

### **Development Permit Panel**

Council Chambers, City Hall 6911 No. 3 Road Wednesday, June 12, 2019 3:30 p.m.

### MINUTES

*Motion to adopt the <mark>minutes</mark> of the Development Permit Panel meeting held on May 29,* 2019.

### 1. DEVELOPMENT PERMIT 18-818748

(REDMS No. 6160725)

APPLICANT: Polygon Fiorella Homes Ltd.

PROPERTY LOCATION: 3551, 3571, 3591, 3611 and 3631 Sexsmith Road

### **Director's Recommendations**

That a Development Permit be issued which would permit the construction of a highrise building containing two affordable (work-only) studios for professional artists and approximately 168 dwellings, including 11 affordable (low-end-of-market) units at 3551, 3571, 3591, 3611 and 3631 Sexsmith Road on a site zoned "Residential/Limited Commercial (RCL4)".

### 2. DEVELOPMENT PERMIT 18-841402 (REDMS No. 6155516)

APPLICANT: Curtis Rockwell on Behalf of Wales McLelland Construction

PROPERTY LOCATION: 12951 Bathgate Way

### ITEM

### **Director's Recommendations**

That a Development Permit be issued which would:

- 1. permit exterior alterations to the existing warehouse building at 12951 Bathgate Way on a site zoned "Industrial Retail (IR1)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.
- 3. New Business
- 4. Date of Next Meeting: June 26, 2019

### ADJOURNMENT



**Minutes** 

### Development Permit Panel Wednesday, May 29, 2019

Time: 3:30 p.m.

- Place: Council Chambers Richmond City Hall
- Present: Joe Erceg, Chair Cecilia Achiam, General Manager, Community Safety John Irving, Acting General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

### Minutes

It was moved and seconded That the minutes of the meeting of the Development Permit Panel held on May 15, 2019 be adopted.

### CARRIED

1. DEVELOPMENT PERMIT 17-776441 (REDMS No. 6148359)

APPLICANT: Bismark Consulting Ltd.

PROPERTY LOCATION: 7000/7002, 7020 Williams Road & 10060 Gilbert Road

INTENT OF PERMIT:

- Permit the construction of 15 townhouse units with two secondary suites at 7000/7002, 7020 Williams Road & 10060 Gilbert Road on a site zoned "Medium Density Townhouses (RTM3)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Gilbert Road from 6.0 m to 4.5 m.

### Applicant's Comments

Stanford Siu, Bismark Consulting Ltd., accompanied by Xuedong Zhao, Zhao XD Architect Ltd., and Denitsa Dimitrova, PMG Landscape Architects, and with the aid of a video presentation (attached to and forming part of these Minutes as <u>Schedule 1</u>) provided background information on the proposed development including the project's site context, proposed number of townhouse and secondary units, rezoning, servicing agreements, site plan and urban design, and the proposed setback variance.

Mr. Zhao reviewed the project's form and character, noting that (i) the architectural style has been changed from traditional to modern, (ii) the townhouse project complies with Official Community Plan (OCP) guidelines, (iii) the retention of an existing tree in the outdoor amenity area is an important feature of the project, (iv) rooftop decks are provided on townhouse units, (v) the proposed materials and colours have been simplified, and (vi) a variety of colours are proposed for the entry doors of townhouse units.

Ms. Dimitrova briefed the Panel on the main landscaping features of the project, noting that (i) a wood deck structure will be constructed around the retained Norway Maple tree over existing grade in the outdoor amenity area, (ii) all units along the rear will be provided with a private yard with a patio and a lawn area, (iii) the overall landscape design is consistent with the modern architectural style of the townhouse buildings, (iv) a pedestrian-oriented landscaping is proposed along street frontages, (v) the outdoor amenity area provides different play opportunities for children and includes a table, seating area, and an open space that could be used by adults, (vi) permeable pavers in different colours are proposed on the driveway entrance, ends of drive-aisles, and surface parking areas, and (vii) bicycle racks and address signage will be installed on the site.

In closing, Mr. Siu reviewed the project's proposed sustainability features.

### **Panel Discussion**

In reply to a query from the Panel, Ms. Dimitrova reviewed the design and landscaping for the outdoor amenity area, noting that (i) the wood deck structure around the retained tree is wheelchair accessible, (ii) a playhouse equipment and natural play elements are provided in the children's play area, and (iii) landscaping in the outdoor amenity area has been enhanced in response to comments from the Advisory Design Panel.

