

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

<b>To Public Hearing</b>
Date: <u>February 20, 2017</u>
Item # <u>6</u>
Re: <u>DP 16-741981</u>

<b>TO: MAYOR &amp; EACH COUNCILLOR</b>
<b>FROM: CITY CLERK'S OFFICE</b>



T O W N L I N E

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February 16, 2017

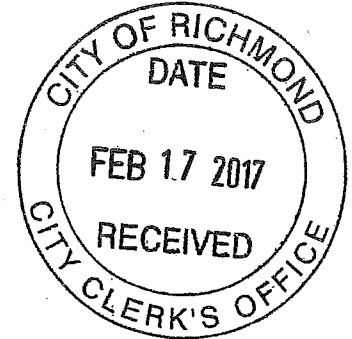
Attn: Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

PHOTOCOPIED

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& DISTRIBUTED



Dear Mayor and Council,

**RE: The Gardens – Phase 3 - 10788 No. 5 Road – DP 16-741981 - Additional Public Information Session and Project Information**

This letter is to provide Mayor and Council with additional information on our development permit application with variances (DP 16-741981). The application proposes to add two storeys to an already approved 8 storey building and reduce the density and height of the building next to Highway 99. We are hosting a second public information session February 16, 2017 and with this letter are including a copy of the material to be presented during that session.

Townline believes in public consultation as proven back in 2009 when we hosted several workshops with the community which ultimately led to full support for the overall Gardens site specific zoning.

During the Regular Council Meeting of January 9, 2017 we understood that Council had concerns with the timing of our first public information session for DP 16-741981 held on September 13, 2016 which coincidentally coincided with an open house of the George Massey Tunnel Replacement Project. We have scheduled a second public information session for February 16, 2017 from 6:00 to 8:00 pm at the Gardens Presentation Centre located at #140, 10880 No. 5 Road.

Prior to this second public information session we erected a construction crane and indicated the proposed two storey height increase with orange fencing on the crane base which provided the community the opportunity to view the additional height from their home or yard. We have included an image at the end of this letter for your information.

We are not only building for today's residents of Richmond but also for the future residents of the Gardens. We purposely located the two taller buildings (Calla and Dahlia) in the centre of the overall community. Dahlia (for which we seek the height variance) is approximately 660 feet (200 meters) from the nearest single family home located to the West and approximately 575 feet (175 meters) from the future widened Highway to the East. The question was raised in the January 9, 2017 Council meeting as to why the applicant had not located the taller building closer to the Highway as to block the view from the highway and future Steveston highway interchange. We deliberately located the taller building (Dahlia) in the centre of the community therefore minimizing the number of future residents from being too close to the Highway. This approach was supported by Planning Staff, Advisory Design Panel (October 19, 2016) and Development Permit Panel (November 30, 2016).

The proposed Development Permit locates 23 townhomes on the East side of the Gardens. We undertook careful site planning to ensure that 16 of the townhomes have direct views of the future City park from all three levels,

therefore ensuring that the highway widening will have as minimal of an impact to residents of the Gardens as possible.

We encourage Mayor and Council to view the markers on the construction crane which demonstrates the impact to the neighbouring community which we believe to be minimal due to large amounts of mature neighbourhood trees and the inherent East West street grid in the community which positions the majority of homes away from direct view of the Gardens.



To date our current application has received support from Planning Staff, Advisory Design Panel and Development Permit Panel and we look forward to council's support on February 20, 2017.

Sincerely,

**Townline Gardens Inc.**

Rick Ilich  
President

Documentation Enclosed:

11X17 prints of the presentation materials presented at the public information session of February 16, 2017

**PURPOSE OF PUBLIC ENGAGEMENT**

TOWNLINE AND ZGF COTTER ARCHITECTS ARE HERE TODAY TO ...

**1** SHARE OUR VISION



**2** HEAR YOUR THOUGHTS



**3** ENGAGE YOU

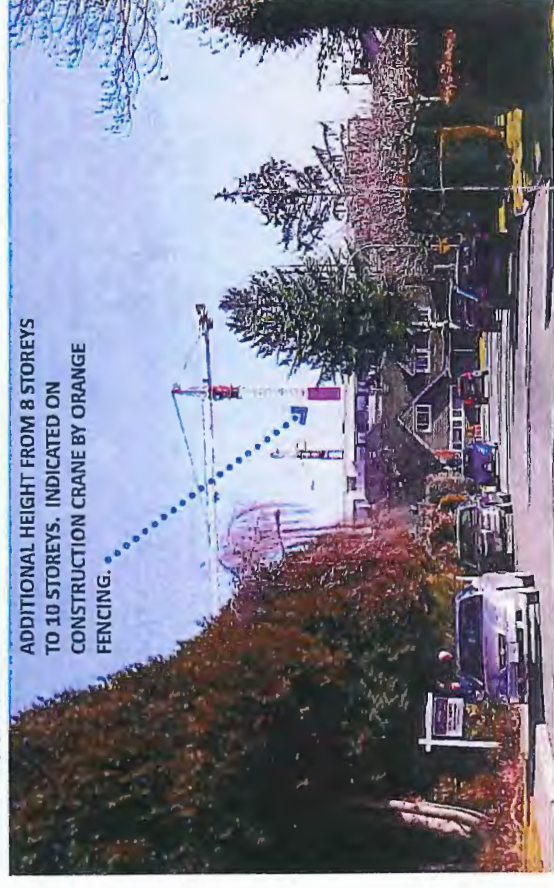


COMPARISON TABLE BETWEEN THE APPROVED DP WITH VARIANCES AND PROPOSED DP WITH VARIANCES:

NUMBER OF TOTAL UNITS	APPROVED DEVELOPMENT PERMIT WITH VARIANCES DP-15-708397	PROPOSED DEVELOPMENT PERMIT WITH VARIANCES DP-16-741981
	322	312
NUMBER OF BUILDINGS	TWO (2) 8-STORY BUILDINGS ONE (1) 4-STORY BUILDING	ONE (1) 10-STORY BUILDING ONE (1) 8-STORY BUILDING A CLUSTER OF THREE (3) 3-STORY TOWNHOME BUILDINGS
MAX BUILDING HEIGHT (AS MEASURED TO THE TOP OF ROOF)	TWO (2) BUILDINGS AT 24.2 METERS (79 FEET)	ONE (1) BUILDING AT 30.2 METERS (99 FEET) TO TOP OF ROOF AND 33.6 METERS (110 FEET) TO TOP OF MECHANICAL EQUIPMENT. [6M / 20 FT INCREASE]  ONE (1) BUILDING AT 24.2 METERS (79 FEET) TO TOP OF ROOF AND 26.9 METERS (88.25 FEET) TO TOP OF MECHANICAL EQUIPMENT.



