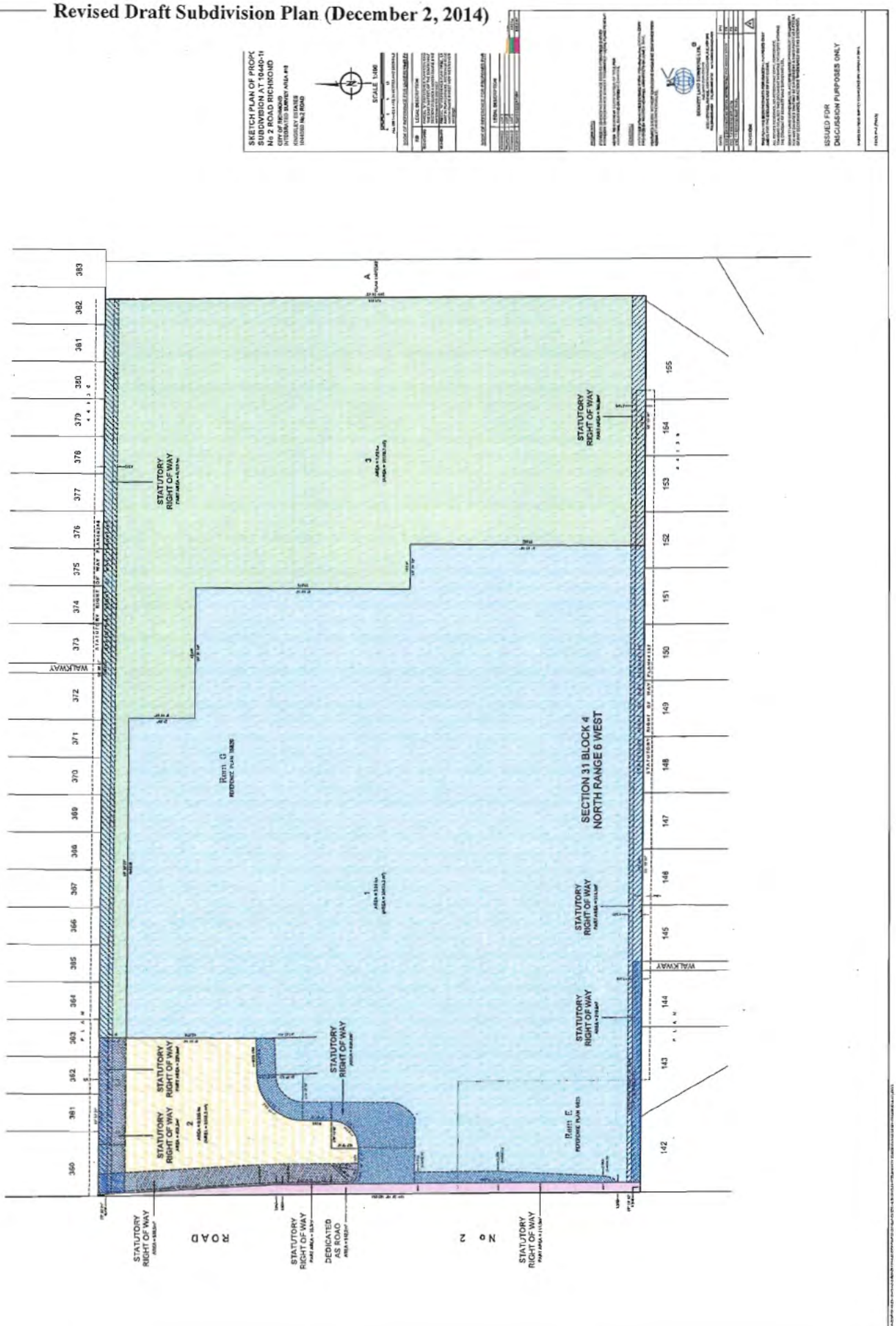
Daycare Centre Vision

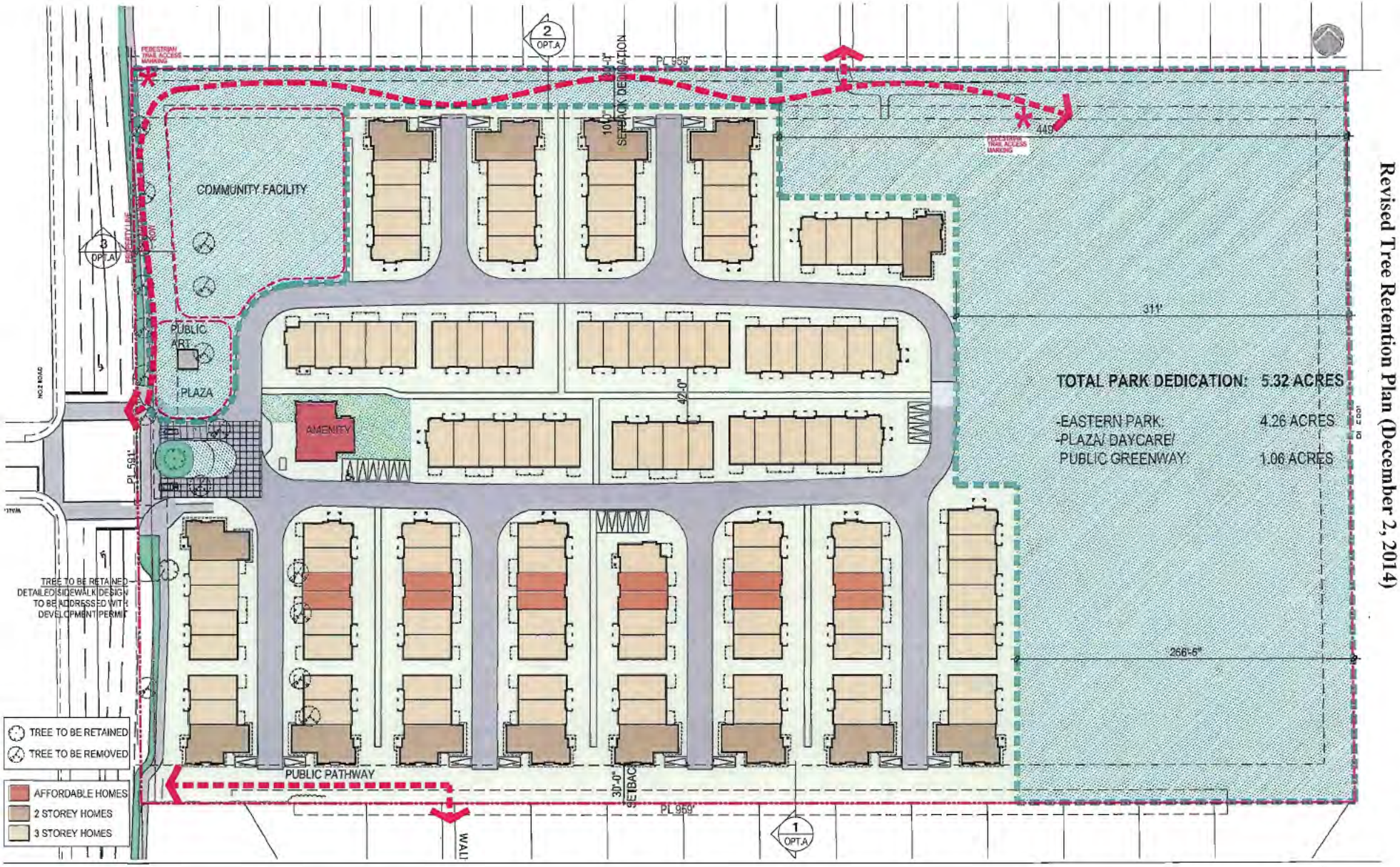
POLYGON
polyhomes.com

Previous Site Plan (Reviewed at October 21, 2014 Planning Committee)



Revised Draft Subdivision Plan (December 2, 2014)





Revised Tree Retention Plan (December 2, 2014)

ATTACHMENT 7

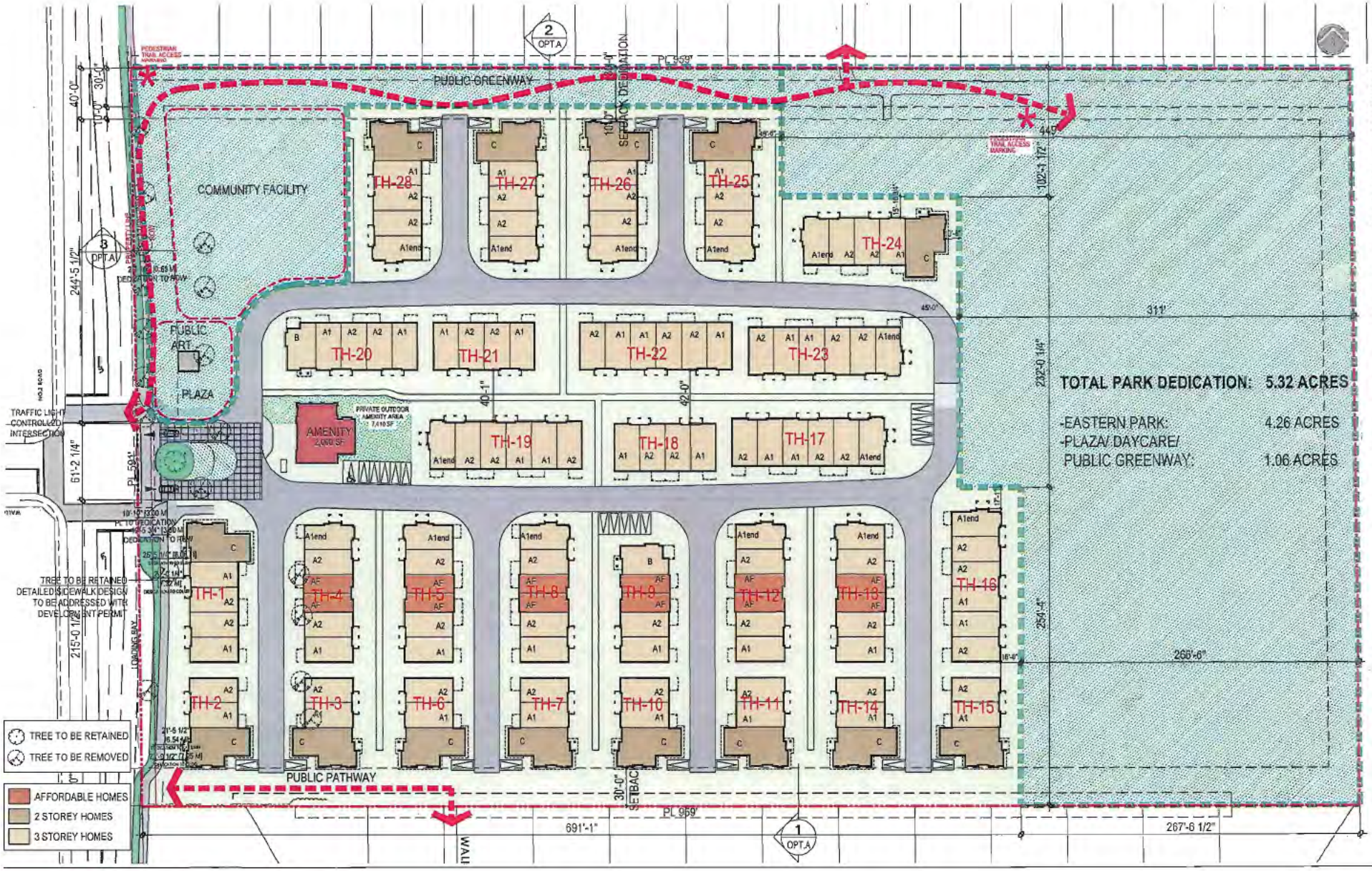
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SITE PLAN OPTION A
133 units

POLYGON

DATABASE:	1321-siteplan
PROJECT NO:	1321
DATE:	08 DEC 2014
SCALE:	1/32" = 1'-0"



Revised Site Plan, Sections & Shadow Analysis (December 2, 2014)

ATTACHMENT 8

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SITE PLAN OPTION A
133 units

POLYGON

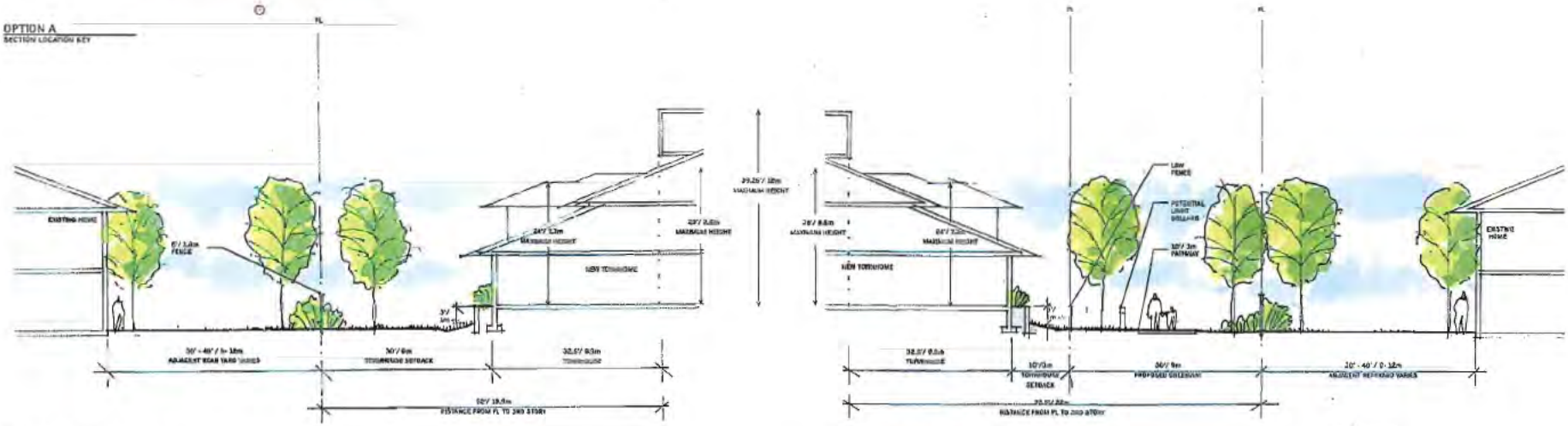
DATABASE: 1321-siteplan
PROJECT NO: 1321
DATE: 08 DEC 2014
SCALE: 1/32" = 1'-0"

OPTION A

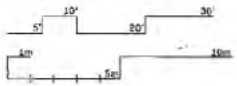
POLYGON Hapa Collaborative RIA Kingsley Estates 2014-12-02

OPTION A

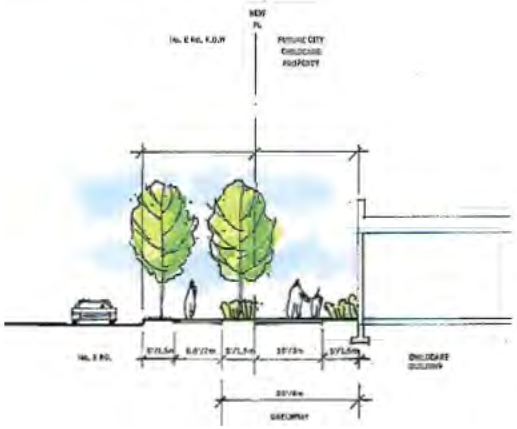
OPTION A
SECTION LOCATION KEY



1 OPTION A (LOOKING WEST)
AT SOUTH PROPERTY LINE



2 OPTION A (LOOKING WEST)
AT NORTH PROPERTY LINE



3 OPTION A + B
AT NO. 2 RD + DAYCARE

POLYGON | Hapa Collaborative | RTA | Kingsley Estates | 2014-12-02

SPRING / FALL EQUINOX - MARCH / SEPTEMBER 21

10:00 AM

12:00 PM

2:00 PM

4:00 PM

RHA
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE :
SHADOW STUDIES OPTION A
SPRING/FALL EQUINOX - MARCH/SEPT 21

POLYGON

DATABASE:
PROJECT NO: 1321
DATE: 25 NOV 2014
SCALE:

WINTER SOLTICE - DECEMBER 21

10:00 AM

12:00 PM

2:00 PM

4:00 PM

RHA
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SHADOW STUDIES OPTION A
WINTER SOLTICE - DECEMBER 21

POLYGON

DATABASE:
PROJECT NO: 1321
DATE: 25 NOV 2014
SCALE:

SUMMER SOLTICE - JUNE 21

10:00 AM

12:00 PM

2:00 PM

4:00 PM

RHA
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SHADOW STUDIES OPTION A
SUMMER SOLTICE - JUNE 21

POLYGON

DATABASE:
PROJECT NO: 1321
DATE: 25 NOV 2014
SCALE:

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
Front Elevation

POLYGON

DATABASE: 1321-sketches
PROJECT NO: 1321
DATE: 20 NOV 2014
SCALE:

City of Richmond

Rezoning Considerations(Revised Dec.10/14)

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10440/10460 No. 2 Road **File No. RZ 13-649524**

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9155, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9156.
2. Road dedication is required along the entire No. 2 Road frontage with an area of 512.5m^2 and a depth of 3.3m tapering towards the current property line at the north end of the site as shown on the Draft Ultimate Road Functional Plan within Attachment 1. Further to the Draft Ultimate Plan in Attachment 1, a detailed Final Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm that adequate road dedication is included in the final subdivision plan and the final statutory rights-of-way plans (under condition nos. 10 to 13).
3. Preparation and registration of a subdivision plan that consolidates the current lots, dedicates road as provided in section 2 above, and subdivides the consolidated lot into three (3) parcels comprising the **"Lands"** (which will require the demolition of any part of the existing school buildings crossing new proposed parcel lines) as shown on Attachment 2 and as follows:
   a) Parcel 1- 3.04 ha. for the townhouse development;
   b) Parcel 2 – 0.335 ha. for a child care/entry plaza; and
   c) Parcel 3- 1.82 ha. for park and the North Greenway section.
4. Transfer Parcel 2 (child care / entry plaza) to the City for $10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 2 (child care / entry plaza) to the City.
5. Transfer Parcel 3 (park) to the City for $10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 3 (park and North Greenway) to the City. (Note: Regarding the 2.17 ha. of park land contained within Parcels 2 and 3 under conditions nos. 4 and 5, the Developer will be eligible for a Park Acquisition DCC credit not exceeding the Park Acquisition DCCs payable for the townhouse development within Parcel 1.)
6. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the issuance of any building permit granting occupancy until the developer:
   a) Undertakes any remediation of any identified contaminants on the proposed Parcels 1, 2 and 3 in accordance with applicable Provincial legislation, including any requirements from the Director of Waste Management;
   b) Provides receipt of written confirmation from the Province that any requirements, as applicable, under Provincial legislation are satisfied regarding occupancy of the development and the proposed uses of Parcels 1,2 and 3; and
   c) Submits a report prepared by a professional qualified in contaminated site remediation that confirms that any identified contamination of Parcels 2 and 3 has been remediated to the City's satisfaction.

   This convent will indemnify the City from liability related to any contamination on Parcels 1, 2 and 3.
7. Submission of a Contract entered into between the developer and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. 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.
8. Submission of a Tree Survival Security to the City in the amount of $21,000 as follows: $1,000 for 2:1 replacement of one (1) on-site tree to be to be retained (tree no. 94) and $20,000 for a specimen quality large tree to replace the large

Initial: _____

tree (tree no. 89) within the driveway median at No. 2 Road should these trees not be able to be retained through the Building Permit for the child care on Parcel 2, the servicing agreement or the construction process.

9. Registration of the City's standard flood covenant on the title of Parcel 1 ensuring that there is no construction of habitable area below the Flood Construction Level of 2.9 m (Area A) or below 0.30 m above the crest of the adjacent No. 2 Road.

10. No 2. Road Sidewalk: Registration of statutory right-of-way on Parcels 1 and 2 with a minimum width of 0.65 m adjacent to No. 2 Road (with widening around the loading layby) and adjacent to the proposed No. 2 Road dedication that allows for public road, sidewalk, utilities and public right of passage with developer construction of the works and City maintenance of these works as shown on Attachment 2.

11. Child Care Driveway Access: Registration of a cross-access easement or statutory right-of-way and/or other legal agreements over Parcel 1 in favour of the City and Parcel 2 that provides public access between No. 2 Road and the Parcel 2 (child care) with an approx. area of 804.7m^2 shown on Attachment 2 that physically includes:

    a) The development's sole entrance driveway on Parcel 1 as generally shown on Attachment 3;
    b) Two (2) 4.0 m corner cuts taken from the back of the No. 2 Road sidewalk SRW (under condition no. 10);
    c) Any other geometric changes required in the Final Ultimate Functional Road Plan and to the satisfaction of the Director of Transportation and Director of Development.

    The cross-access easement and statutory right-of-way and/or other legal agreements will provide for:

    a) Developer construction of all works;
    b) Parcel 1 owner/strata maintenance of the driveway at the sole cost of the Parcel 1 owners/strata;
    c) Public motor vehicle, pedestrian and bicycle access at all times;
    d) City access and maintenance of any traffic signalization and wiring and any utilities serving the child care on Parcel 2;
    e) Indemnification of the City of all liability.

12. No. 2 Road Greenway Section: Registration of a statutory right-of-way in favour of the City on the title of Parcel 2 that provides public access as generally shown on Attachment 2 with an approx. area of 518.5 m^2 which physically includes:

    a) The 6.0 m wide north-south greenway along No. 2 Road;
    b) Any other geometric changes as required and to the satisfaction of the Senior Manager, Parks and the Director of Development.

    The statutory right-of-way will provide for:

    a) Developer construction of all works;
    b) Public pedestrian and bicycle access at all times;
    c) City access and maintenance of the works including landscaping, pathway, sidewalks and public art installations;

13. No. 2 Road Access & Greenway Section on Parcel 2: Registration of a statutory right-of-way or easement on the title of Parcel 2 in favour of the City and Parcel 3 (city park) that provides public access as generally shown on Attachment 2 with an approx. area of 458.3 m^2 which physically includes a 10.0 m section wide of the North greenway connecting to the section of the North Greenway on Parcel 3 (park);

    The statutory right-of-way or easement will provide for:

    a) Developer construction of all works;
    b) Public pedestrian and bicycle access at all times;
    c) City access and maintenance of the works including landscaping, pathway, sidewalks and public art installations;
    d) Vehicle access to Parcel 3 (park) if required to satisfy the requirements of the Land Title Act.

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14. South Pathway: The granting of a 3.0 m wide statutory right-of-way on the title of Parcel 1 (townhouse development) that connects No. 2 Road to the existing off-site walkway south of Parcel 1 with the final plan to the satisfaction of the Director of Transportation and Senior Manager, Parks, that provides for:
    a) Public pedestrian and bicycle access at all times;
    b) Developer construction of the works;
    c) City access and maintenance after acceptance of the works;
    d) Indemnification of the City of all liability except for that related to the maintenance of the works.
15. Discharge of the following two (2) City of Richmond 1.5 m wide statutory-rights-of-way (LTO nos. BF375536 and BF359159) that are located along the full lengths of the north and south boundaries of the Lands (to be replaced concurrently with a new 4.5 m wide utility statutory-rights-of-way described in condition no. 15 below).
16. The granting of two (2) 4.5 m wide statutory rights-of-way (SRWs) along the full lengths of the north and south boundaries of the Lands for City construction, maintenance and repair of the existing and future City sanitary lines and other future City utilities as required (this replaces the current 1.5 m SRWs described in condition no. 14 above).
17. Voluntary contribution of $60,000 (Acct. #2350-10-23860-000) to the City for the construction of two (2) public transit shelters.
18. City acceptance of the developer's offer to voluntarily contribute $0.77 per buildable square foot to the City's public art fund (Acct. #7750-80-00000-000) (e.g. $197,188 to be confirmed based on the final DP Plans).
19. Registration of a legal agreement on the title of Parcel 1 (development parcel) that requires construction of a child care facility on Parcel 2 that provides for:
    a) At the developer's sole cost, construction of the child care facility (building and all site development) in accordance with the Terms of Reference in Attachment 5;
    b) Submission of a security for construction of the child care facility in the amount of $3,300,000 in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;
    c) Contribution of $100,000 (Acct. #1315-40-000-00000-0000) to the City prior to adoption of the zoning amendment bylaw for the City's design review and project management costs during the approval and construction stages of the child care;
    d) Completion of the child care facility on Parcel 2 to the City's satisfaction prior to issuance of a permit granting occupancy for any of the final 40 dwelling units of the proposed total 133 units on Parcel 1 or registration of the final phase within a Phased Strata Plan for the development on Parcel1 or June 30, 2017, whichever comes earlier; and
    e) The release of the security, or portion then unused, when the child care facility is completed to the satisfaction of the City.
20. Registration of the City's standard Housing Agreement and housing covenant to secure 12 affordable town housing units, the combined habitable floor area of which shall comprise at least 1,451 m^2 (15,620 ft^2) or 6.0% of the subject development's total residential building area on Parcel 1, whichever is greater. Occupants of the affordable housing units are subject to the Housing Agreement and housing covenant and shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement and covenant shall indicate that they apply in perpetuity and provide for the following Affordable Housing units to be constructed as follows:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
3-Bedroom Townhouse with Enclosed Double Garages (floor area not included)	12	117.5m^2 (1,265 ft^2)	$1,437	$57,500 or less

** May be adjusted periodically as provided for under adopted City policy for the Affordable Housing Strategy.

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The Housing Agreement and housing covenant will provide that:

(a) The first six (6) affordable housing units are to be constructed within the first phase of any Phased Strata with no building permit being issued for any unit in the first phase unless the building permit includes the affordable housing units;

(b) No building permitting granting occupancy for any unit in the first phase may be issued unless a building permit granting occupancy has be issued for first six (6) affordable housing units;

(c) The last six (6) affordable housing units are to be constructed no later than the last phase of any Phased Strata with no building permit being issued for the last 40 units in the last phase unless the building permit includes the affordable housing units;

(d) No building permitting granting occupancy for any unit in the last phase or last 40 units, whichever comes earlier, may be issued unless a building permit granting occupancy has be issued for last six (6) affordable housing units;

(e) In addition to the no-occupancy requirement in (d) above, the Developer submit a security for construction of the last six (6) affordable housing units in the amount of $1,783,000 to be received in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;

(f) The City may draw upon the $1,783,000 security (the City's valuation of the cost of one-half of the affordable housing units at $228.29/sf) to be deposited into the City's Affordable Housing Reserve Fund to construct the said last six (6) affordable housing units at another site if the Developer does not construct and obtain a building permit granting occupancy for the last six (6) affordable housing units prior to June 30, 2018;

(g) There will be release of the security, or portion then unused, when the said last (6) affordable housing units are completed to the satisfaction of the City.

21. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency, and that the dwellings are pre-ducted for solar hot water heating. The legal agreement provides for an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development is to be submitted prior to Development permit issuance certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Ener-guide 82 criteria, and that the solar water heating pre-ducting is included within the detailed design at the Building Permit stage.
22. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the conversion of any tandem parking garage into floor area to be used for habitation.
23. The submission and processing of a Development Permit* for the townhouse development on Parcel 1completed to a level deemed acceptable by the Director of Development.
24. For the park on Parcel 3, the Developer will fund consultants to be selected and managed by the Senior Manager, Parks for the development of a comprehensive Park Concept Plan to be presented to City Council for endorsement prior to adoption of the zoning amendment bylaw. (Note: The developer will be eligible for Park Development DCC credits for up to $30,000 for the City's consultant fees required to complete the Park Plan. Any costs over the $30,000 will not quality for a DCC credit in respect of the development.)
25. Enter into a Servicing Agreement to be registered on title and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation and parks works described in Attachment 4. This agreement will provide that the Developer will be required to coordinate with BC Hydro to determine the route for the power upgrade for the Oeser sanitary pump station which may include, but not limited to access via SRWs running through the Lands, or via the existing roadway network.

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

1. Submit a landscaping security Letter-of-Credit in an amount based on a sealed estimate from the project registered Landscape Architect for the townhouse development on Parcel 1 (including materials, labour & 10% contingency).

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2. That notations be included on the Development Permit Plans that state the following accessibility measures be included: 14 "Convertible Units" and that all 12 affordable housing units include "Barrier Free Unit" features applicable townhouses. All other units are to include "Aging in Place" elements as specified in the City's Official Community Plan.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.

   Incorporation of the accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes. This includes submission of a Letter of Assurance from the Architect of Record and that the building permit plans include that the following accessibility measures: 14 "Convertible Units" and that all 12 affordable housing units include the "Barrier Free Unit" elements applicable to townhouses. All other units are to include "Aging in Place" elements as specified in the City's Official Community Plan.
2. Submission of an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Ener-guide 82 criteria, and that solar water heating pre-ducting is to be installed.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

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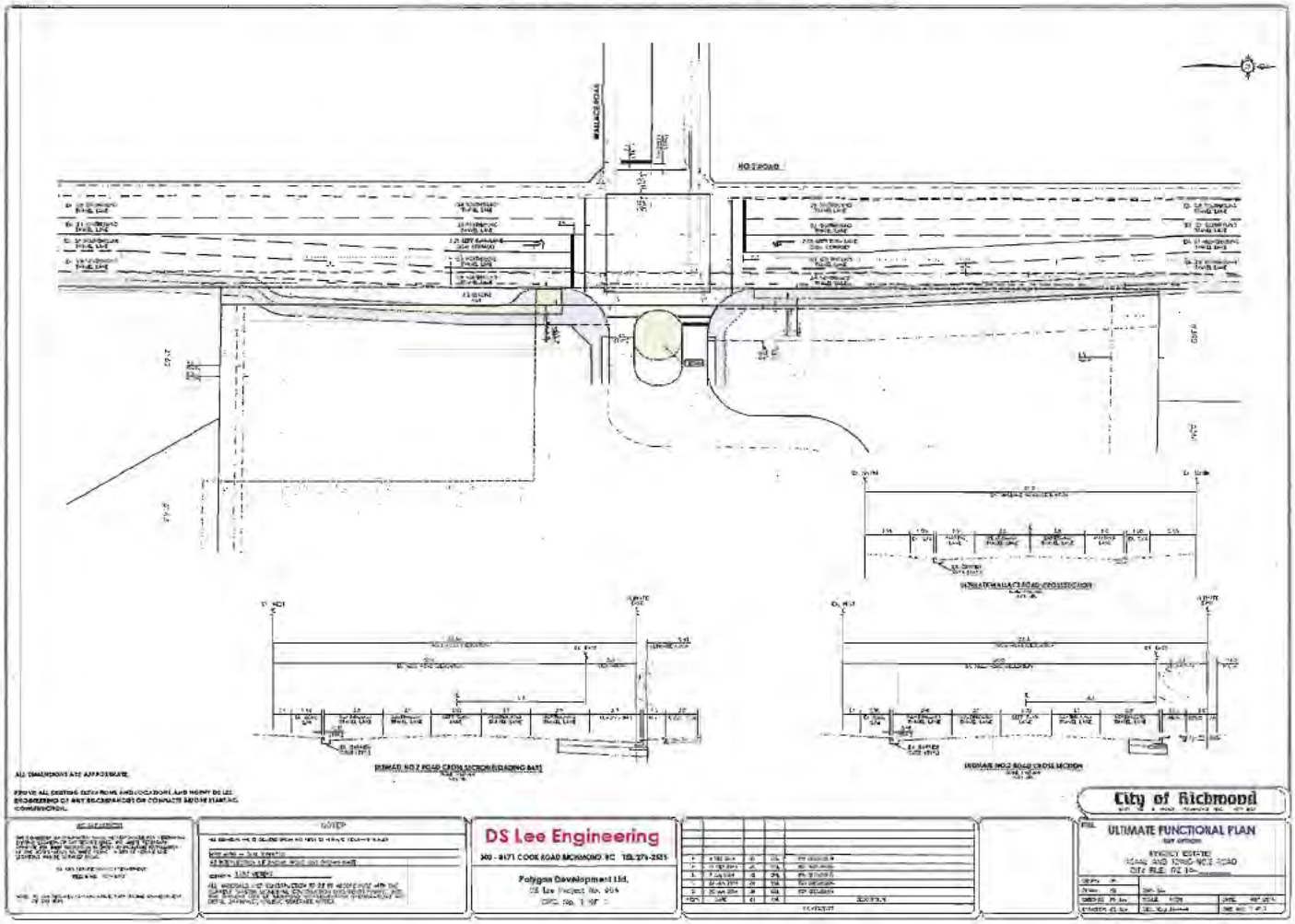
ATTACHMENT 1
DRAFT ULTIMATE FUNCTIONAL ROAD PLAN