In reply to further queries from the Panel, the design team noted that (i) irrigation is provided for the whole site, (ii) the setback variance was requested due to the required two-meter wide road dedication along Gilbert Road, (iii) the setback variance was identified at rezoning, (iv) electric vehicle charging will be provided for all residential parking stalls, and (v) the two secondary suites located within the two convertible units are also convertible.

### Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed setback variance is a function of the two-meter wide road dedication along Gilbert Road, (ii) the distance between the building face and the back of curb on Gilbert Road is 8.8 meters, and (iii) the proposed setback variance was identified at the rezoning stage and no concerns from the public were noted.

In reply to queries from the Panel, Mr. Craig acknowledged that (i) the redesign of the project's architectural style occurred after the Public Hearing, (ii) the new project design proposed by the applicant complies with City guidelines, (iii) the rooftop decks are part of the redesign of the project and are designed to minimize overlook to adjacent properties, and (iv) the height of the rooftop decks' access hatches has been minimized and complies with BC Building Code requirements.

### **Gallery Comments**

None.

### Correspondence

None.

### **Panel Discussion**

The Panel expressed support for the project, noting that (i) the project is attractive and well thought out, and (ii) the retention of the existing tree in the outdoor amenity area is a positive feature of the project.

### Panel Decision

It was moved and seconded *That a Development Permit be issued which would:* 

- 1. permit the construction of 15 townhouse units with two secondary suites at 7000/7002, 7020 Williams Road & 10060 Gilbert Road on a site zoned "Medium Density Townhouses (RTM3)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Gilbert Road from 6.0 m to 4.5 m.

CARRIED

### 2. DEVELOPMENT PERMIT 17-768248

(REDMS No. 6157036 v. 3)

APPLICANT: GBL Architects

PROPERTY LOCATION: 6551 No.3 Road

INTENT OF PERMIT:

- Permit the development of a two-phase, high rise, mixed use development at 6551
   No. 3 Road and the construction of the development's first phase including the removal
   and replacement of part of the existing CF Richmond Centre shopping mall with a
   combination of mall- and street-oriented commercial uses, 1,166 dwellings (including
   79 affordable housing units), and new streets and public open space on a site zoned
   "Downtown Commercial (CDT1)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum permitted front yard setbacks for Phase 1:
    - for balconies adjacent to the Minoru Boulevard/Murdoch Avenue comer from 2.0 m to 1.2 mat Levels 3 to 14;
    - (ii) for towers adjacent to the proposed City street at the site's south edge from 3.0 m to 2.0 m at Level 1 and from 3.0 m to 0.5 m at Levels 2 to 14; and
    - (iii) for parking located below finished grade from 3.0 m to 0.0 m along the site's Minoru Boulevard frontage and the proposed City street at the site's south edge.
  - (b) reduce the minimum parking requirements inclusive of transportation demand management parking reductions:
    - (i) for Phase 1, for affordable housing residents from 64 spaces to 30 spaces; and
    - (ii) for Phase 2, for affordable housing residents from 0.81 spaces per unit to 0.375 spaces per unit and market rental housing residents from 0.72 spaces per unit to 0.6 spaces per unit.

### Staff Comments

In reply to a query from the Panel regarding the proposed variances for the subject development, Mr. Craig noted that (i) there is a setback variance for balconies on levels 3 through 14 at the corner of Minoru Boulevard and Murdoch Avenue that will not impact pedestrian circulation on the site, (ii) there are different setback variances proposed at Level 1 and at Levels 2 to 14 of the affordable and market housing towers adjacent to the proposed East-West City street on the south edge of the subject development, (iii) the proposed setback variances for the parking structure located below finished grade along the site's Minoru Boulevard frontage and the proposed City street are consistent with the standard approach to City Centre development where parking is provided below finished grade, and (iv) the two proposed parking variances for Phases 1 and 2 affordable housing and market rental housing residents are supported by a traffic impact assessment submitted by the applicant and are consistent with the information provided during the Official Community Plan (OCP) amendment process.