SITE LOCATION



ADDITIONAL HEIGHT FROM 8 STOREYS TO 10 STOREYS, INDICATED ON CONSTRUCTION CRANE BY ORANGE FENCING.

VIEW LOOKING DOWN SEAHURST ROAD

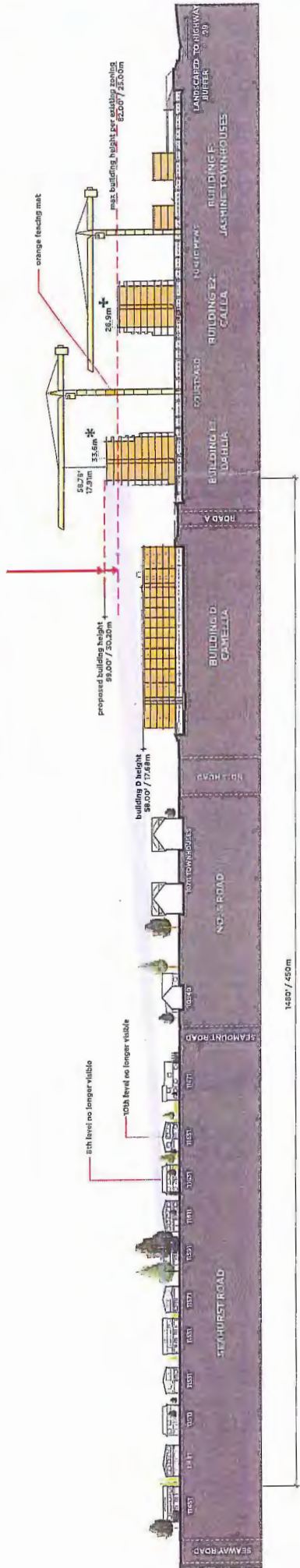


AERIAL VIEW

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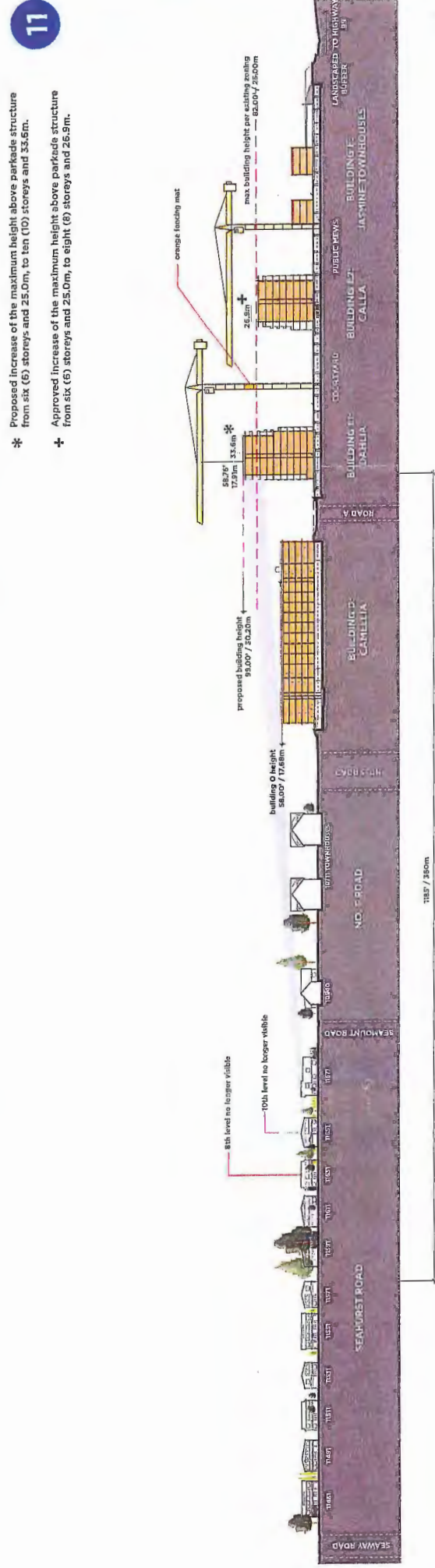
- \* Proposed increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to ten (10) storeys and 33.6m.
- + Approved increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to eight (8) storeys and 26.9m.