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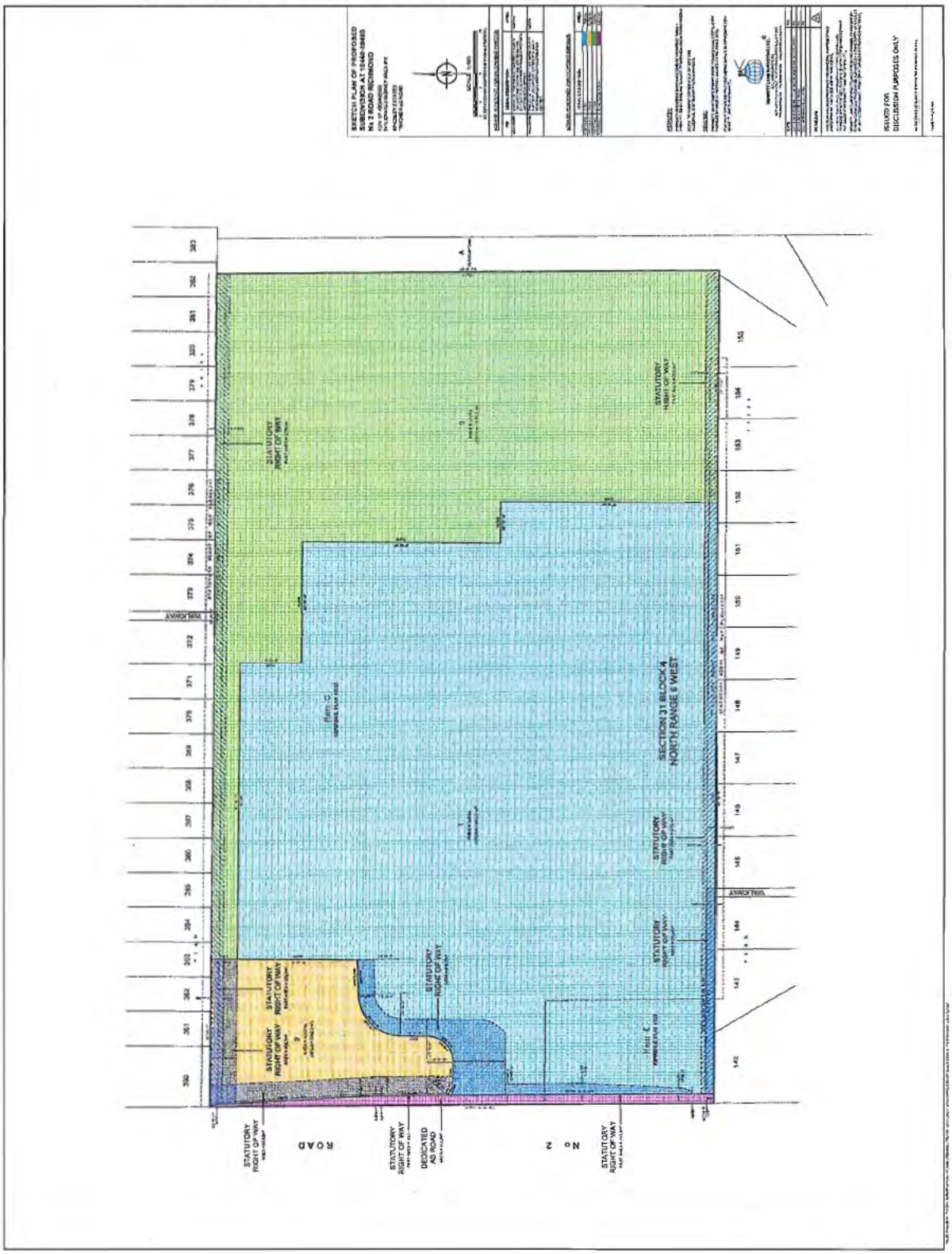
ATTACHMENT 2 - DRAFT SUBDIVISIO N PLAN SUBDIVISION



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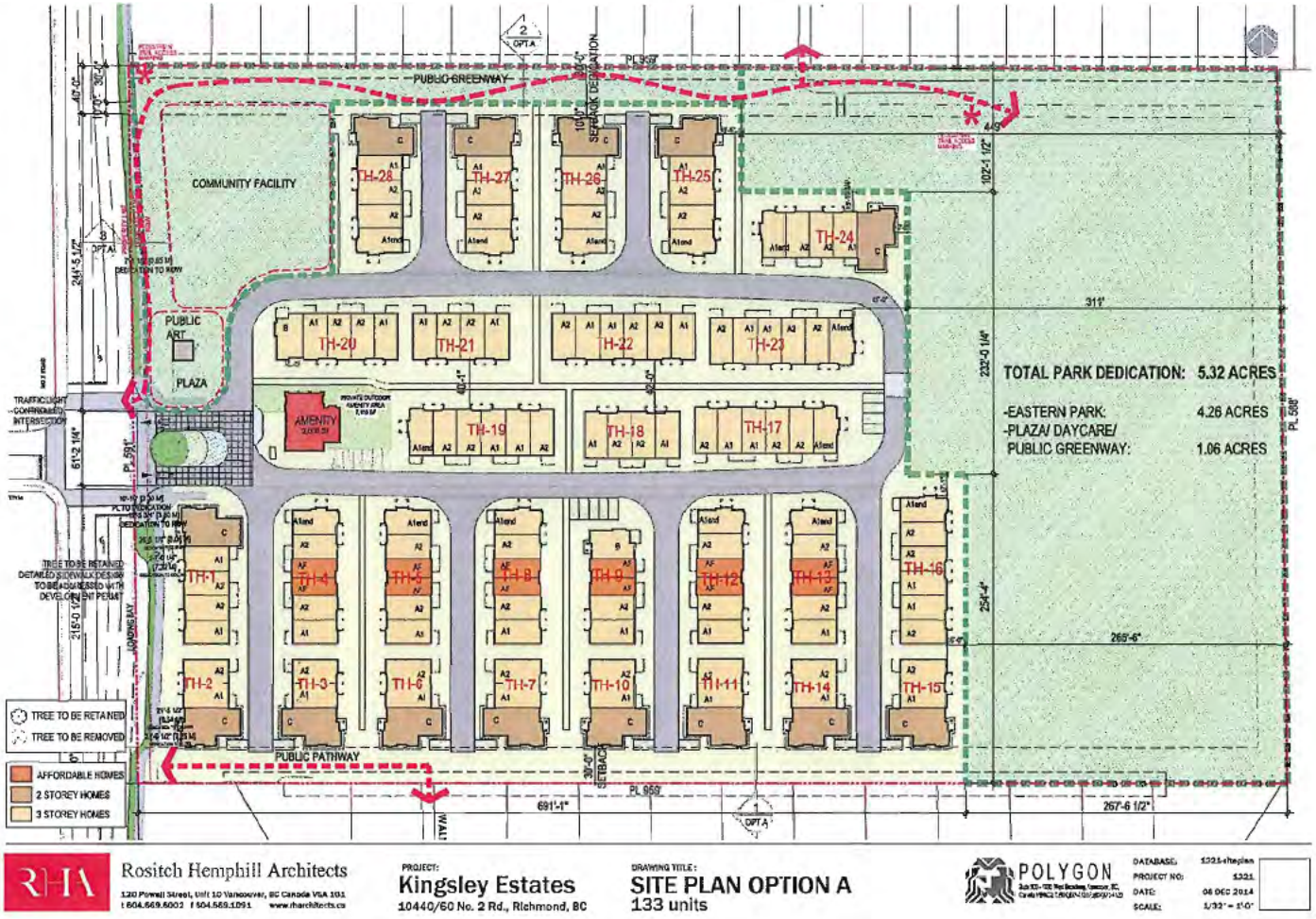
ATTACHMENT 3
DEVELOPMENT SITE



Rositch Hemphill Architects
320 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6003 f 604.569.1091 www.rharchitects.ca

PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SITE PLAN OPTION A
133 units

POLYGON

DATABASE: 1321-chapleau
PROJECT NO: 1321
DATE: 06 DEC 2014
SCALE: 1/32" = 1'-0"

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ATTACHMENT 4
SERVICING AGREEMENT REQUIREMENTS

Enter into a Servicing Agreement for the design and construction of works that include, but may not be limited to the following:

1.0 Engineering Servicing Requirements:

1. Storm Sewer works:

a. Reinstate any existing drainage connection within the portion of the development that is to be dedicated as Park land.

2. Sanitary sewer works:

a. Developer to upgrade the existing Oeser sanitary pump station including but not limited to the following:
   i. Provide new BC Hydro 100A, 600V, 3 phase power to the pump station complete with the related BC Hydro civil works (i.e., underground ducts, junction box, transformer pad, etc.). The developer will be required to coordinate with BC Hydro to determine the route for this power upgrade which may include, but not limited to access via SRW's through the development site, or via the existing roadway network. DCC credits will apply to hydro upgrades related to the sanitary pump station, as applicable.
   ii. Upgrade the pump station to current standards (pumps, pump station electronics, kiosk, new generator set, etc.). DCC credits will apply if applicable.
   iii. Existing wet well to remain.
b. Using the City's OCP sanitary hydraulic model there is adequate capacity within the existing gravity sewer from the proposed site to the Oeser pump station. The City will prescribe the size of any upgrades or new sanitary mains through the servicing agreement if required, to accommodate the development servicing (i.e., design changes or daycare servicing).
c. Provide a 4.5m wide Utility Right of Way at the entire north and south property lines of the proposed site. A gate access via No. 2 Road to the utility right of way along the north property line is required.

3. Water works:

a. Using the OCP Model, there is 440 L/s available at 20 psi residual at the hydrant located at No 2 Road frontage. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
b. Via the Servicing Agreement the City will review the impact of the proposed works (i.e., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) on the existing 200mm diameter asbestos-cement (AC) watermain on No 2 Road Road. Replacement/relocation of portions of the AC watermain will be required.
c. An additional hydrant is required at No. 2 Road frontage to meet the City's standard spacing.
d. Remove existing lead and hydrant that are located on the north property line of the proposed site. Cap the lead at the main in No. 2 Road.

4. General Items:

a. Developer to provide Private utility companies rights-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public

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open space). It is recommended that the developer contact the private utility companies to learn of their requirements.

b. An existing BC Hydro end pole will require removal and its overhead primary lines will require undergrounding to accommodate the proposed driveway/entrance on No. 2 Road frontage.
c. 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.
d. The developer will be responsible for any child care site servicing requirements under a Servicing Agreement.
e. The developer is responsible for the under-grounding of the existing private utility pole line and/or the installation of pre-ducting for private utilities, subject to concurrence from the Private Utility Companies. Through the Servicing Agreement and detail design, Private Utility Companies may require additional space for their infrastructure (kiosks, vista, transformers, LPTs. PMTs); this may include rights-of-ways on the development site to minimize impact on public space.
f. Proposed City infrastructure (road, curb & gutter, boulevard, sidewalk, street lighting and utilities) to be located within road dedications with the exception of not more than 0.65m of sidewalk within a SRW parallel to the dedication.
g. Street lighting is required for all interim and permanent road and sidewalk works, the extent of which is to be assessed by the developer's consultants during the service agreement process.

2.0 Transportation Requirements:

1. Pavement widening is required as well as new curb and gutter as per the Ultimate No. 2 Rd. Functional Plan in Attachment 1. Behind the new curb, will be required a minimum 1.5m landscaped and treed boulevard and 2.0m sidewalk. The areas of the boulevard near the North Greenway access and South Pathway connection will need special treatment and/planting to prevent undesirable pedestrian crossing of No. 2 Rd. Part of the 2.0m sidewalk and the remaining frontage is to be constructed as a layby designed to accommodate the parking of a WB17 loading truck (with decorative hardscaping material near the layby) will be located within the SRW described above and as conceptually shown on Attachment 1.
2. Installation of a new traffic signal at No.2 Rd./Wallace Street and the development access driveway. Existing pedestrian signal to be upgraded to a full traffic signal. The work shall include but not limited to:
    a. type "P" controller cabinet.
    b. UPS (Uninterrupted Power Supply)
    c. video detection
    d. illuminated street name signs
    e. service base
    f. type "S" and/or type "L" poles/bases to suit site conditions
    g. APS (Accessible Pedestrian Signals)
    h. fibre optic communications cable and associated equipment
    i. in-ground vehicle detection
    j. removal of existing signal poles, bases, etc to be returned to City Works Yard
    k. special decorative treatment to highlight the greenway crosswalks on No. 2 Road
    l. all associated costs to upgrade this system to be borne by the Developer.

3. Any traffic signal modifications required due to this Development are the sole responsibility of the Developer including but not limited to:

    a. Traffic pole/base relocations along the frontage of the development
    b. junction box/conduit relocations
    c. associated traffic signal cables/conductors and vehicle detector loops.

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d. traffic signal modification design drawings. (if required, to be identified during the SA process.)The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, including green coloured crosswalks with dashed lines on the north and south crosswalks are required as part of the Greenway connection through the intersection.

4. The construction of the No.2 Road and North Greenway (paved path and landscape area) may include pedestrian wayfinding treatments, such as, special stencils, signage, decorative bollards, etc. to guide users from the northern section to the crossing at Wallace St. as conveniently as possible.

5. The City will permit the only access to the townhouse site, park and child care facility to be from the driveway aligned with the Wallace Rd. intersection. No additional access to No. 2 Rd. is supported through the Servicing Agreement process.