### Applicant's Comments

Joey Stevens, GBL Architects, accompanied by David Chamness, Callison RTKL Inc, Kris Snider, HEWITT, and Christopher Mramor, PFS Studios, and with the aid of a video presentation (attached to and forming part of these Minutes as <u>Schedule 2</u>) provided background information on the proposed development and highlighted the following:

- the existing parkade, the vacant portion of the South Mall and most of the surface parking area will be demolished to allow the construction of the proposed mixed-use development which will be done in two phases;
- new streets and pedestrian linkages are proposed to provide vehicular and pedestrian connections from No. 3 Road to Minoru Boulevard;
- the subject development permit application includes the proposed development for Phase 1 and a conceptual design for Phase 2;
- Phases 1 and 2 will each have a stand-alone affordable housing building;
- parking to be provided for the project is mostly underground, except for Building 1A which provides above grade parking; and
- street frontages include the Park Road "high street", "green streets", gateways and family-friendly outdoor and indoor amenity spaces which are part of the development permit guidelines developed through the OCP amendment process.

Mr. Snider provided an overview of the streetscapes within and surrounding the subject site, noting that each streetscape is designed differently to respond to its context and use. In addition, Mr. Snider reviewed the design and landscaping for the Park Road Plaza, noting that key characteristics of a successful urban plaza, i.e. accessible, well activated and animated, able to accommodate users, provision for a variety of spaces, and well programmed spaces are incorporated into the central plaza's design.

Mr. Chamness reviewed the function, design, services and public amenities provided in the Phase 1 Mobility Hub, noting that (i) it is centrally located adjacent to the Park Road Plaza, (ii) it serves as a point of connection for customers, residents, and visitors for various modes of transportation, including car-share and bike share facilities, ride-hail/taxi drop-off and pick-up, and waiting areas for community shuttle services, (iii) it provides public services and related public amenities including secured bicycle storage, electric vehicle charging stations, weather protection, escalators, customer lounge, seating areas, and signage, and (iv) its modern and transparent structure allows open sightlines, visibility to multi-modal connections and daylight penetration into the structure.

In addition, Mr. Chamness reviewed the Park Road "high street" frontage treatment, noting that it is well activated and pedestrian-friendly. He further noted that the "high street" frontage provides variation in building facades, incorporates public art, and allows retail spaces to spill out onto the sidewalk areas.

Mr. Stevens reviewed the "green street" architectural frontages along Minoru Road and the new East-West Road, noting that these consist predominantly of residential lobbies, townhouses, terrace gardens and amenity spaces. In addition, Mr. Stevens provided an overview of the Minoru Gate, Murdoch Avenue and North-South Road gateways, noting that residential towers sited at the gateways are generally slim, stepped and widely spaced.

Mr. Mramor reviewed the proposed outdoor amenity spaces in Phase 1 buildings, noting that (i) the outdoor amenity spaces are located on various levels and are family-oriented in character, (ii) programming of outdoor spaces provides opportunities for children's play, exercise, socializing, relaxing, outdoor dining, and gardening, among others, (iii) the outdoor amenity spaces are well connected to each other and are located close to indoor amenity areas, and (iv) an inaccessible green roof is provided on Building 1A.

### **Panel Discussion**

In reply to a query from the Panel regarding the features of the affordable housing units in Phase 1, the project's design team reviewed the vehicular and pedestrian routes to access the stand-alone affordable housing building, location of dedicated parking and exclusive indoor amenity space for affordable housing residents, and access to the adjacent shared outdoor amenity space which could be used by affordable housing residents.

In reply to further queries from the Panel, the design team noted that (i) the exclusive indoor and shared outdoor amenity spaces that affordable housing occupants could use include outdoor play spaces and provision for indoor play opportunities for children, (ii) the applicant is coordinating with the non-profit affordable housing operator regarding programming for the dedicated indoor amenity space for affordable housing residents, (iii) the shared outdoor amenity space adjacent to the exclusive indoor amenity space for affordable housing occupants is family-oriented and includes a games terrace and a children's play area, and (iv) the proposed parking variance for affordable housing units was reviewed and supported by the affordable housing operator based on their experience managing affordable housing projects in the Lower Mainland.

In reply to queries from the Panel regarding the proposed low carbon energy plants to be constructed in the proposed development, the design team advised that (i) three low carbon energy plants will be located in different rooftop locations within the proposed development, (ii) the energy plants will be transferred to the City to facilitate the development's future connection to a City District Energy Utility (DEU) facility, (iii) a solid and louvered roof and a visually permeable decorative screen are proposed to provide screening and acoustic barrier for rooftop mechanical equipment on Building 1C, and (iv) some improvements to the roof of the existing mall will be done to enhance views from surrounding towers.

In reply to further queries from the Panel, the design team acknowledged that (i) the public artworks on the north leg of Park Road which provide screening to parking uses will be subject to a separate application process, (ii) the retail spaces surrounding the Park Road plaza, the Mobility Hub, the water feature and year-round events will activate and animate the Park Road plaza, and (iii) exhaust vents for restaurants will be located away from residential units.