Additional Height from 8- storeys to 10- storeys



11

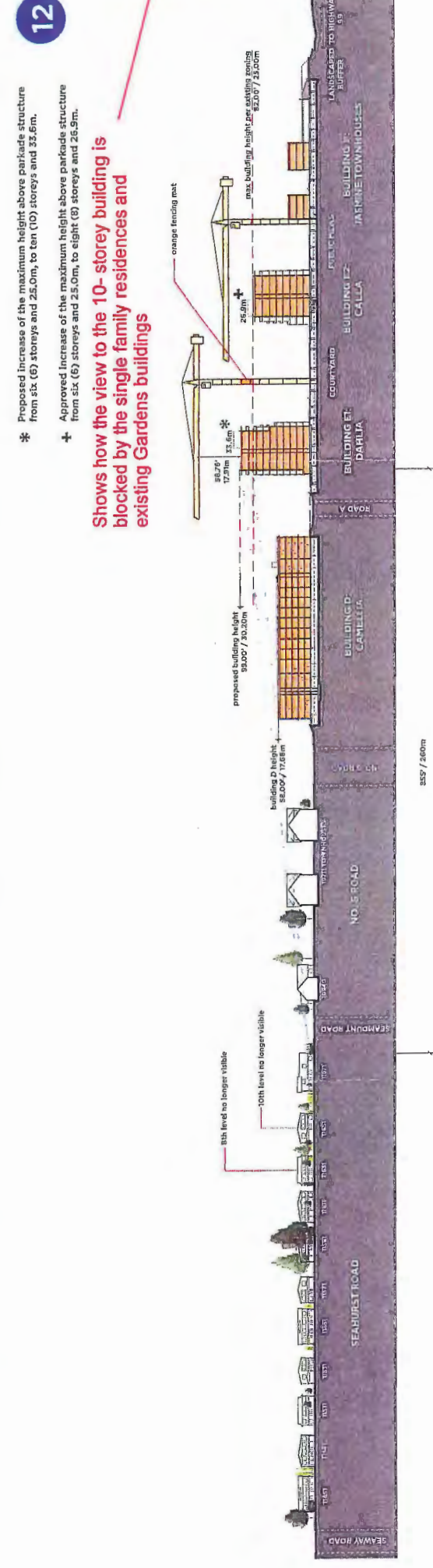
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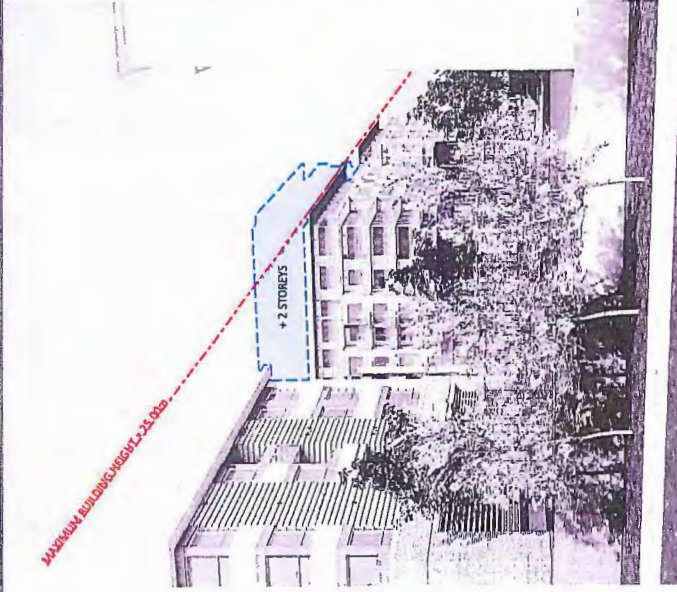
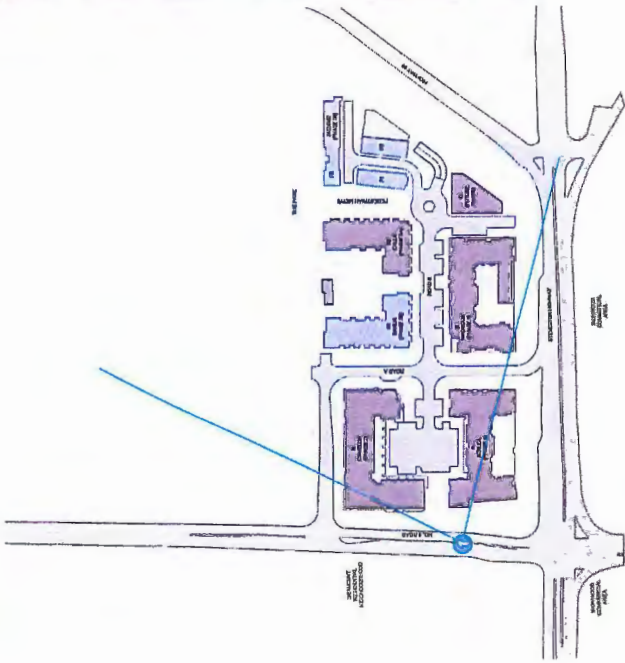
- \* Proposed increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to ten (10) storeys and 33.6m.
- + Approved increase of the maximum height above parkade structure from six (6) storeys and 25.0m, to eight (8) storeys and 26.9m.

Shows how the view to the 10- storey building is blocked by the single family residences and existing Gardens buildings