6. It should be noted that no Road Works DCC credits available for any of the works, SRW or road dedication.

3.0 Parks Requirements

1. For the No. 2 Road Greenway and the Entry Plaza on Parcel 2, the Developer will be required to prepare a landscape plan that includes but is not limited to the following being designed, secured and constructed to the satisfaction of the Senior Manager, Parks and the Director of Transportation (No DCC Credits Available):

   a. A three (3.0) m wide publicly and universally accessible 24 hours-a-day, pedestrian, bicycle, and maintenance vehicle paved pathway;
   b. High quality site furnishings, way-finding signage, creative interpretation of historic school use, pedestrian lighting, decorative paving, trees and plant material, and storm water management measures;
   c. Clear sight lines through to Steveston Park and use of other methods (e.g. landmark features) to ensure public safety and to promote Steveston Park as a destination;
   d. Clear distinction between public and private spaces along the Greenway with no overhang encroachments from adjacent buildings or auxiliary uses;
   e. Seamless integration of the No. 2 Road Greenway landscape features with the North Greenway and Park on Parcel 3 to the north and east;
   f. Public art elements that reflect the school history of the site that may be within the Greenway coordinated with public art within the Entry Plaza as determined under a Public Art Plan approved by the City.
   g. A high quality public Entry Plaza adjacent to the main access driveway off of No. 2 Road that "opens up" and clearly invites the public into the site and visually and functionally connects to the pedestrian/bike Greenway through a coordinated language of site furnishings and other Greenway features;
   h. Well- delineated pedestrian/cycling cross-walk to safely connect the Plaza and the No. 2 Road Greenway;
   i. Location within the Entry Plaza of a public art 'piece' or series of public art elements as well as creative multi-functional site furnishings. These works are to be coordinated and undertaken in conjunction with the Public Art Plan prepared to the satisfaction of the Director, Arts, Culture and Heritage Services and Senior Manager, Parks. The value of public art will be at least equal to the amount provided under the City's Public Art Policy.
   j. A high quality streetscape that is designed and coordinated with the Entry Plaza to the satisfaction of Director of Transportation and Senior Manager, Parks.
   k. Delineated pedestrian pathway connections for the north-south secondary trails connecting to the existing neighborhood walkways.

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2. If the City agrees to have the Developer complete development of the Park and North Greenway on Parcel 3 under a separate Servicing Agreement, the Developer will be required to fund consultants selected and managed by the Senior Manager, Parks to complete detailed park construction plans and oversee the construction. Before June 30, 2015, the City has the opportunity to exercise its option to complete construction of the park in the future provided it gives the developer three (3) months notice of such intent. The developer will be eligible for Park Development DCC credits for up to $25,000 for the City's consultant fees required to complete the park construction plans if the developer constructs the park improvements under such Servicing Agreement (this credit is in addition to the $30,000 credit for preparation of the Park Plan under the Rezoning Considerations).
3. If the Developer constructs the park works on Parcel 3, the Developer will not be obligated to construct those park works that may be greater than the Park Development DCCs applicable to the development. The Developer will be eligible for a Parks Development DCC credit up to the lesser of: the amount in the DCC program, the DCCs payable or the actual costs of the construction of the park works on Parcel 3 (including the above-noted City consultant costs for the Park Plan and construction plans). The City will contribute to any direct park construction cost (that is not associated with the actual development or No. 2 Road Greenway and Entry Plaza on Parcel 2 as described in Section 3.1 above) that is beyond the total development's Parks Development DCCs payable. The Developer will provide a security under the Servicing Agreement for the value of the park construction works up to the Parks Development DCCs payable.

4. The Developer will also be eligible for a Parks Acquisition DCC credit up to the lesser of: the land value in the DCC program, the DCCs payable or the actual cost of the land.

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ATTACHMENT 5

Child Care Facility Design-Build –Terms of Reference

FOR 10440/60 No. 2 Road – Polygon - Prepared by City of Richmond, September 25, 2014

1. Intent

The child care facility must:

a) Have a total indoor floor area of 5,500 sq. ft., and a 5000 sq. ft. outdoor area, to the satisfaction of the General Managers of Community Services and Engineering and Public Works;

b) Provide a program for children between the ages of birth and 6 years (Note that the age range may be adjusted as determined through consultation with the City and operator);

c) Satisfy the Vancouver Coastal Health Office, *Design Resource for Child Care Facilities* and any applicable City policy, child care design guidelines or technical specifications in effect at the time the facility is to be constructed;

d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial *Child Care Regulations*; and

e) Be designed, developed and operated within the City's Child Care Development Policy #4017 which states that:
   - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
   - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources.
   - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

2. Development Processes/Considerations

a) Operator involvement:
   - The indoor floor plan and the landscape plan for the outdoor play area would benefit from the involvement of the Council selected child care operator or its representative.
   - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
     - Space needs and design;
     - Operation and functioning of the facility;
     - Maintenance;
     - Fittings and finishes;
     - Equipment;
     - Lighting; and
     - Related considerations.
   - If Council has not selected an operator prior to building permit application then City staff will provide this guidance.

b) Child Care Licensing Officers Involvement – The application of the *Provincial Child Care Regulations* can vary based on the local Child Care Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.

c) Performance –To ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance). This assurance will be provided at each design stage, including rezoning, building permit issuance, contractor construction plan and specifications preparation, and occupancy by the written confirmation of the City's Development Applications Division, Capital Buildings and Project Management Division and Community Services Department. This assurance will be provided in part, by the City's engagement of independent professionals and quantity surveyors. The cost of these services will be paid from the Child Care Reserve Fund project budget for this Facility, consisting of contributions from developers of this and other projects.

3. Facility Description

a) General Considerations - As noted above (see Intent), the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of construction.

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For reference purposes - *The minimum space required for a child care facility allowing for a minimum of 37 children of various ages (e.g., infant to school age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:*

- *Indoor activity space – 511m2 (5,500 ft^2)*
- *Outdoor activity space - 464.5 m^2 (5,000 ft^2)*

It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the child care operator, and/or other considerations.

b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility is contemplated to be a stand-alone structure and its design could result in either a one or two-storey building, the City may require that the facility to be equipped with but not limited to:
   - An over-sized elevator and other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
   - Designated drop-off/pick-up parking spaces situated adjacent to the child care entrance; and
   - Secured entry from the parking area or fronting public street.

c) Indoor Space – The indoor space will:
   - Be accessible to persons with disabilities;
   - Include activity areas for each program with a table area for eating and art activities, art sink area, and a quiet area or separate quiet room;
   - Include two kitchens, with one being adjacent to the activity area for the for the infant/ toddler group and one being adjacent to the activity area for the 3 – 5 year group;
   - Provide rooms for sleeping with enclosed storage areas for mats or cots and linen (1 for nap room for infants, 1 nap room for toddlers, & 1 nap/gross motor room for 30 months to school age children);
   - Have support areas as follows: access controlled entry area with stroller and car seat storage, cubby areas for children's coats, kitchens, children's washrooms, staff washroom, a handicap accessible washroom with a shower, an administration office, staff room, laundry room, janitor room, service rooms for electrical and mechanical equipment, and storage areas for program strollers and seasonal supplies.

d) Outdoor Space - The outdoor play space must be:
   - Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
   - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
   - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
   - Situated to permit sun access for at least 3 hours a day in all seasons;
   - Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
   - Safe and secure from interference by strangers and others;
   - Situated to avoid conflict with nearby uses (e.g., residential);
   - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.

e) Noise Mitigation – Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).

f) Parking (including bicycles) and loading - As per applicable zoning and related bylaws, unless determined otherwise by the City

g) Natural light & ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process. Shadow diagrams for the equinox and solstices must be provided for review.

h) Mechanical and ventilation equipment to be approved by the City of Richmond.

Initial: _____

i) Environmental and Energy Efficiency - The space must be constructed to meet Net Zero, or LEED Silver equivalent if Net Zero is not feasible within the project budget, and the City's High Performance Building Policy existing at the time of construction.

4. Level of Finish

a) The child care must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings and related items). This includes, but is not limited to, the following requirements:
- Finished floors installed (vinyl and/or carpet);
- Walls and ceiling painted;
- Window coverings installed (curtains or blinds);
- Two kitchens fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
- Washrooms fully fitted out, including sink, toilet, cabinets, and floor drains;
- Wired for cablevision, internet, phone, and security;
- Equipped with access control and fire monitoring systems;
- Light fixtures installed;
- A fully operating HVAC System with separate DDC Controls;
- Non-movable indoor cabinets, including cubbies;
- All outdoor landscaping, including all permanently mounted play equipment and furnishings;
- Operable, exterior windows; and
- Noise attenuation to the satisfaction of the City.

b) The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares)

c) Outdoor play areas must be finished to permit the potential future installation of additional equipment and furnishings by the operator (i.e. in addition to that provided by the developer).

5. Guarantees & Warranties

Industry standard guarantees and warranty provisions will be required for all building systems including and not limited to the following requirements:

- construction - 1 year
- building envelope - 10 years
- roof - minimum 5 years
- mechanical - 2 years for HVAC, 20 years for boilers/heat exchangers
- landscape - 1 year
- fire system - 1 year
- windows - 5 years
- doors & hardware - 5 years
- millwork – 2 years
- flooring - 1 year
- paint - 2 years
- insulation – 1 year
- washroom accessories – 3 years
- appliances – 1 year
- elevator (if required) – 5 years major components, lifetime structural components

This is not a full list of all items that will require warranties and guarantees. All materials, mechanical/ventilation equipment and building systems will need to be approved by the City.

February 24, 2014

MR. MARK MCMULLEN
SENIOR COORDINATOR, MAJOR PROJECTS
CITY OF RICHMOND
PLANNING AND DEVELOPMENT DEPT
6911 NO. 3 ROAD
RICHMOND BC V6Y 2C1

Dear Mr. McMullen,

Re: Development of former Steveston School site
RZ 13-649524

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A copy of the proposed development's layout is attached.

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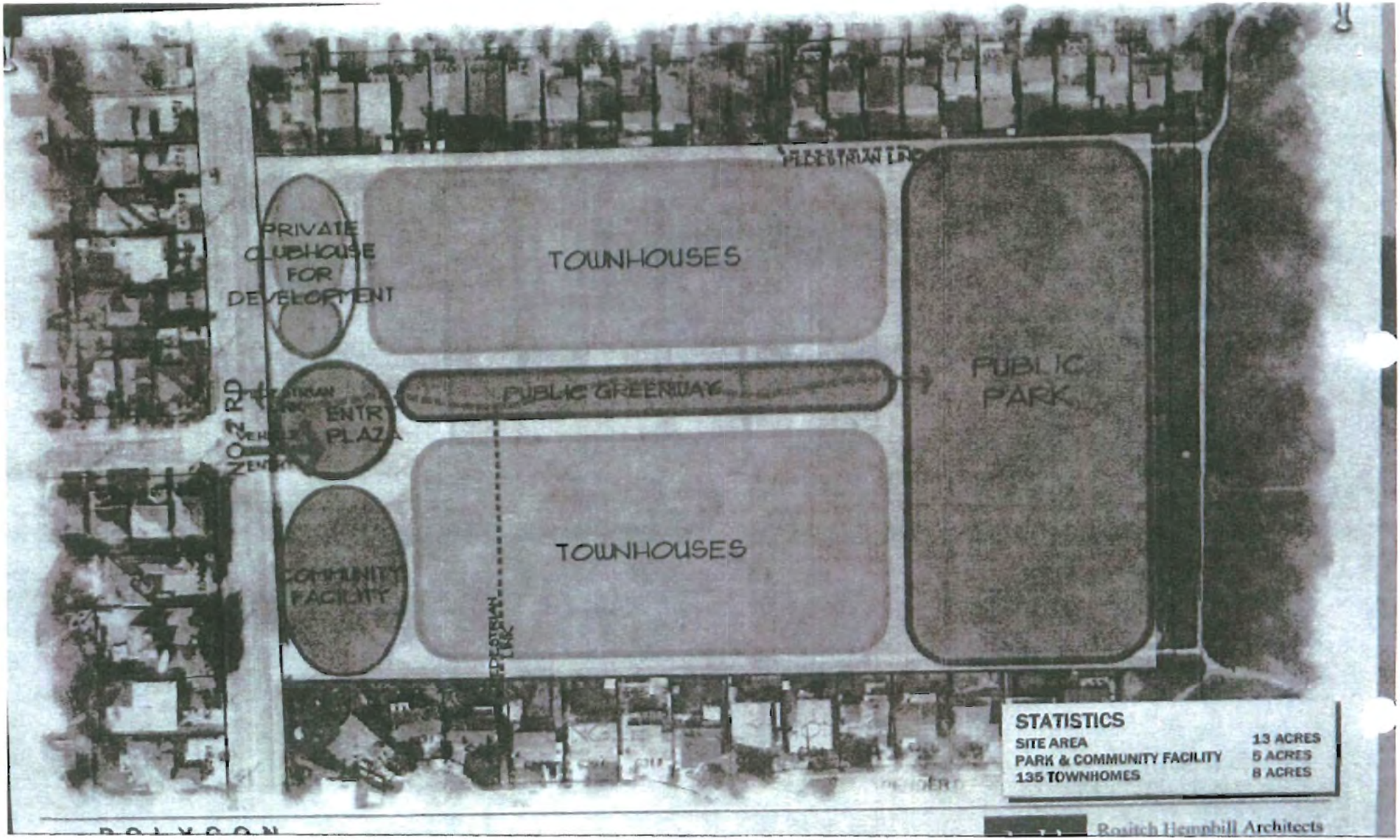
Yours most respectfully,

[redacted] & Neighbours

CC: Polygon Homes Ltd.
Rositch Hemphill Architects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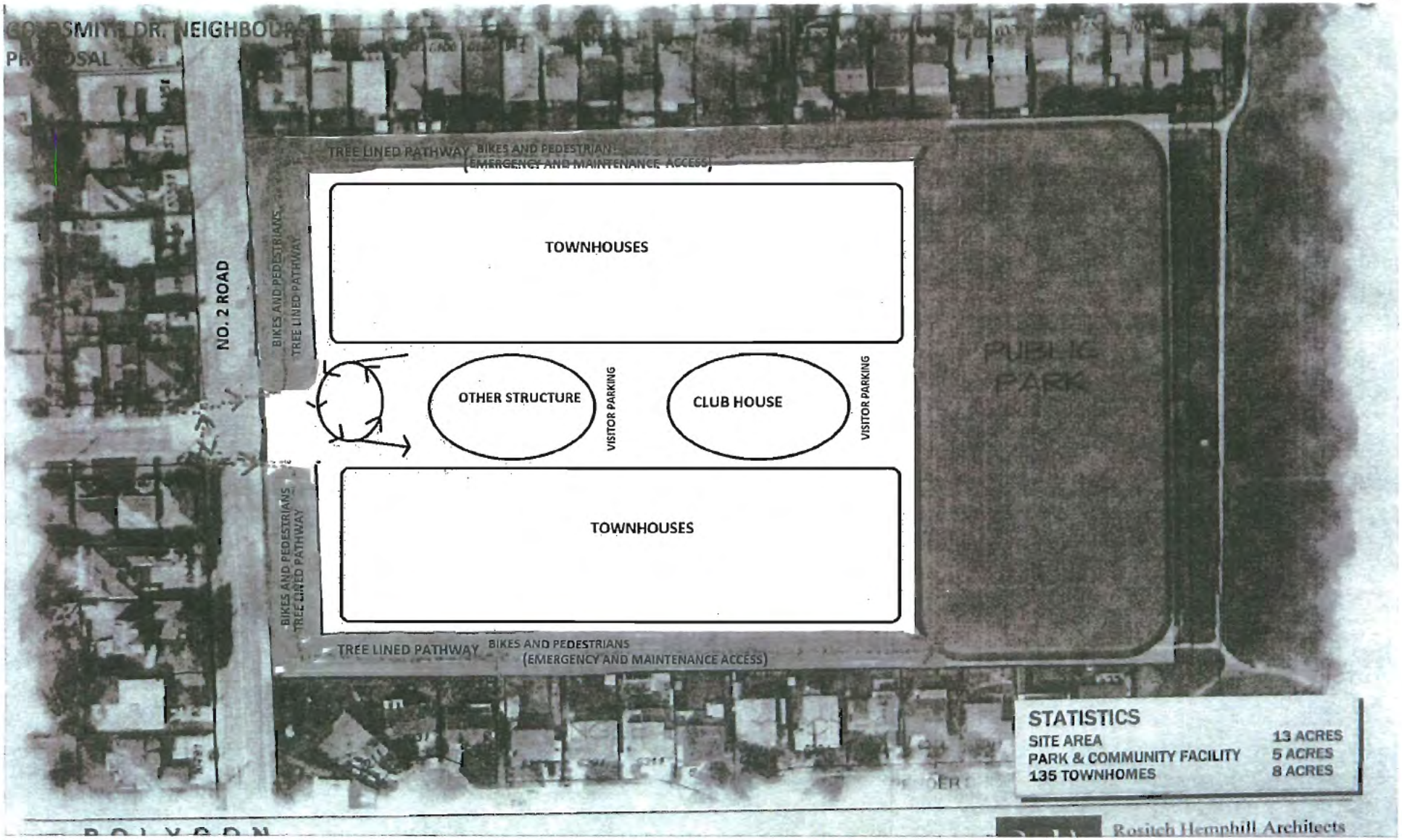
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PARK & COMMUNITY FACILITY 5 ACRES
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POLYGON
Rositch Hemphill Architects

McMullen, Mark

From: [redacted]
Sent: Thursday, 19 June 2014 13:01
To: McMullen, Mark
Cc: Steve May; Dody Sison; Michael Louvet; NORMAN TANG; Ronen Zilberman; [redacted]
Subject: RE: Steveston Site Redevelopment - Shadow Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

Thank you for your email of May 29th. Sorry, exhaustion from dealing with many problems have prevented my replying sooner.