In reply to queries from the Panel regarding the proposed sustainability features for the project, the design team confirmed that (i) the project has been designed to achieve LEED Silver equivalency and a 50 percent window-to-wall ratio, (ii) significant landscaping is proposed for upper level outdoor amenity spaces, (iii) existing surface parking will be replaced with landscaped areas and permeable surfaces, (iv) electric vehicle charging will be provided for all residential and two percent of commercial parking stalls, and (v) the Mobility Hub provides integrated mobility services and connectivity to various modes of transportation.

In reply to a query from the Panel, Mr. Craig noted that the layby provided adjacent to the park plaza could accommodate Translink mini-bus shuttle service.

In reply to further queries from the Panel, the design team advised that solar panels are not proposed for the project and an inaccessible green roof is provided on Building 1A.

### Staff Comments

Mr. Craig advised that the extensive Servicing Agreement associated with the Phase 1 development includes (i) frontage works along Minoru Boulevard, (ii) the construction of the west half of the new East-West Road, the new north-south connector road, and the Minoru Gate and Murdoch Avenue extensions, and (iii) sidewalk improvements along the west side of No. 3 Road near the Brighouse Canada Line Station to enhance the pedestrian connection through the mall galleria.

In addition, Mr. Craig noted that the proposed comprehensive Transportation Demand Management (TDM) measures for the subject development permit application include (i) the proposed Phase 1 Mobility Hub and its associated transportation-related public amenities, (ii) participation and funds provided by the applicant for bike-share and carshare membership for affordable housing tenants, and (iii) a comprehensive transit pass program for occupants of affordable and market housing as well as for commercial tenants.

Mr. Craig further noted that (i) 20 percent of market units and 100 percent of affordable housing units are designed to achieve Basic Universal Housing (BUH) standards, (ii) 50 percent of the units in Phase 1 have two to three bedrooms, (iii) the project has been designed to achieve the City's aircraft noise standards, and (iv) there will be no driveway access to the parkade from No. 3 Road to Minoru Boulevard on the new Park Road and Minoru Gate extensions through the site.

### **Gallery Comments**

Rahim Janmohamed, 9924 Ashwood Drive, owner and operator of Shoppers Drug Mart at CF Richmond Centre, spoke in support of the project, noting that it will be a welcome addition to the community.

### Correspondence

Ronald Pope (on behalf of Pope Estates Inc.), 6651 Minoru Boulevard (Schedule 3)

Jaime Pestano, 7388 Gollner Avenue (Schedule 4)

Mr. Craig noted that Mr. Pope's letter expresses concerns related to the setback variance for the below grade parking structure and the two parking relaxations for the affordable housing units and the market rental units.

In reply to a query from the Panel, Mr. Craig confirmed that the proposed parking variance was supported by a parking study submitted by the applicant and consistent with information provided during the OCP amendment process.

Mr. Craig further noted that the letter from Mr. Pestano indicates a desire to see a multipurpose arena constructed as part of the proposed development.

### Panel Discussion

The Panel expressed support for the project, noting that (i) the applicant had worked with staff for an extensive period of time for the large and extensive project, (ii) the project is well thought out and a great addition to the community, (iii) the amendment to the OCP was well used by the applicant in coordination with City staff, (iv) and the east-west connections through the project, including pedestrian linkages from the shopping centre to the Brighouse Canada Line Station are a significant feature of the project.

### **Panel Decision**

It was moved and seconded *That a Development Permit be issued which would:* 

- 1. permit the development of a two-phase, high rise, mixed use development at 6551 No. 3 Road and the construction of the development's first phase including the removal and replacement of part of the existing CF Richmond Centre shopping mall with a combination of mall- and street-oriented commercial uses, 1,166 dwellings (including 79 affordable housing units), and new streets and public open space on a site zoned "Downtown Commercial (CDT1)"; and
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum permitted front yard setbacks for Phase 1:
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    - (ii) for Phase 2, for affordable housing residents from 0.81 spaces per unit to 0.375 spaces per unit and market rental housing residents from 0.72 spaces per unit to 0.6 spaces per unit.

CARRIED

### 3. Date of Next Meeting: June 12, 2019

### 4. Adjournment

It was moved and seconded *That the meeting be adjourned at 5:20 p.m.* 

### CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 29, 2019.

Joe Erceg Chair Rustico Agawin Committee Clerk Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 29, 2019.