1

VIEW ACROSS NO.5 ROAD



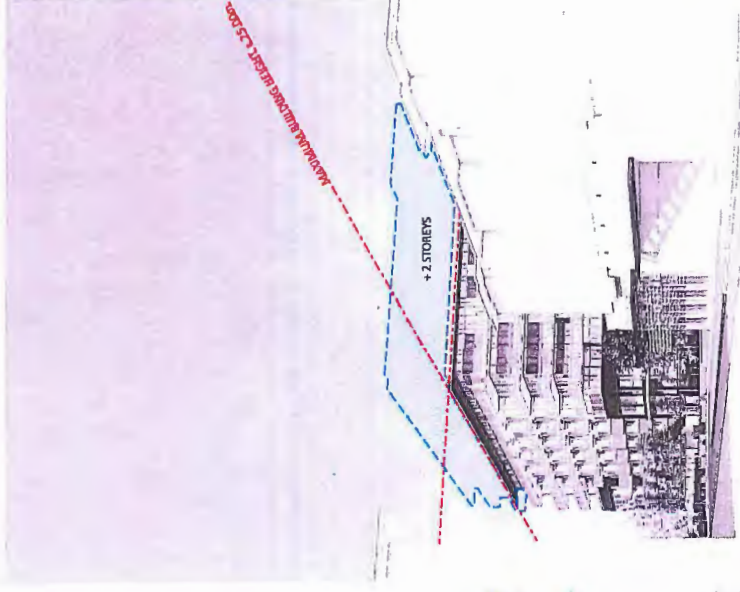
KEY PLAN

HEIGHT INCREASE



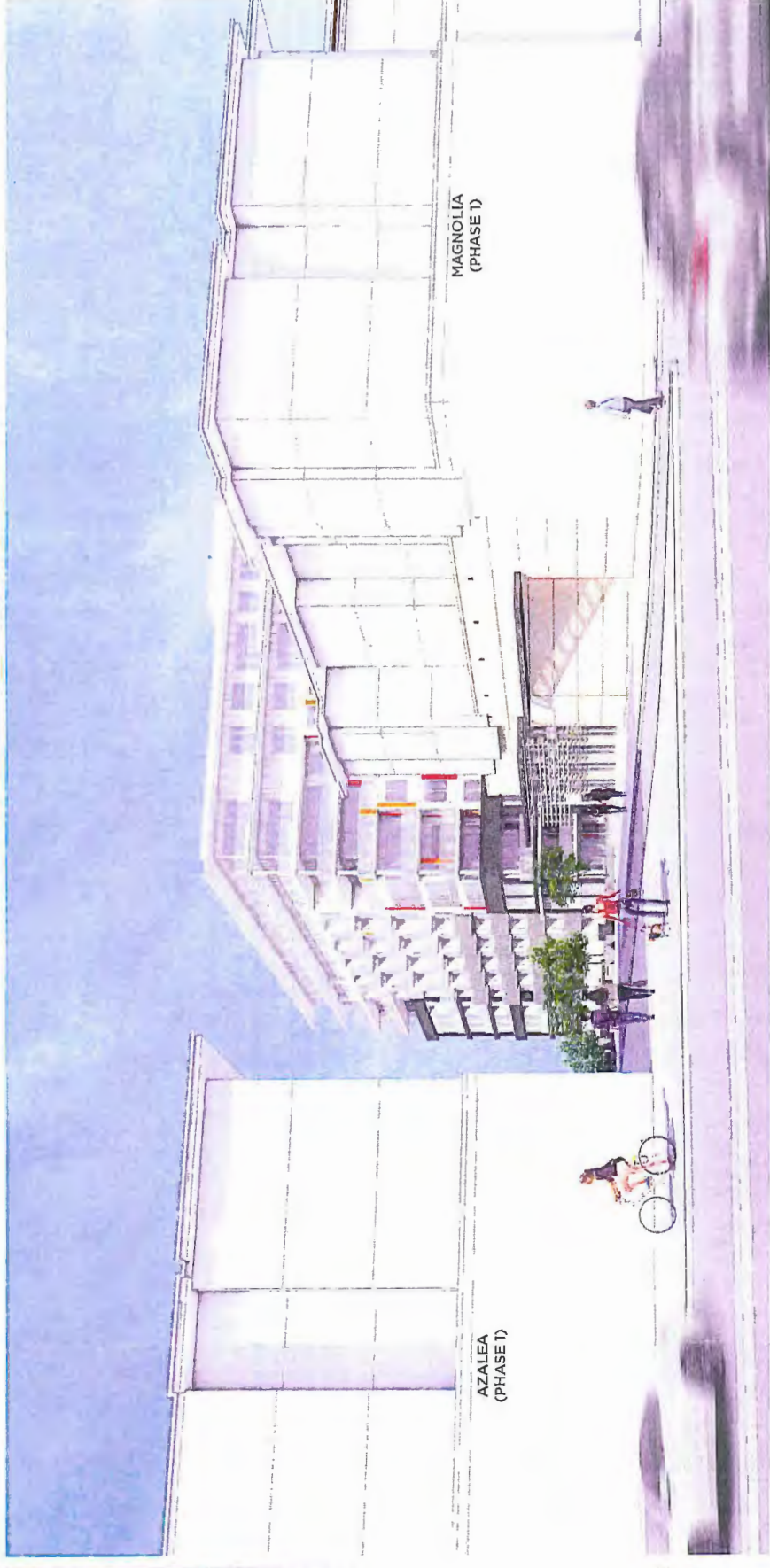
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VIEW FROM STEVESTON HWY