I would like to provide additional information. Here is the National Research Council Canada resource from which shadow length factors were retrieved:
http://www.nrc-cnrc.gc.ca/eng/services/sunrise/advanced.html

Upon chatting with my neighbour, Steven May, he indicated you had apprised him that the distance from the property line, at which the structures will be erected, is unlike to change. He relays that the City may not be requesting a set-back greater 20ft.

We would like to write to seek further review and consideration:

Setting the 20ft mark on the ground, on the other side of the fence, we had an opportunity to get a feel of the proximity and imagined presence of this huge development on a raised foundation. Upon speaking to neighbours on Goldsmith Dr., particularly troubled and unhappy are the residents of single storey homes. Why, for such a huge development, a set-back of *at least* another 10 feet is not possible? Even single detached houses, despite their smaller size, are being built with a greater distance to the property line.

Given the size of this development, a set-back of 30ft or more on the north side is not unreasonable. One only has to stand that distance from such a structure to realize its enormous impact.

Against the apparent interested momentum of this development, we feel our voices are unable to adequately and effectively broadcast our concerns. We sincerely hope you and your office will be our sensitive representatives, to the spirit of representing citizens before building interests. We hope you would be able to mark approximately 6-7 paces on a floor and at that mark imagine how such a colossal presence would affect your daily home life or retired life in a little bungalow.

Thank your very much for your continued attention to this matter!

[redacted]

From: MMcMullen@richmond.ca
To: [redacted]
CC: smay6@telus.net
Subject: RE: Steveston Site Redevelopment - Shadow Study
Date: Thu, 29 May 2014 16:20:16 +0000

Dear [redacted]

Thank you for your email with your in-depth research.

I can understand your concern about shadowing on the homes on Goldsmith Drive.

A few things to note:

The proposed units drop down 1 storey at the 20 ft setback line so that 2 and 3 storey sections rise up further back from the 20 ft. setback
The City will be increasing the current 5 ft SRW within the building setback to the north and south boundaries of the school site to allow for continued City service truck access.

I am taking the specific information from your shadow tables within your email and asking Polygon's architect to respond.

Please email or call me if you should have any further questions.

Thank you,

Mark McMullen | Senior Coordinator - Major Projects | Planning & Development
City of Richmond | 6911 No. 3 Road, Richmond, BC, V6Y 2C1 | www.richmond.ca
604-276-4173 mmcmullen@richmond.ca

From:
Sent: Monday, 26 May 2014 22:41
To: McMullen, Mark
Cc: Steve May;
Subject: Steveston Site Redevelopment - Shadow Study
Importance: High

Dear Mr. McMullen;

Upon my return from out-of-town, in many discussions with neighbours to review the Polygon presentation, residents on Goldsmith Drive firmly believe a set-back of greater than 20 ft is necessary for the new structures.

Polygon's shadow study pictures do not fully illustrate the effects as presented by actual numbers.

Please see table below:

2 Level TH - assume 34ft high at peak (4ft raise + 10/floor + plus sloped roof); peak at 30ft from property line
*Shadow length (ft)

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21
10:00 AM	139	85	54	36	28	26	28	36	49	73	118
12:00 PM	91	60	40	26	19	17	19	26	38	58	89

2:00 PM	108	68	46	33	25	22	24	31	47	75	12(
4:00 PM	335	138	84	59	47	42	44	56	90	190	731

** Based on Shadow Length Factor values for Vancouver from National Research Council Canada*

Clearly from these numbers, a 20ft setback is not sufficient.

As early as 2PM beginning later September, a shadow greater than 50ft would block sunlight to the ground level or one storey home. By mid October, except for glimpses of light afforded by the gaps between TH blocks, there would be <u>all</u> day shadowing, as there would be no time the shadow is less than 50ft long. A person inside a 1 storey home would be much deprived, while a gardener would suffer even more.

Additional data:

3 Level TH - assume 44 ft high at peak (4ft raise + 10/floor + plus sloped roof); peak at 50ft from property line
Shadow length (ft)

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21
10:00 AM	180	110	70	46	36	33	37	46	64	95	152
12:00 PM	117	77	51	34	25	22	24	33	49	75	115
2:00 PM	139	88	60	42	33	29	31	40	61	97	155
4:00 PM	433	178	109	77	61	54	56	73	117	246	946

With a 20ft setback, these numbers are not more encouraging.

Because of the monolithic size of the new structures and their shadows, a set-back of 40ft is appropriate on the north side of the development. An equivalent set-back for the south side is <u>not</u> necessary because houses are not shadowed by the development.

Furthermore, a wider set-back to the north of the development is necessary to allow <u>continued</u> servicing by City vehicles to the existing sewer line.

The layout allows options of rearrangement/development, particularly to the eastern middle region, to account for any loss due to a 40ft set-back. Alternatively, the "community facility" can be reallocated for a block of 5 units and green space along 2 Rd, <u>contiguous</u> with the foot paths, which would be much more encouraging and welcoming to the community's park utilization. As it stands, the community facility is weakly positioned, as a satellite space with limited perimeter access/escapement and parking, with low prospects of optimal use. If the City is intent on providing additional community facility space, it should consider, in lieu, adding to the London-Steveston School site, in similar fashion as Hugh Boyd forms a school-community centre.

While I am writing to seek your support for a wider set-back between us and the new development, I must credit all my neighbours, some decades long residents, for their insightful contribution to our discussions. Some of whom are:

6020	Goldsmith Drive	Tanya Bonkowski	604 277 2103
6040	Goldsmith Drive	Sada Reddy	604 821 0444
6060	Goldsmith Drive	Sara Doucet	604 785 4125
6080	Goldsmith Drive	Soe Min	604 241 8070
6100	Goldsmith Drive	Kathleen Chang	604 274 8802

6120	Goldsmith Drive	Tuzar Irani	604 218 9911
6140	Goldsmith Drive	Michael Louvet	604 241 1553
6160	Goldsmith Drive	Rick & Rosita Villareal	604 271 9752
6180	Goldsmith Drive	Patrick Gu	604 928 6166
6200	Goldsmith Drive	Dody Sison	604 275 3039
[redacted]			
6240	Goldsmith Drive	Steve May	604 272 5060
6260	Goldsmith Drive	Paul Chen	604 889 8329
6280	Goldsmith Drive	Xian Hui	xianhuichn@yahoo.ca
6300	Goldsmith Drive	--Forgot name--	
6320	Goldsmith Drive	Sheila Chan	604 275 5768
6091	Goldsmith Drive	Ronan Zilberman	604 277 9096
6271	Goldsmith Drive	Paul Ip	604 270 1028

Thank you for your continued efforts to help us through this change, one we remain strongly opposed, as it would greatly impact our quality of life.

Yours Sincerely,

[redacted]

MICHAEL LOUVET, P. Eng

6140 Goldsmith drive
Richmond, BC. V7E 4G5

Phone: 604-241-1553
Email: louvetm@shaw.ca

Monday, March-03-2014

City of Richmond
Policy Panning Department
6911 No 3 Road
Richmond, BC, V6Y 2C1
CommunityPlanning@richmond.ca
Phone: 604-276-4279

Object: Planning and zoning of the former Steveston School and dependencies

Reference: 10440 & 10460 No 2 Rd

Dear Sir/Madam

The Richmond "planning policies must meet the needs of the community, while respecting the local environment. The work involves delivering urban design, community plans and policies, and programs for neighbourhoods. Consulting the community is an important part of the process".

The London/Steveston Neighbourhood Park is 42.375 acres sports oriented park in West Richmond. Switching the Steveston School location from 10440 & 104460 No 2 road to 10331 Gilbert Rd has implied to switch back the zoning from 10331 Gilbert Rd to 10440 & 104460 No 2 road.

But no zoning modification was required since obviously both former and next schools were already under School & Institutional Use.

Only the Official Community Plan (OCP) land use should have been exchanged, but it occurs that the OCP Land Use of 10440 & 104460 No 2 road is still "School" instead to be "Park". Although it includes almost 6 acres of park and sport facilities (used by many geese as a resting area for their migration period), the former school buildings and parking lots, public greenways with plenty of mature trees, and pedestrian and emergency vehicles accesses from No 2 road.

Please, would you precise me the vision and policies the OCP is intending to; and eventually if the former Steveston school land uses may change or remain the same, how the OCP shall deliver the appropriated urban design the community needs, while respecting the local environment.

Best regards,

Michael Louvet, P.Eng

PS: As a matter of facts, the Fraser Delta is underlain by deep soils deposits that during a severe earthquake could amplify the motion, and cause liquefaction; and there are concerns that buildings in the Fraser Delta may not perform as predicted during a major earthquake. In other words, a lot of older buildings can collapse, and areas like the former Steveston School, as any park nearby an emergency response road, shall be of public safety interest for emergency first responders to regroup, and then rescue teams to locally organise and dispatch.

Frank & Valerie Melder
6320 Goldsmith Drive
Richmond, BC V7E 4G5
PH: 604-274-3824

March 5, 2014

Mr. Mark McMullen
Senior Coordinator, Major Projects
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: Development of former Steveston School site
RZ 13-649524

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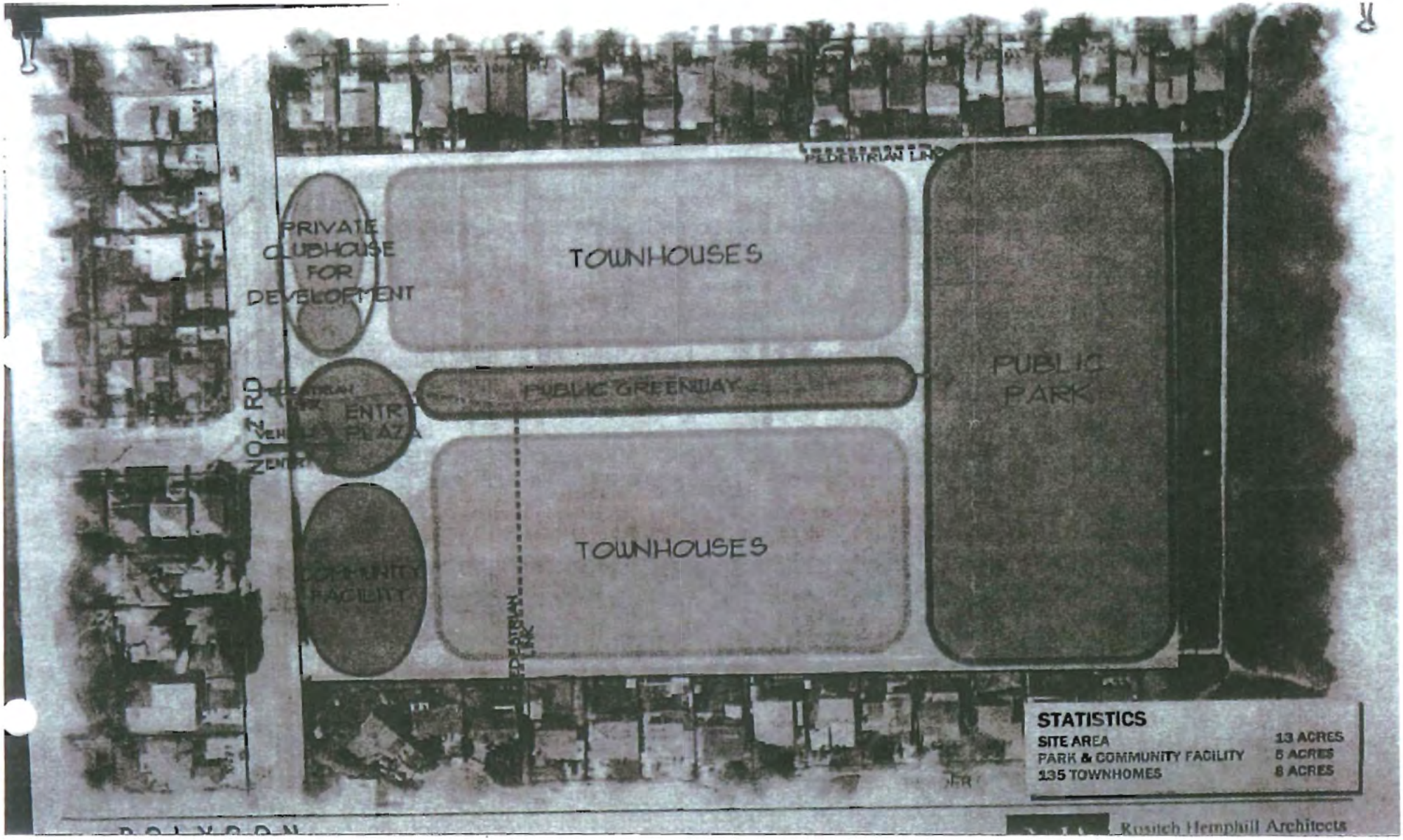
Yours truly,