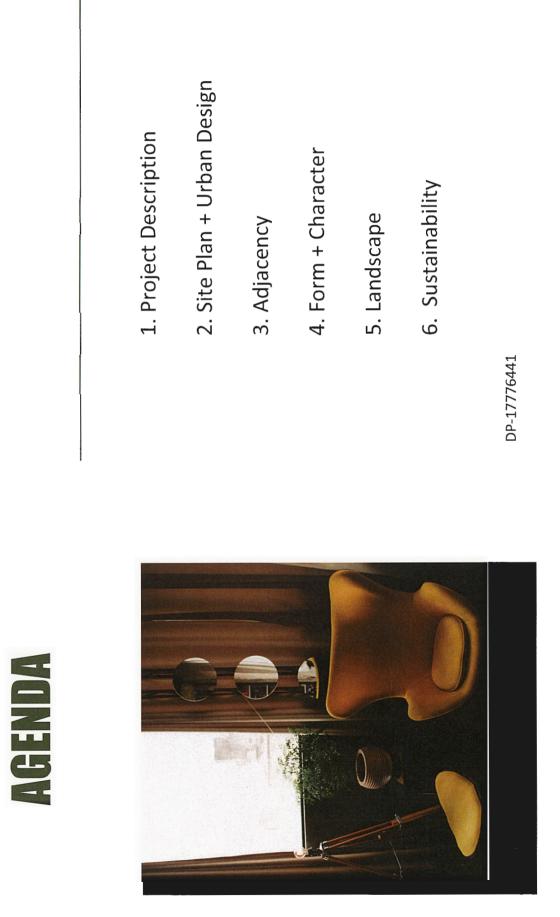


# **DEVELOPMENT PERMIT PANEL**

May 29, 2019

DP- 17776441 7000 Williams Road

4





# **PROJECT DESCRIPTION**

- 1. 15 Townhouses + 2 Secondary Suites
- 2. Rezoning from Two Family Dwelling
- (RD1) + Single Detached (RS1/E) =>
- Medium Density Townhouses (RTM3)

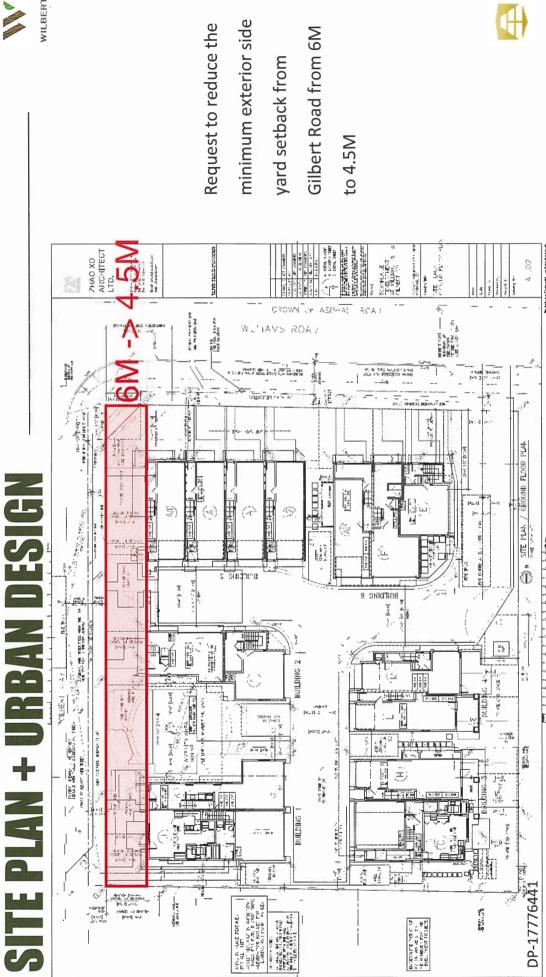




# **PROJECT DESCRIPTION**

- 3. Service Agreement
- A. Storm sewer upgrades along the Williams Road Frontage
  B. New concrete sidewalk – Grassed and treed Boulevard along Williams Road + Gilbert Road frontage
  - C. New concrete bus pad at the existing eastbound bus stop on Williams Road