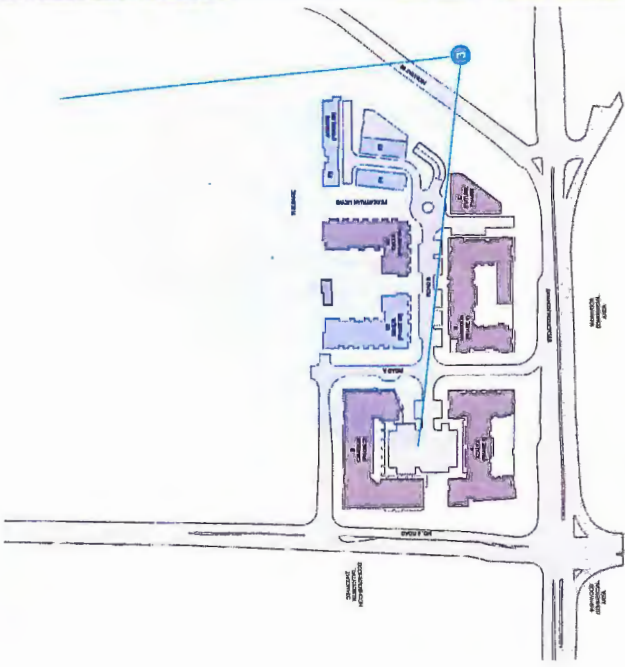


KEY PLAN

HEIGHT INCREASE

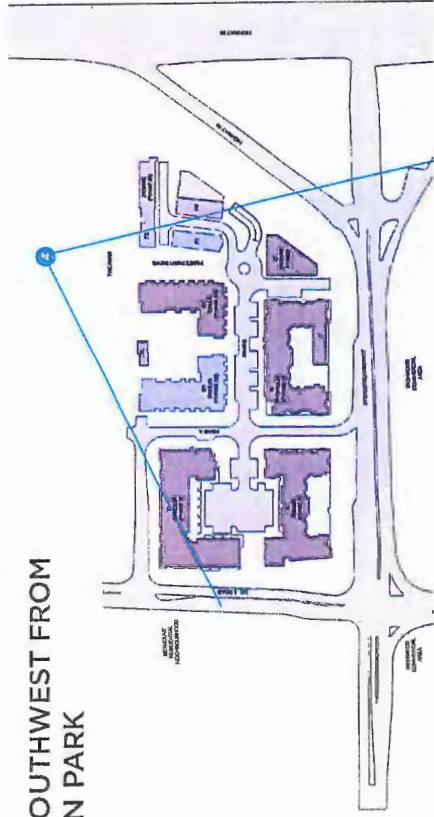


**3** AERIAL VIEW NORTHWEST FROM HWY 99



KEY PLAN

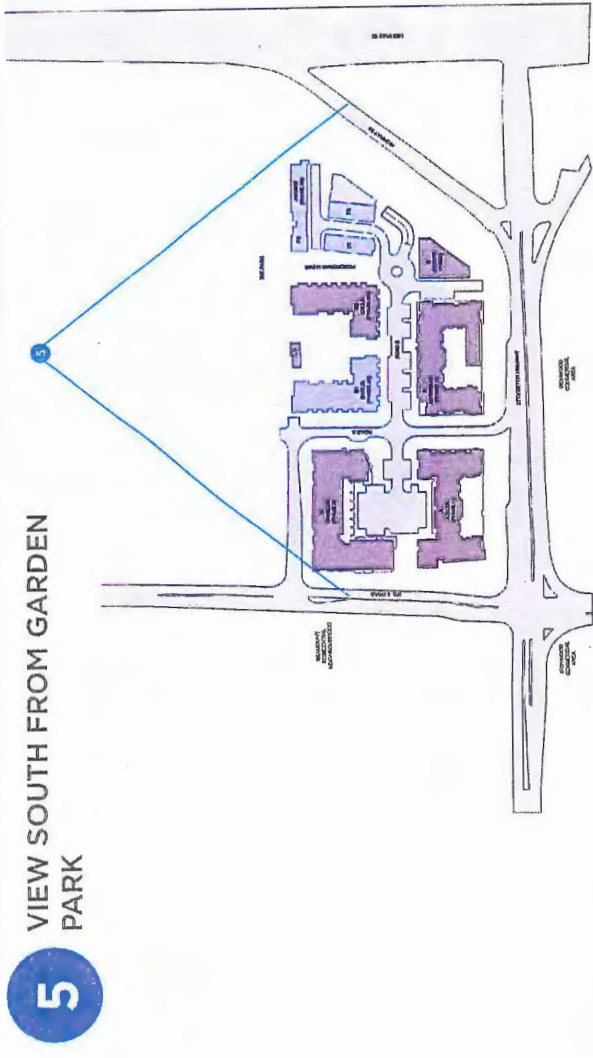
**4** VIEW SOUTHWEST FROM GARDEN PARK



KEY PLAN



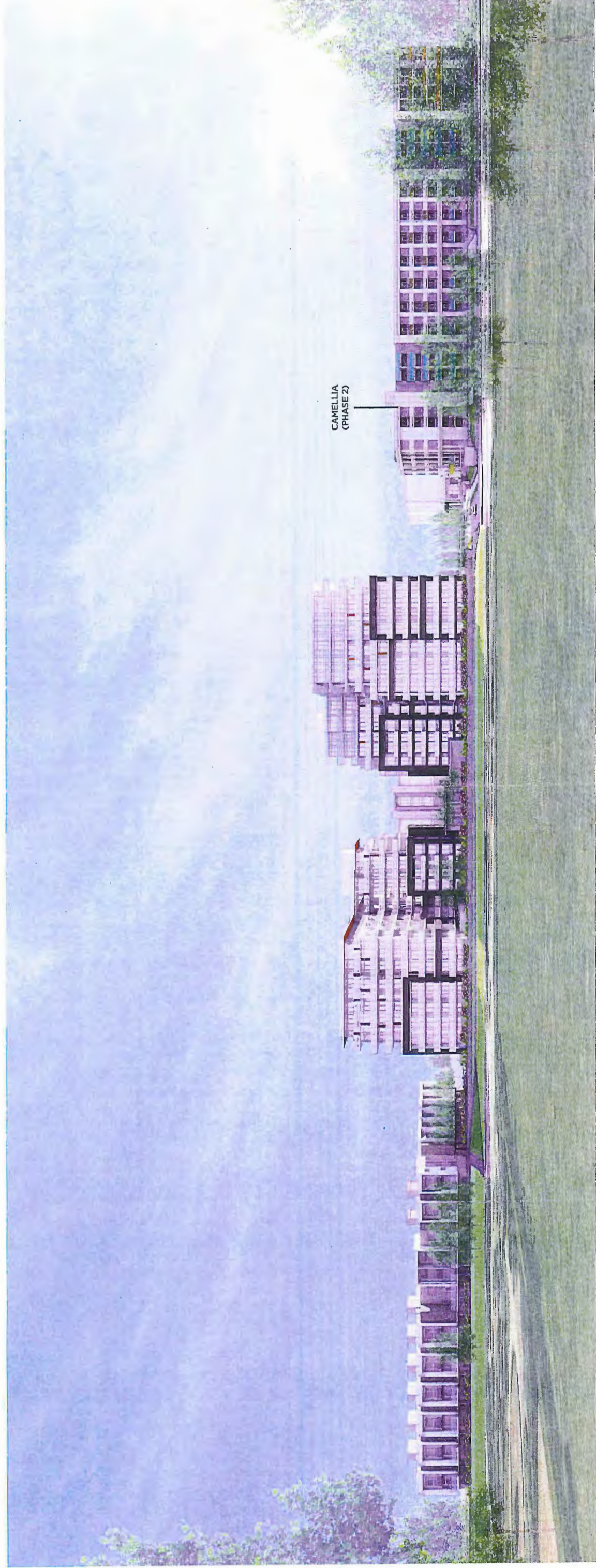