Frank Melder

Valerie Melder

cc: Polygon Homes Ltd.
Attn: Mr. Neil Chrystal

Rositch Hemphill Architects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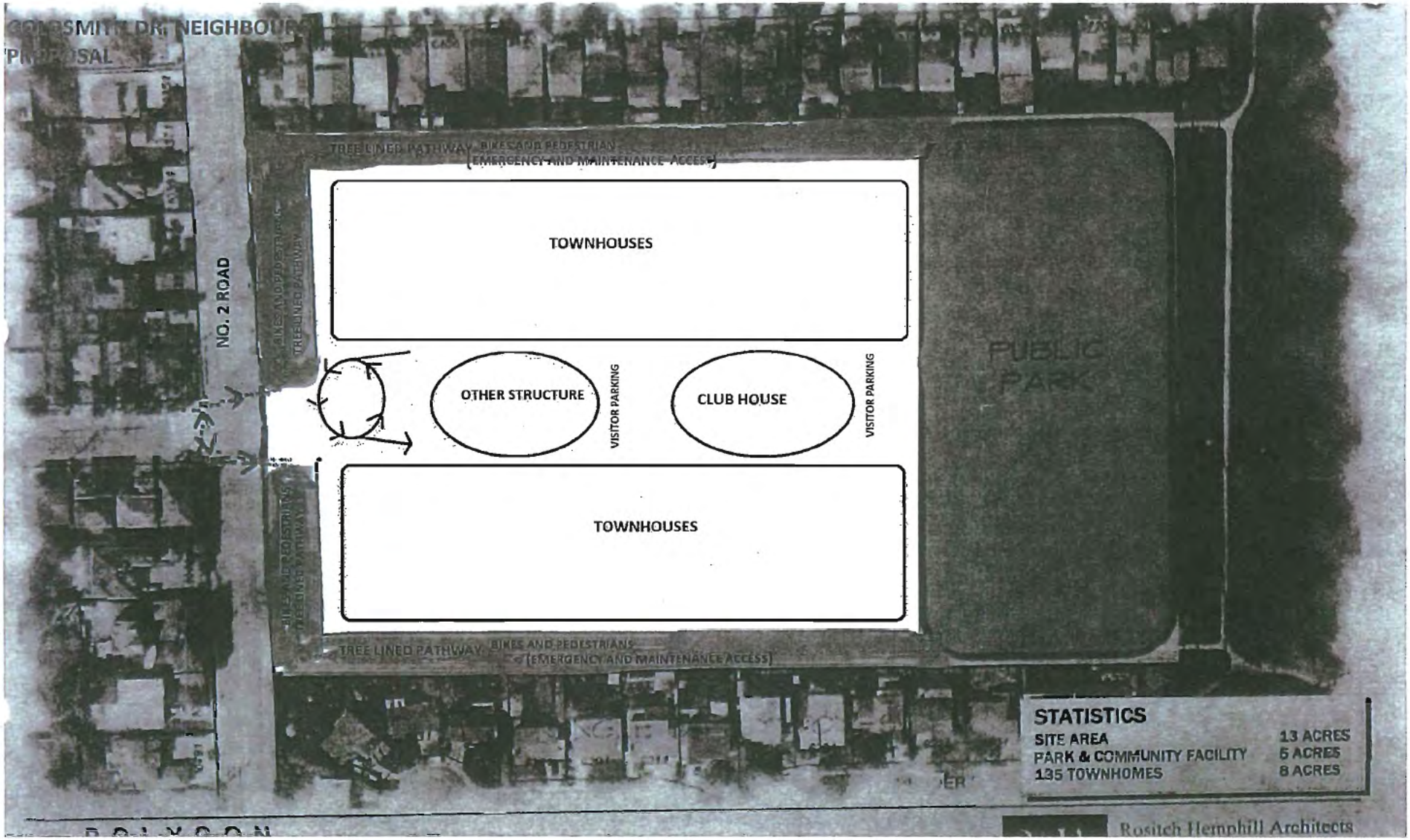
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Tamara Melder
6320 Goldsmith Drive
Richmond, BC V7E 4G5
PH: 604-274-3824

March 5, 2014

Mr. Mark McMullen
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City of Richmond
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Tamara Melder

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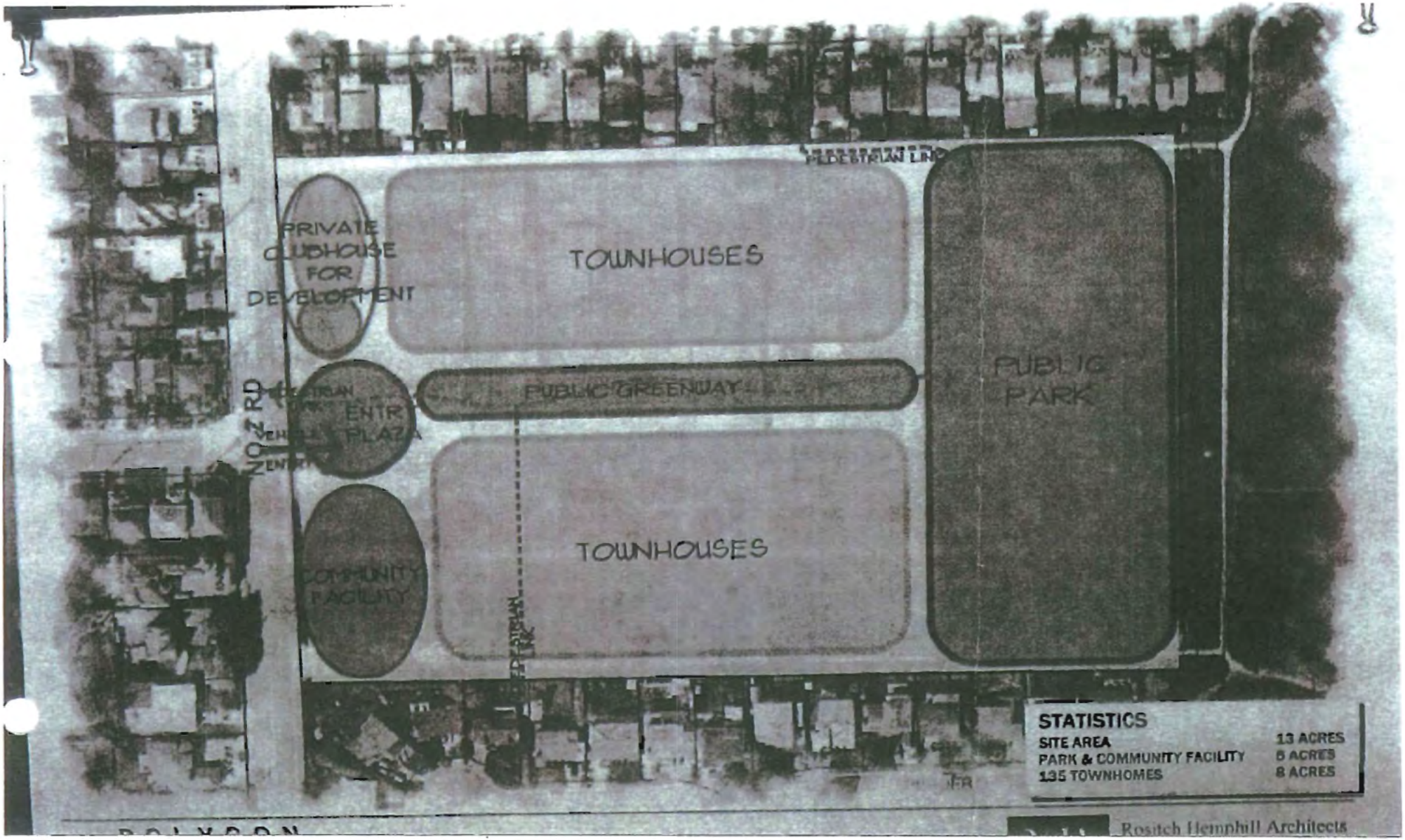
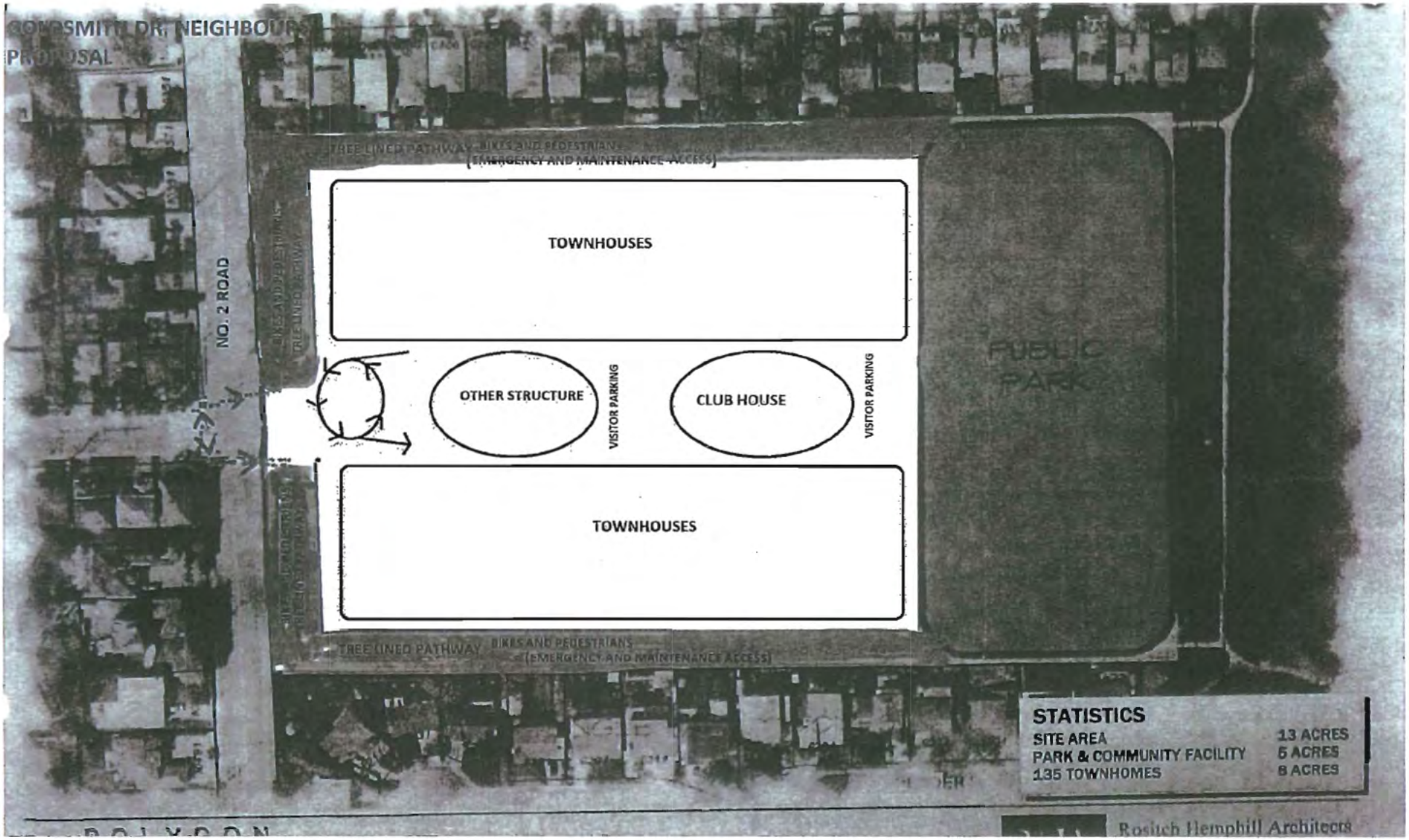

PRIVATE CLUBHOUSE FOR DEVELOPMENT
TOWNHOUSES
PUBLIC PARK
PUBLIC GREENWAY
ENTR PLAZA
TOWNHOUSES
COMMUNITY FACILITY
STATISTICS
SITE AREA 13 ACRES
PARK & COMMUNITY FACILITY 5 ACRES
135 TOWNHOMES 8 ACRES
Rositch Hemphill Architects


GOLDSMITH DR. NEIGHBOURHOOD
PROPOSAL
TREE LINED PATHWAY - BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)
NO. 2 ROAD
TOWNHOUSES
OTHER STRUCTURE
VISITOR PARKING
CLUB HOUSE
VISITOR PARKING
PUBLIC PARK
TOWNHOUSES
TREE LINED PATHWAY - BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)
STATISTICS
SITE AREA 13 ACRES
PARK & COMMUNITY FACILITY 5 ACRES
135 TOWNHOMES 8 ACRES
Rositch Hemphill Architects

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

MayorandCouncillors

PC: Wayne Craig
Joe Erceg

From: MayorandCouncillors
Sent: Monday, 07 April 2014 4:19 PM
To: 'Melodypan212@gmail.com'
Subject: RE: Old steveston high school site 5 acre green land

This is to acknowledge and thank you for your email of April 5, 2014 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Michelle Jansson
Acting Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----
From: Melodypan212@gmail.com [mailto:melodypan212@gmail.com]
Sent: Saturday, 05 April 2014 2:25 PM
To: MayorandCouncillors
Subject: Old steveston high school site 5 acre green land

Dear mayor and councillors,
we would like to express our strong oppinion that we should keep the existing 5 acre space as its open space in one piece NOT cutting it into trails as shown in polygon 2nd open house landscape design. We were told by the polygon landscape designer to express our oppinion to the city.

The rationales that we should keep the 4 acre green space as it is are in the summer, people use it for softball every wed and friday, people use it for remote control plane , people use it to let the dog run free. In the fall and spring, our precious and beutiful friends snow geese have a space to rest and get ready for their next journey.
Also, our new coming neighbours in polygon town home and their friends /pets will also join us to use the green space. Due to the population increases suddenly, we definitely need to keep an open green space for the increased population,whereas the trails designed by polygon will compromise the full function of the green land Once we cut the green space into small piece, all of the above activities will be gone forever.

Please help us to preserve the land and keep its full function Steele CRT residents Sent from my iPad

PHOTOCOPIED
APR 9 2014
& DISTRIBUTED AW

CITY OF RICHMOND
DATE
APR 9 2014
RECEIVED
CITY CLERK'S OFFICE

McMullen, Mark

From: McMullen, Mark
Sent: Friday, 11 April 2014 17:07
To: 'Pan, Melody'
Cc: Stich, Yvonne
Subject: RE: polygon rezoning File#RZ13-649524

Hello Melody:

Thank you for your email regarding the Polygon rezoning application.

I am writing to provide more information on the proposed parks and public open space components included within their development proposal.

Polygon's revised development plan taken to the recent April 2 Open House includes the follows:

-a 4.5 acre park located on the eastern part of the site to be transferred to the City.

-a 0.5 acre community facility site located on No. 2 Road to be transferred to the City.

-a public greenway/pathway connecting No. 2 Road to the above-noted 4.5 acres park over a right-of-way that provides public use.

As the City also wishes to achieve sufficient park land and open space that is beneficial to the community, Polygon has made improvements to their proposal to those elements as discussed above. City Parks and Planning will discuss your concern about the proposed pathways and programming of the proposed 4.5 acre park as the plan is further developed.

Please email or call me if you should have any further questions.

Thank you,

Mark McMullen
Senior Coordinator - Major Projects
City of Richmond
phone: 604-276-4173 / fax: 604-276-4052
mmcmullen@richmond.ca
www.richmond.ca

-----Original Message-----
From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: Saturday, 05 April 2014 13:16
To: McMullen, Mark
Subject: RE: polygon rezoning File#RZ13-649524

hi mark,

We are a group of steele crt residents.we would like to express our strong oppinion that we should keep the existing 4 acre space as open space in one piece NOT cutting it into

trails as shown in polygon 2nd open house landscape design. We were told by the polygon landscape designer to express our oppinion to the city.

The rationales that we should keep the 4 acre green space as it is are in the summer, people use it for softball every wed and friday, people use it for remote control plane , people use it to let the dog run free. In the fall and spring, our precious and beutiful friends snow geese have a space to rest and get ready for their next journey.

Once we cut the green space into small piece, all of the above activities will be gone forever.

Please help us to reserve the land and keep its full function do you when the public hearing will happen?

thank you very much
Steele crt residents

From: McMullen, Mark [MMcMullen@richmond.ca]
Sent: February 21, 2014 5:56 PM
To: Pan, Melody
Subject: RE: polygon rezoning File#RZ13-649524

Hello Melody:

The developer has to provide at least 5 acres of park and we will be receiving more detailed plans reflecting the "Bubble" diagram shown at the open house.

Of the 5 acres most will be located on the east side of the site, but there may be about some small amount of park located on No. 2 Road for the proposed community amenity.

The developer will be required to hold a second open house with the more detailed plans that the City has reviewed as noted above.