HEIGHT INCREASE



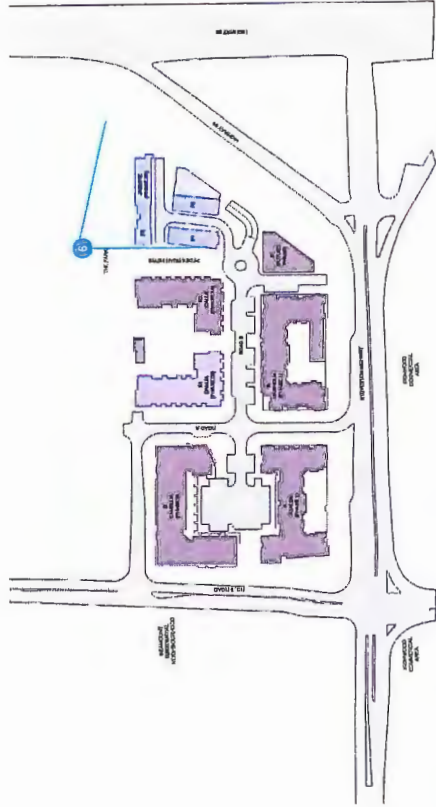
KEY PLAN



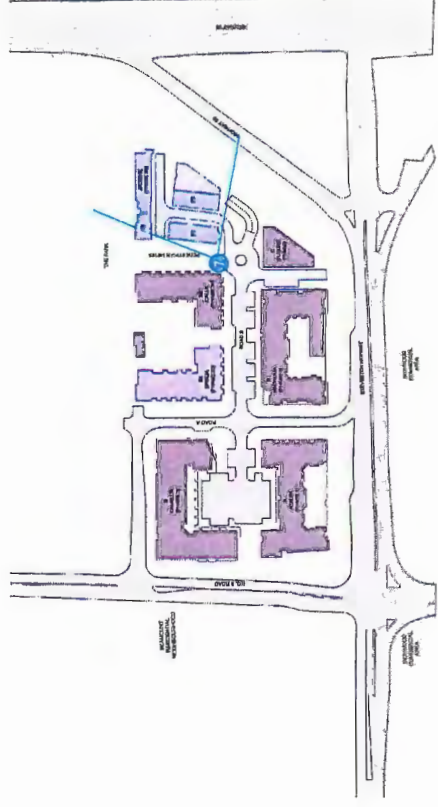
HEIGHT INCREASE



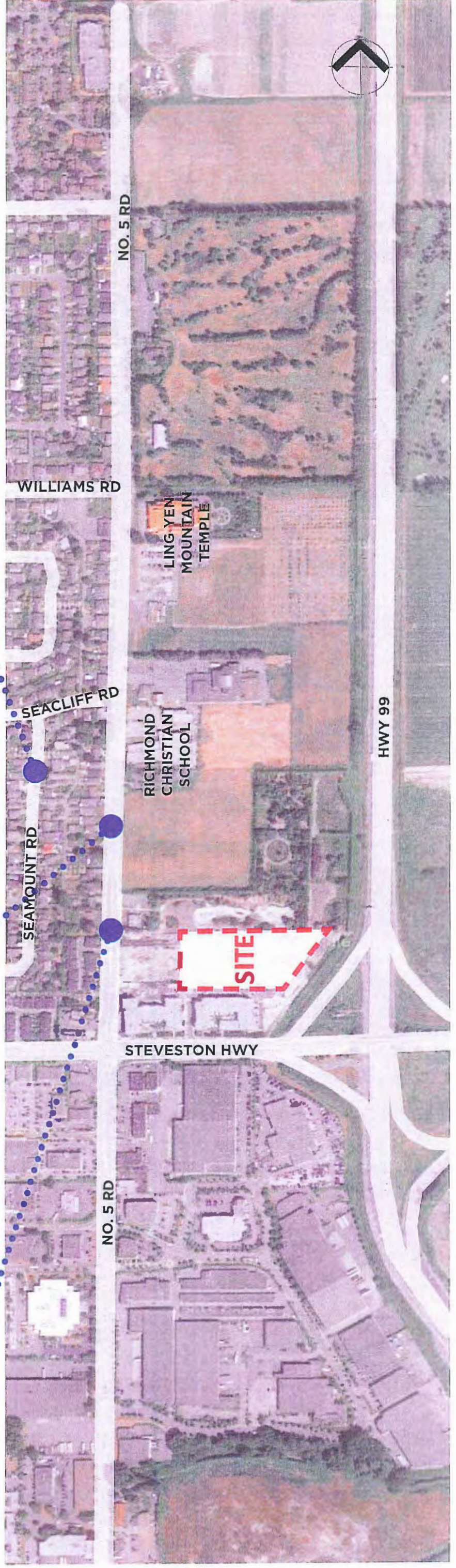
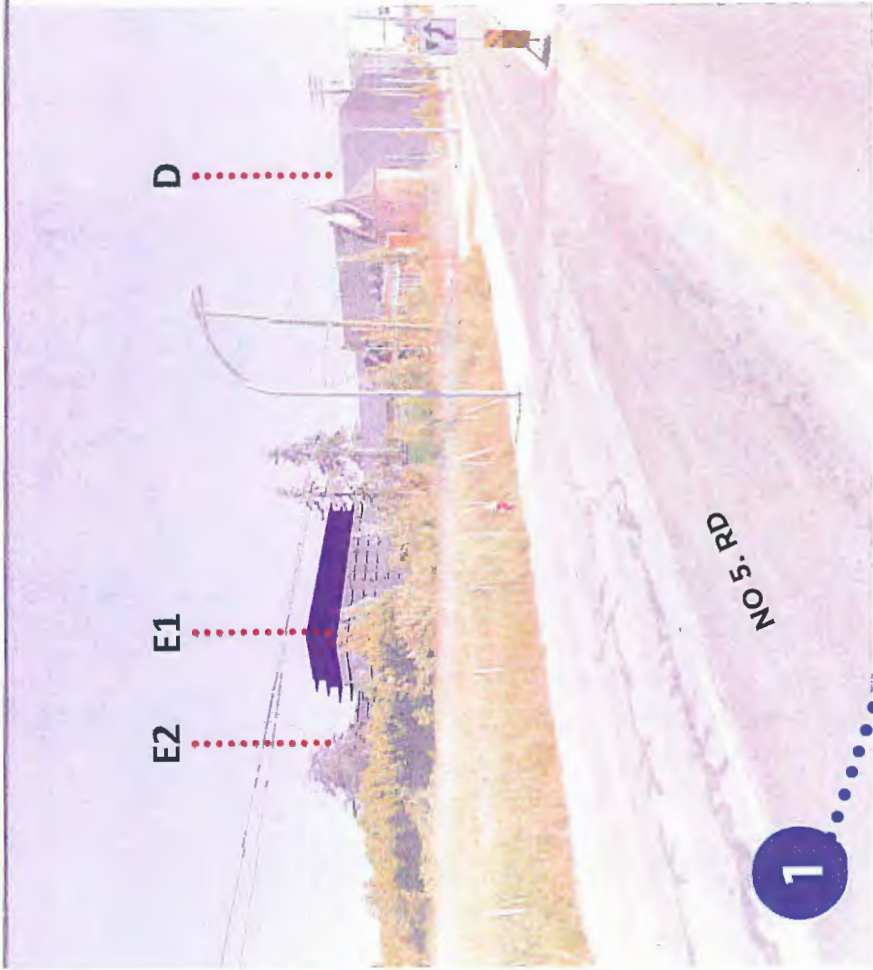
**6** VIEW SOUTH FROM GARDEN PARK  
LOOKING AT JASMINE TOWNHOMES

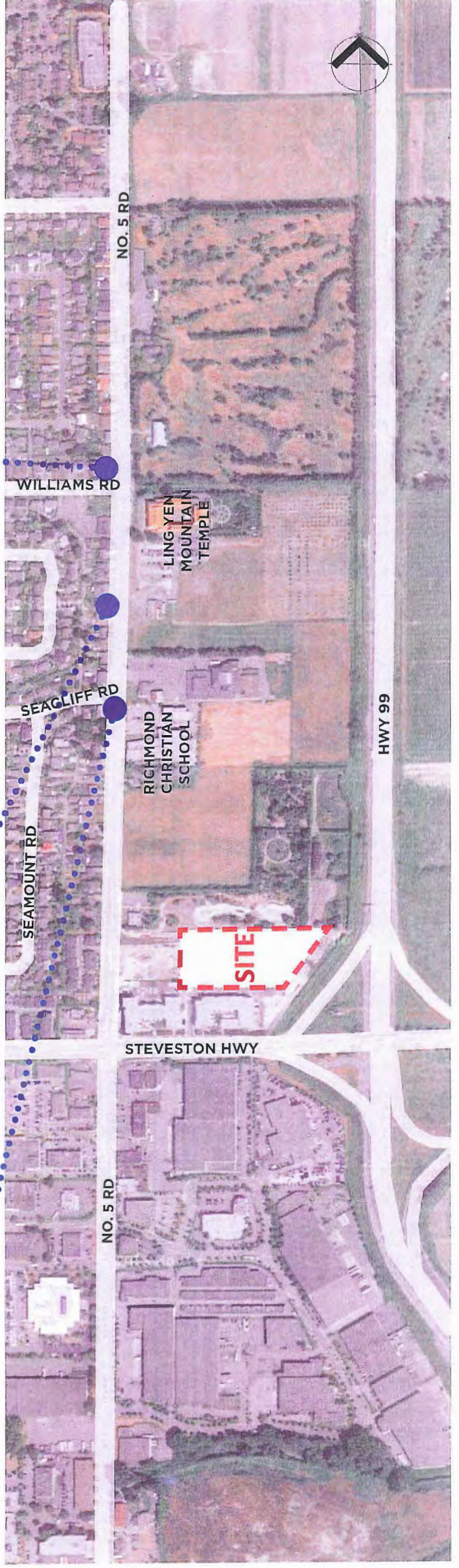
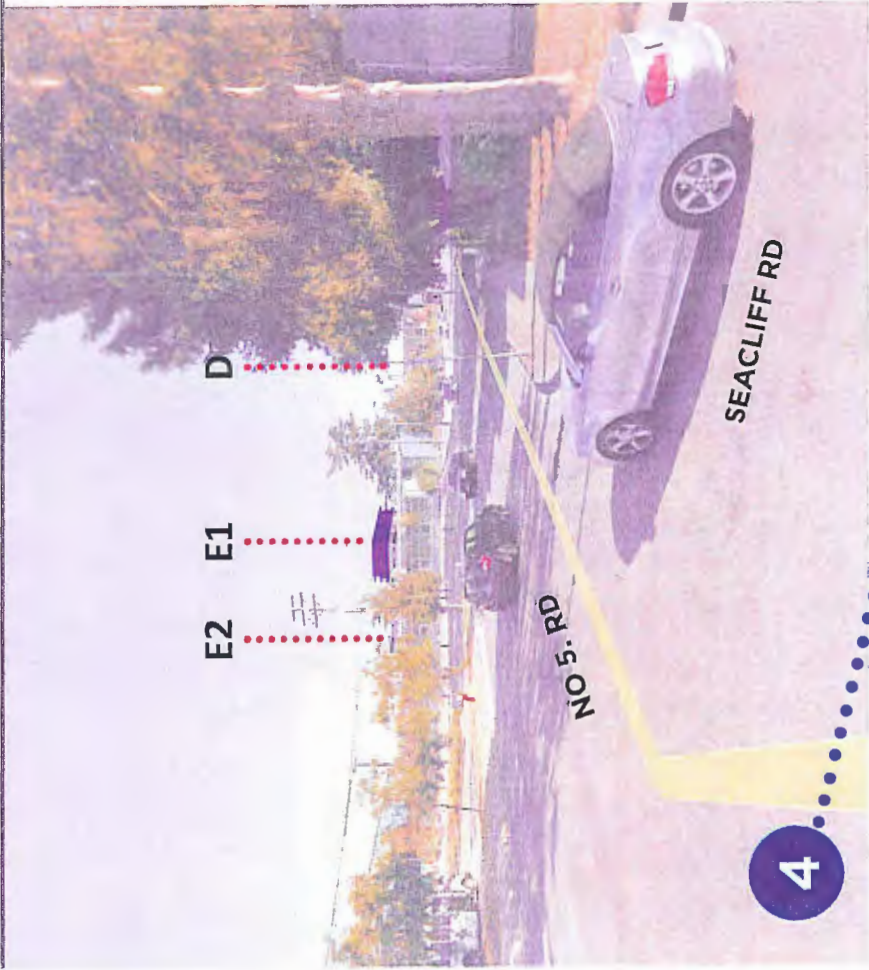