When the City is satisfied with the revised, detailed Polygon proposal, it will take it to the City's public Planning Committee meeting, and the to an advertised Public Hearing some time in the future. This will likely be in the spring.

I am afraid that I can't guarantee to email you given the number of people interested in different projects.

You can email/call me every so often for an update.

Regards,

Mark McMullen
Senior Coordinator - Major Projects
City of Richmond
phone: 604-276-4173 / fax: 604-276-4052
mmcmullen@richmond.ca
www.richmond.ca

From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: Friday, 21 February 2014 09:24
To: McMullen, Mark
Subject: RE: polygon rezoning File#RZ13-649524

Hi Mark,
Thank you very much for the info. We attended the public open house on Wed Feb 19 and saw the concept diagram showing the townhouse and "5 acre part land" on the east side of the site.

However, The "5 acre part land" in the polygon diagram looks like only 3acre to us because the rest of 2 acre park land has covered by the townhouse.

How can we as a community group to ensure the 5 acre park land is true 5 acre? Do the city do any measurement to ensure the green space does not get lost?

Does the city will have a public hearing session as well or only the 2nd polygon public hearing to obtain public feedback?

During the public open house, we had some discussion with at least 5 of residents from other neighbourhoods, we are all agree to keep the 5 acre park land in one piece as it is and open to the public to use. Please help the community to keep the precious 5 acre park land in once piece .

Again, Thank you very much for the info. Looking forward to hearing back from you.

Melody
Coordinator for save steveston park action team steele crt

From: McMullen, Mark [mailto:MMcMullen@richmond.ca]
Sent: February 20, 2014 3:00 PM
To: Pan, Melody
Subject: RE: polygon rezoning File#RZ13-649524

Hello Pam:

I am sorry I did not get to your email yesterday.

The information presented by Polygon Homes included preliminary concept bubble diagrams showing the townhouse areas (approximately 135 units), 5 acres of park land on the east side of the site, a greenway connection to No. 2 Road to the park, and a public community amenity space on No. 2 Road. There also may be intersection improvements at No. 2 Road and Wallace Road as determined by a traffic study and the City Transportation Dept.

At this time, you could also contact Polygon Home's Development Manager, Chris Ho, at (604) 871-4181.

Also, please feel free to contact me at any time.

Regards,

Mark

Mark McMullen
Senior Coordinator - Major Projects
City of Richmond
phone: 604-276-4173 / fax: 604-276-4052
mmcmullen@richmond.ca
www.richmond.ca

From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: Wednesday, 19 February 2014 10:49
To: McMullen, Mark
Subject: FW: polygon rezoning File#RZ13-649524

Hi City Hall Staff,

We are a group of residences living at the Steele crt. We recently received a public open house letter from Polygon regarding their rezone application #RZ139-649524.

Some of our residences are not available on Feb 19 to attend the open house day but we want to have a discussion so we can represent our steele crt residence to attend the open house. If possible, Would you please forward some information to us to discuss as a group prior to the open house?

Thank you very much.

Melody Pan
Save our 5 acre parkland group

From: Zoning [mailto:Zoning@richmond.ca]
Sent: February 17, 2014 1:53 PM
To: Pan, Melody
Subject: RE: polygon rezoning File#RZ13-649524

Hi Melody,

In response to your inquiry, I am referring you to the Planner that has been assigned to this rezoning application. Please contact Mark McMullen at 604-276-4173 or mmcmullen@richmond.ca<mailto:mmcmullen@richmond.ca>.

Regards,

Holly Haqq
Customer Service Specialist
City of Richmond
604-276-4017

From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: February-14-14 11:19
To: Zoning
Subject: polygon rezoning File#RZ13-649524

Hi City Hall Staff,

We are a group of residences living at the Steele crt. We recently received a public open house letter from Polygon regarding their rezone application #RZ139-649524.

Some of our residences are not available on Feb 19 to attend the open house day but we want to have a discussion so we can represent our steele crt residence to attend the open house.

If possible, Would you please forward some information to us to discuss as a group prior to the open house?

Melody Pan
Save our 5 acre parkland group

Wednesday April 14, 2014

Attention: City Clerk

I am very angry about the 150 Townhouses that Polygon is building on the old Steveston High school site. Why would you allow Polygon to Ruin this quiet area? As a resident of this area for Twenty years I know that the Traffic on Number Two Road will be a Nightmare. The only way out of these Townhouses will be Number Two Road. If you allow Polygon to build 150 Townhouses that means approximately Six Hundred Extra cars will be driving on Number Two Road. I think Polygon should only be allowed to build Fifty Townhouses. If they build Fifty Townhouses there will be about Two Hundred extra cars driving on Number Two Road.

Thanks for your attention.

Barbara Parpara

Mrs. B. Parpara,
5631 Floyd Ave.,
Richmond, B.C.,
V7E5L9
604-241-2570

McMullen, Mark

From: Steven May [smay6@telus.net]
Sent: Monday, 26 May 2014 15:26
To: McMullen, Mark
Subject: City Polygon Meetings

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark,

Is there any update on the rezonig and dates for meetings?

Also per our discussion about setback and sewer access is there any change to Polygons proposed 20 feet?

I have looked at Polygons plan drawing and see with minor changes a 40 foot setback for the north property's or a 30 foot setback for both north and south property's could easily be achieved.

I'm proposing 40 ft. on the north side to reduce the shadowing of homes during winter months.

I would like to discuss this idea with you if possible.

Regards

Steve May
6240 Goldsmith Dr.
604-272-5060

RECEIVED
OCT 20 2014

OCT 20 2014

The following people DO NOT WANT POLYGON to BUILD 130 Townhouses on the old Steveston high school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

NAME	ADDRESS	POSTAL CODE	SIGNATURE
Barbara Parpara	5631 Floyd Ave.	V7E 5L9	Barbara Parpara
BARBARA MAGUIRE	5540 FLOYD	V7E 5M1	B Maguire
DAN MAGUIRE	5540 FLOYD	V7E 5M1	D Maguire
FLORA POON	5660 FLOYD	V7E 5M1	
ILAN HELLER	5660 FLOYD	V7E 5M1	
WILLIAM HAY	5686 Floyd	V7E 5M1	
Kyle Chen	1047. NO. 2	V7E 2E5	
SHLOMO PARPARA	5631 Floyd	V7E 5L9	S. Parpara
GILLIAN ELVISS	5640 FLOYD	V7E 5M1	G Elviss
SOOK choe	5651 Floyd	V7E 5L9	S. Choe
Louis VanHof	10386 Sandiford	V7E-5M4	
AIDA VANTHOF	10386 SANDIFORD DR	V7E 5M4	
Billy Leung	10120 No. 2 RD	V7E 2E3	
CINDY CAVALLO	10371 SANDIFORD	V7E 5S6	
DAVID CAVALLO	10371 SANDIFORD	V7E 5S6	D Cavallo
MAY MAN	10640 WALLACE RD	V7E 2C5	
Harry Choe	5651 Floyd Ave	V7E 5L9	
Aurlee Parpara	5631 Floyd Ave.	V7E 5L9	Aurlee Parpara

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
19	Lisa Urist	5635 Sandiford Place	V7E 5M5	
20	Michelle Hermans	5653 Sandiford Pl.	V7E 5M5	
21	Margaret Faulkner	5655 Sandiford PL.	V7E 5M5	
22	Elina Fridman	5671 Sandiford Pl	V7E5M5	
23	KAY CHAN	5673 sandiford pl	V7E 5M5	
24	Philip Ng	5675 Sandiford Pl.	V7E 5M5	
25	Paul Fraser	5677 SandifordPl	V7E 5M5	
26	Bill Co	5679 Sandiford place.	V7E 5M5	BC
27	MAGGIE	10108 LAWSONDR RMD	V7E 3M5	
28		10122 ~~Sandiford Place~~ Lawson Dr.	V7E5M5	
29	Shirley Wang	10124 LAWSON Dr.	V7E5M3	
30	Graham Barlow	10111 Lawson Dr.		
31	Cynthia Li	5637 Sandiford Pl	V7E 5M5	

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
32	GERARD GUTIERREZ	10351 SANDIFORD DR	V7E 5S6	
33	VIRGINIA San	10351 SANDIFORD DR	V7E 5S6	
34	Erez Harel	10571 Gaunt CA	V7E5E7	
35	Laurie David-Harel	10571 Gaunt CA	V7E5E9	

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
36	Ray Michaeli	5820 Sandiford pl	V7E 5M5	
37	Mass Sicilia	10255 Sandiford	V7E 5N3	

Att: Brian Guile → 6th Floor Planning

Re: Park - School Redevelopment at Steveston High school

P.1

FAX # 604-276-4063

We strongly object to use part-school area for residential purpose !!

NAME	Address	Phone #	Signature
• Vienna Chan	6700 GOLDSMITH DR.	7788298503	
• Emerson Chan	6700 GOLDSMITH DR.	7788298503	Emerson
• Chloe Chan	6700 GOLDSMITH DR.	7788298503	Chloe
• Martin Lau	6700 GOLD SMITH DR.	7788298503	Martin
• Theresa Lau	6631 " "	275-0359	
• ~~Jason~~ LAU	6631 Goldsmith Dr.	275-0359	Jason Lau
• ~~Joanna~~ Lau	6631 Goldsmith DR.	275-0287	
• Mansin CHU	6700 GOLDSMITH DR.	604-447-5998	
• HungYip CHAN	6700 GOLDSMITH DR.	604-352-9532	
• Michael CHAN	6700 GOLDSMITH DR.	604-447-5998	
• ~~Jun Shuo~~	6331 DYLAN PL Richmond	604 270 6582	
• Johnson Li	6331 DYLAN PL ~~Richmond~~	604 270 6582	Johnson
• Moran Li	" " PL, Richmond	604 218 2005	Moran

All My neighbors and me feel misleached due to a sold-sign was posted on the property that someone saw.

604-275-0359

McMullen, Mark

From: McMullen, Mark
Sent: Thursday, 20 November 2014 12:31
To: 'Jim McGrath'
Subject: RE: Concern with tree removal/replacement at former Steveston High School site
Attachments: Landscape (1).pdf

Dear Mr. McGrath:

Thank you for your email concerning tree removal.

Based on a review of the arborist report on the applicant's previous draft development concept submitted to Planning Committee, 15 trees would be removed from the 13 acre site.

In this plan, six of the larger trees, located mainly adjacent to No. 2 Road, would be protected.

If the application proceeds through rezoning, the applicant will be required to replace the removed 15 trees with a minimum of 30 trees within the landscape of the 8 acre townhouse development through the development permit process.

While there are no trees in the majority of the proposed 5 acre park area located on the east side of the current school (see attached map), there will be a number of trees planted to be determined by the City Parks Dept.

It should also be noted that as the applicant is revising their site plan at this time, there may be a change in the number of current trees removed and proposed to be kept in the 8 acre townhouse portion of the site.

Through the further public development review and parks planning processes, there will be more information provided on the new tree plantings within the proposed townhouse and new park.

Please email or call me if you should have any further questions.

Thank you,

Mark McMullen| Senior Coordinator - Major Projects | Planning & Development
City of Richmond | 6911 No. 3 Road, Richmond, BC, V6Y 2C1 | www.richmond.ca
604-276-4173 mmcmullen@richmond.ca

From: Jim McGrath [mailto:jimcmcgrath@gmail.com]
Sent: Thursday, 13 November 2014 09:53
To: McMullen, Mark
Subject: Concern with tree removal/replacement at former Steveston High School site

Mark:

I understand that you are the City Planner with oversight on the Polygon townhouse construction at the former Steveston High School site on No. 2 Road?

I have read that a significant number of mature trees (is it 15?) may be removed during this redevelopment. If this is the case my concern is that these large trees may only be replaced with small trees - which will take a long time to grow into anything resembling the tree size that is currently at this location.

As a neighbour of, and a long time user of the parkland at the former Steveston High site I want to know what the plans are to mitigate the loss of mature trees on this large new townhouse site.

Would you please advise what the plan is for tree replacement at the former Steveston High location?

Thank you.

Jim McGrath
Lawson Drive, Richmond

City of Richmond Interactive Map

108.7 0 54.36 108.7 Meters

ATTACHMENT II
Fax'd Nov 29
@ 8:27 p.m.

OBJECTION TO REZONING

Steveston High & Vast Fields to High Density Townhouses
(Re: File No. RZ 13-649524, at 10440-10460 No. 2 Road)

I object to rezoning of the Steveston High site and its vast green space to high density townhouses for the following reason(s):

- ✓ No to loss of green space!
- ✓ No to loss of public/common land and heritage, especially school land for future generations!
- ✓ No to City infrastructure costs to support private development!
- ✓ No to destruction of neighbourhood character - massive encroachment upon small neighbourhoods!
- ✓ No to topographical changes: swamping of adjacent lands & neighbourhoods by elevation of massive site!
- ✓ No to increased congestion and lack of accessibility to public space!
- ✓ Yes to due process: community consultation must not be scheduled, led, and managed by developer! City must represent community interests!
- ✓ Yes to retain public space and develop facilities for active and healthy lifestyles for ALL!
- ✓ All the above!

Date: Nov 28, 2014

Name	Signature	Address (778-323-3348)
JIANG JIAN BI JIAN	杨碧源源	6280 Steele Court
彭荣琳 778-863-8586 Sunny Peng		6611 Goldsmith Drive

*Thank you for your support. Please sign and leave this document by front door for collection.

Object Rezone School (SI) & Park Zone for High Density Townhouses
(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make Check makes on areas that you agree with or Check ✓ All of the following reasons:

____Safety concern with high population between 2 schools (James Mc Kinney Elementary & London High).

____ Students need our park area for healthy outdoor activities and future school site.

____There are many new constructions of high rises in Richmond, when these high rises are full, there will be shortage of school zone.

____Growing populations of new comers from China where only one child is allowed, once they are settled in Canada, they are more likely to wish to have more children, school zone should be reserved for future usage, due to school land is limited and it is not reversible once it become residential area.

____ Developers took advantages of most Asian owners from China who are not custom to have a say to the Government (without getting locked up), unaware of rezone and way to object, inconvenience meeting time, and some parents are still working in China etc.

____Growing population of Seniors need park areas for outdoor senior playground to cut medical expenses. (Recommendation: The City could use the land for now to build Senior outdoor playground with simple exercises equipment as the leading City in Canada to promote life expectancy.)

____Poor Image for the City with Town Houses and multi-family units are built along all major Roads and Ave. It gives an impression that Richmond is a City of Townhouses or low cost housing with narrow lots.

____Townhouses decrease property value. Majority Asian are very concern about the education for their children, they will not paid good price for their family living among town-houses and where the school zone is up for sale and Rezone for financial gains instead for the welfare of the students or for the community use.

____ Safety concern with high population; there will also be Parking and street clean problems etc. which decreased the property values of our City.

Other comments: _____

_____

✓ I also Disagree with all future rezones on major Roads and Avenues for multi-family between Graville Ave and Steveston Highway to keep the residence at the present rates. I prefer our City plan the way it is.

Names: ZHAI CHUN YING Signature: 翟春英

Address: 6611 Goldsmith DR, Richmond Date: Nov 27, 2014

Fax to: 604-276-4052 Att: MR. Wayne Craig

cc.: Mail copy to City Hall Manager: Mr. George Duncan at 6911 No.3 Road, Richmond BC V6Y 2C1

Object Rezone School (SI) & Park Zone for High Density Townhouses
(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make Check makes on areas that you agree with or
Check ✓ All of the following reasons:

____Safety concern with high population between 2 schools (James Mc Kinney Elementary & London High).

____ Students need our park area for healthy outdoor activities and future school site.

____There are many new constructions of high rises in Richmond, when these high rises are full, there will be shortage of school zone.

____Growing populations of new comers from China where only one child is allowed, once they are settled in Canada, they are more likely to wish to have more children, school zone should be reserved for future usage, due to school land is limited and it is not reversible once it become residential area.

____ Developers took advantages of most Asian owners from China who are not custom to have a say to the Government (without getting locked up), unaware of rezone and way to object, inconvenience meeting time, and some parents are still working in China etc.

____Growing population of Seniors need park areas for outdoor senior playground to cut medical expenses. (Recommendation: The City could use the land for now to build Senior outdoor playground with simple exercises equipment as the leading City in Canada to promote life expectancy.)

____Poor Image for the City with Town Houses and multi-family units are built along all major Roads and Ave. It gives an impression that Richmond is a City of Townhouses or low cost housing with narrow lots.

____Townhouses decrease property value. Majority Asian are very concern about the education for their children, they will not paid good price for their family living among town-houses and where the school zone is up for sale and Rezone for financial gains instead for the welfare of the students or for the community use.

✓ Safety concern with high population; there will also be Parking and street clean problems etc. which decreased the property values of our City.

Other comments: _____

✓ I also Disagree with all future rezones on major Roads and Avenues for multi-family between Graville Ave and Steveston Highway to keep the residence at the present rates. I prefer our City plan the way it is.

Names: Teresia Ondy Signature: Teresia Ondy
Address: 6420 Swift Blvd Richm B.C. Date: 2014 nov. 19
V7E 4H1

Fax to: 604-276-4052 Att: MR. Wayne Craig

cc.: Mail copy to City Hall Manager: Mr. George Duncan at 6911 No.3 Road, Richmond BC V6Y 2C1

McMullen, Mark

From: Michael Louvet (PEng) [louvetm@shaw.ca]
Sent: Tuesday, 02 December 2014 16:40
To: McMullen, Mark
Cc: smay6@telus.net
Subject: Polygon - Stevenston school - public consultation

Dear sir,

Neighbourhood just informed me, on a less than one hour notice, that Polygon will held a public meeting to day at 5 pm, regarding its Steveston School's rezoning application: from School & Institutional Use to Site Specific but something not yet specified.

In spite of that, I will manage to attend; but since Polygon didn't send me any kind of invitation, I consider myself as being left out the consultation process.

Best Regards,

Michael Louvet, PEng
6140 Goldsmith drive,
Richmond, BC
604-241-1553

Objection to Rezoning

Steveston High & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmarks ____on areas that you agree with:

__✓__Safety concern for the students with high population between 2 schools (James Mc Kinney Elementary & London High). While there are school-shootings happens globally; should Students' safety be the priority of shool board?

__✓__Students need our park area for healthy outdoor activities and future school.

__✓__Growing population of seniors need park space for outdoor senior workout area and public needs the green space for future sport facilities.

__✓__Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

__✓__High density Townhouses decrease property value; it is unfair for present house owners.

__✓__Multi-family re-zonings on major Roads and Avenues in residential area (between Granville Ave. and Steveston Highway), destroy our original City plan, City Image, and City land-value.
(Suggestion: ____Allow second kitchen for dual families-max 6 persons per single family without rezoning)

__✓__Developer manipulated public by hosting community consultation and schedule at the time which was inconvenience for the parents to attend at 4pm. (City failed to represent community interest.)

__✓__With increasing crimes in the school neighborhood (check police calls last year), and additional high population may lead our city on the path of Vancouver China Town.

✓ All of the above

Name	Address	Signature
Janet Yu	10440 Lassam	
Steven Gao	10440 Lassam	
Bob Gao	10440 Lassam	
Susan Gao	10440 Lassam	
Timothy Gao	10440 Lassam	Timothy Gao

Fax to: 604-276-4222 Att: MR. George Duncan Date: 2014-12-05

cc.: Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

__✓__ Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

__✓__ Students need the park area for healthy outdoor activities (baseball games) and for future school projects. Public need the green space for sport facilities and growing population of seniors need an area for outdoor workout.

__✓__ Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

__✓__ Developer manipulate public by hosting community consultation at inconvenient time (4 pm) to the parents or sending out short notice (not everyone received) in busy month (Dec.). City failed to represent community interest by allowing them to host (manipulate) our meetings before approval.

__✓__ High density Townhouses decrease property value; it is unfair to the present home-owners.
(Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

__✓__ High population with high density attract crimes and homeless which could lead our City on the path of Vancouver China Town where residents afraid to go out at night.

__✓__ No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City Image, ruin our original City plan and devalue our City land!
Suggestion: __✓__ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

__✓__ All of the above.

Other comments: PLEASE CONCIDER US !

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
E. SHALE	10071 ADDISON ST	E. Shale
Saron Hagos	11	Saron Hagos
Phoebe	11	Phoebe
[illegible]		SRINIVAS KOLLA
[illegible]		[illegible]

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: DEC 3/14

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

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✓ All of the above.

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Kathy Liu	6280 Goldsmith Dr.	刘晓娟
Brian Chen	6280 Goldsmith Dr.	陈献辉
Ying Chen	6280 Goldsmith Dr.	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec. 07. 2014

Email: **Signatures** to: AdministratorsOffice@richmond.ca cc: **mayorandcouncillors@richmond.ca**

City of Richmond

Bylaw 9155

Richmond Zoning Bylaw 8500 Amendment Bylaw 9155 (RZ13-649524) 10440 and 10460 No. 2 Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.72 as follows:

"17.72 Town Housing (ZT72) – London/Steveston (No. 2 Road)

17.72.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for the provision of **affordable housing units** and a **child care** facility.

17.72.2 Permitted Uses

- **housing, town**

17.72.3 Secondary Uses

- **boarding and lodging**
- **child care**

17.72.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.05 **floor area ratio** provided that is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.72.3.1, the reference to "0.55" in relation to the maximum **floor area ratio** is increased to a higher **density** of "0.76", provided that:

   a) the **owner** has, on an adjacent **lot**, constructed and transferred to the **City** a **child care** with a **floor area** of at least 511 m^2 and capable of accommodating 37 children; and

   b) prior to occupancy of any **building** on the **lot**, the **owner**:

      i) has constructed on the **lot** and/or provided to the **City** security, in an amount satisfactory to the **City**, for not less than 12 **affordable housing units**, with the combined **habitable space** of the **affordable housing units** comprising at least 1,451m^2 or 6.0% of the total **floor area** of the **town housing** units constructed on the **lot**, whichever is greater; and

      ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

17.72.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.72.5 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** for the north side of the **site** is 3.0 m.
3. The minimum **side yard** for the south side of the **site** is 9.0 m.
4. The minimum **rear yard** is 3.0 m.

17.72.6 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 6.0 m, except 13.0 m for a **building** accommodating **amenity space**.
3. The maximum **height** for **accessory structures** is 6.0 m, except 9.0 m for public art approved by the City.

17.72.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 29,000 m^2.

17.72.8 Landscaping & Screening

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

17.72.9 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.

17.72.10 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 designating it **"Town Housing (ZT72) – London/Steveston (No. 2 Road)"**:

That area shown cross-hatched and marked "A" on "Schedule A attached to and forming part of Bylaw No. 9155"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9155".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

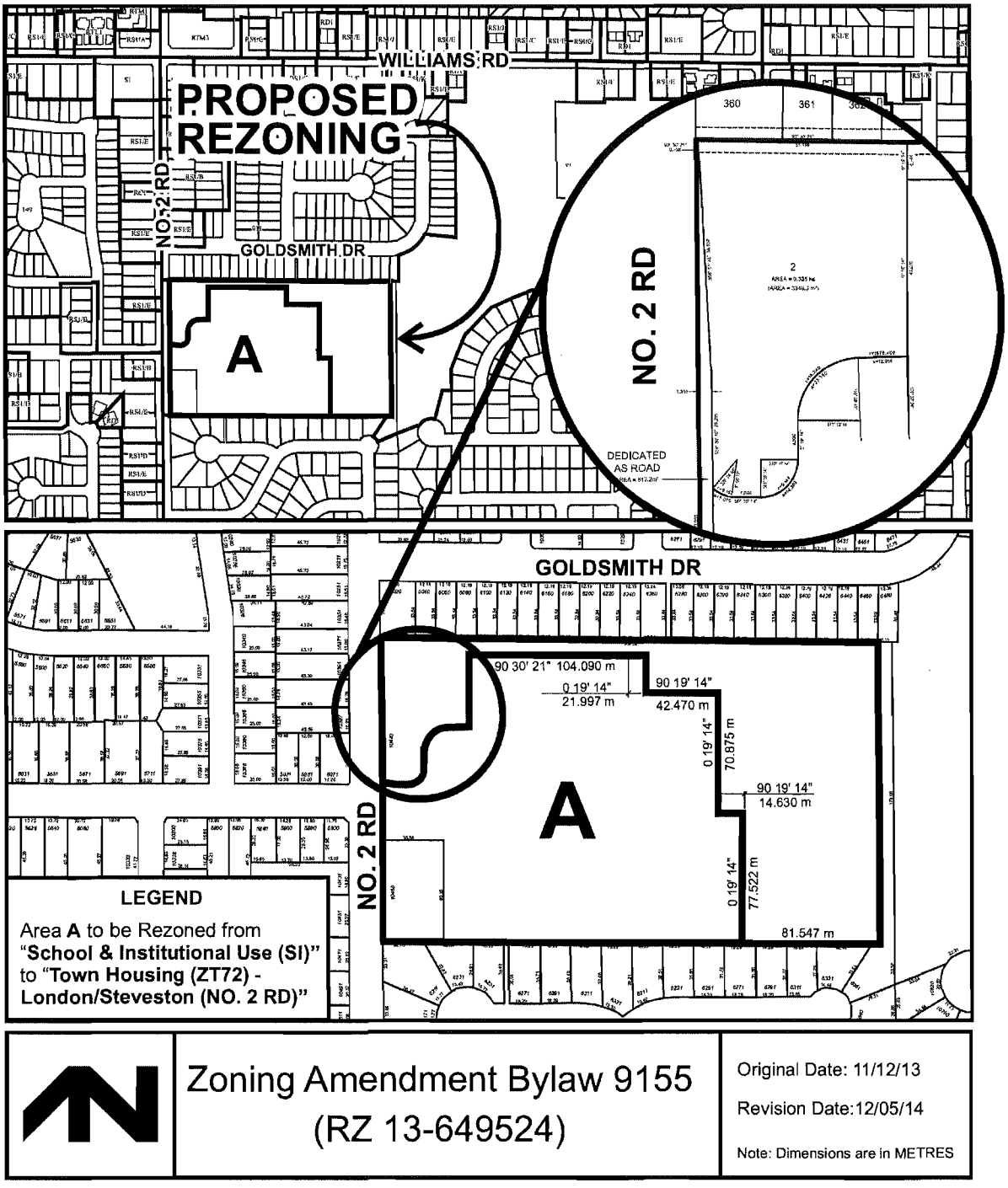
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 9155"

City of Richmond



Zoning Amendment Bylaw 9155
(RZ 13-649524)

Original Date: 11/12/13

Revision Date:12/05/14

Note: Dimensions are in METRES

City of Richmond

Bylaw 9156

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9156 (RZ13-649524) 10440 and 10460 No. 2 Road

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

1. Richmond Official Community Plan Bylaw 9000 is amended at Attachment 1 to Schedule 1, 2041 OCP Land Use Map, for those areas marked "A" and "B" and shown hatched on "Schedule A attached to and forming part of Bylaw 9156", by designating area "A" as "Neighbourhood Residential" and area "B" as "Park".

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9156".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

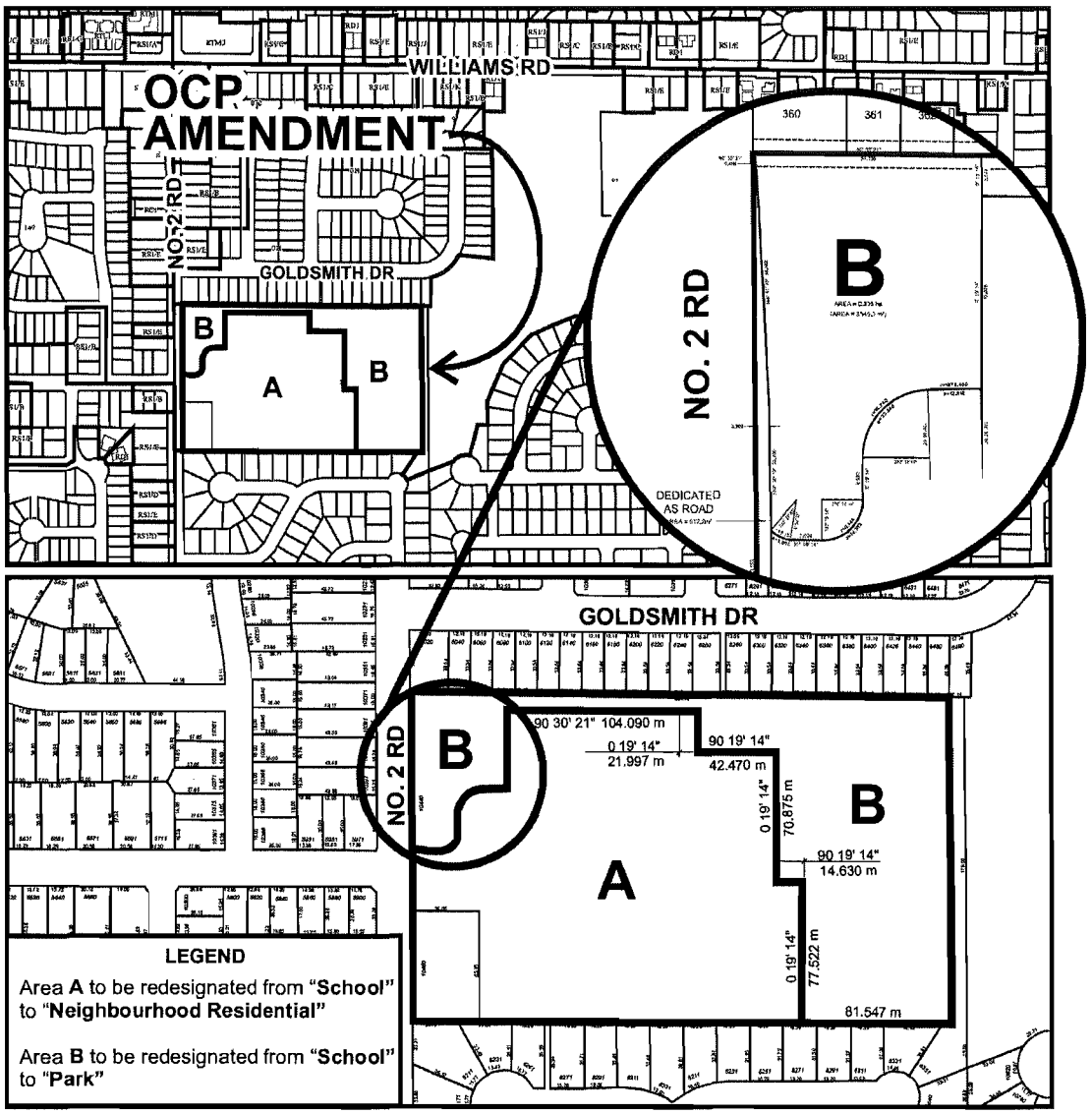
MAYOR

CORPORATE OFFICER

4454363

"Schedule A attached to and forming part of Bylaw 9156"

City of Richmond



OCP Amendment Bylaw 9156
(RZ 13-649524)

Original Date: 11/12/13

Revision Date:12/05/14

Note: Dimensions are in METRES