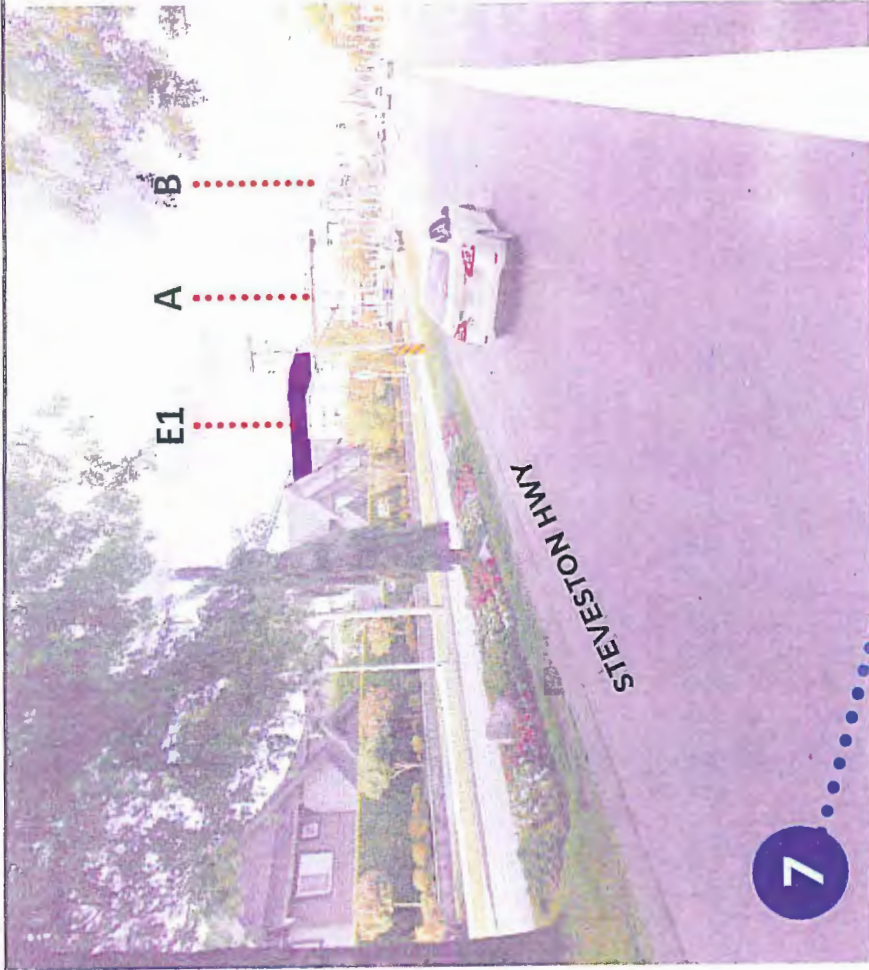
**7** VIEW OF JASMINE TOWNHOMES  
IN THE PEDESTRIAN MEWS







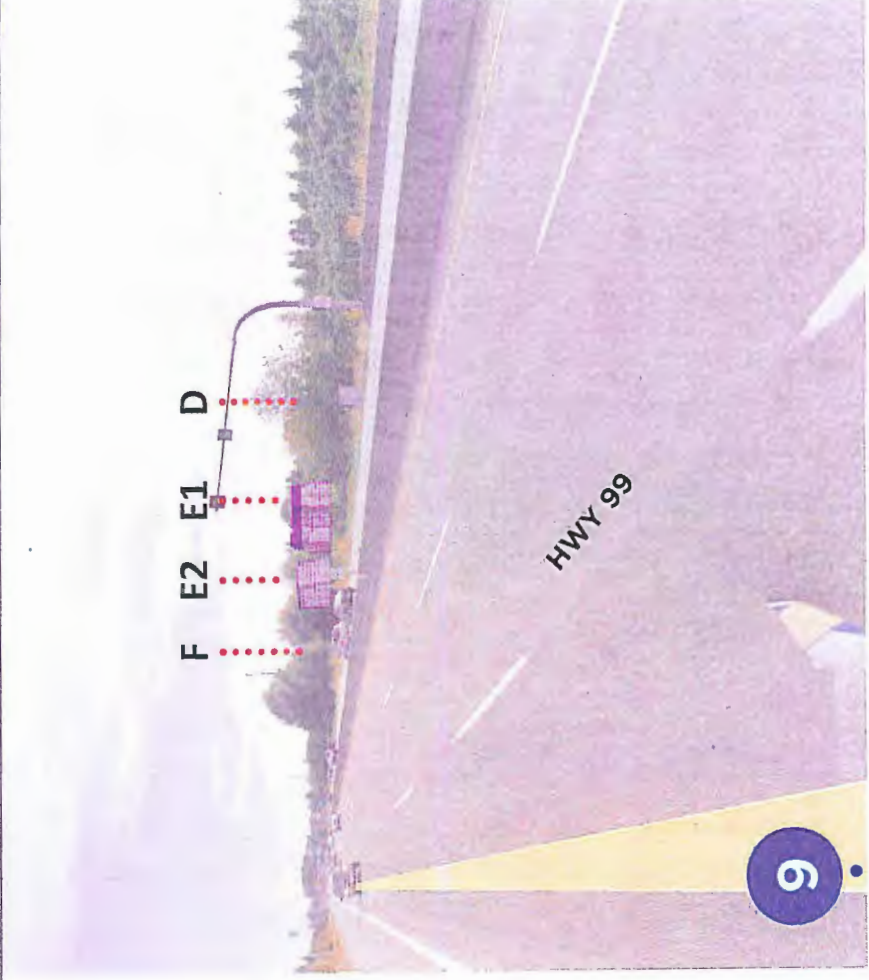




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