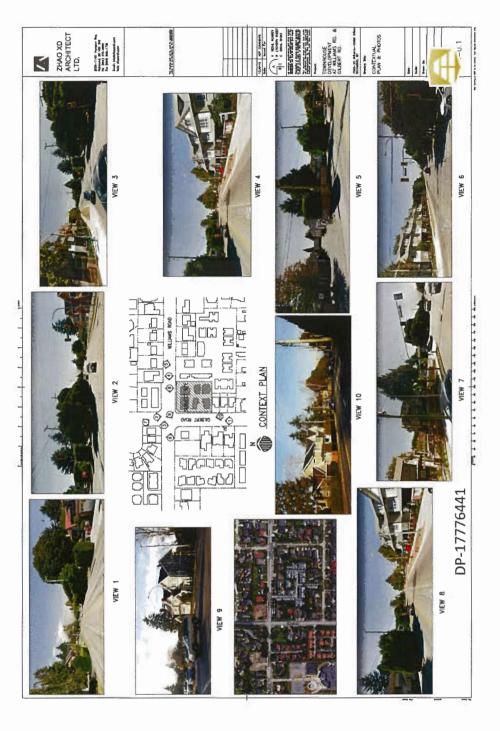




WILBERT

## **ADJAGENCY**

NORTH – VIEW 4 9 Unit Townhouse, Access from Williams Road EAST – VIEW 5 34 Unit Townhouse, Access from Williams Road SOUTH – VIEW 1 Single Family, Zoned for Townhouses WEST – VIEW 10 Single Family, Zoned for Townhouses



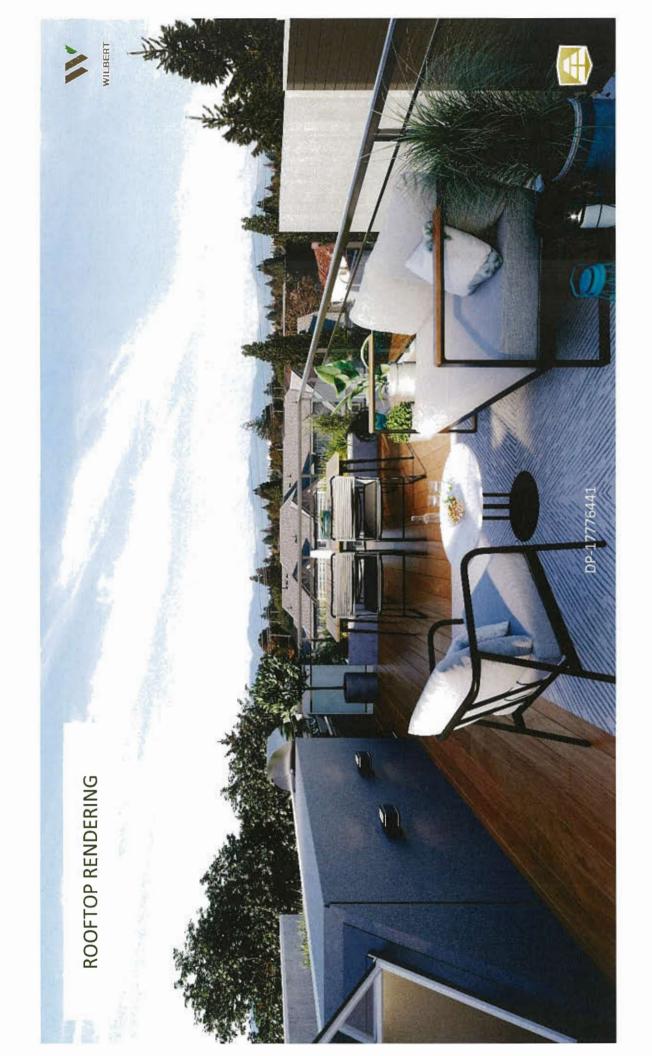
# FORM + CHARAGTER



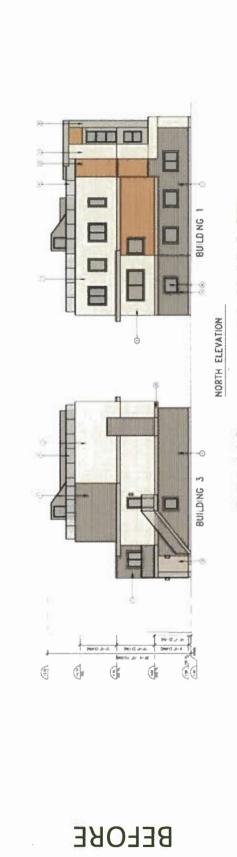
- 1. Modern Architecture
- Materials Hardie Panel, Cement Board Siding (Paint + Stained) and
- Cultured Stone
- Colours grey, white and wood tones

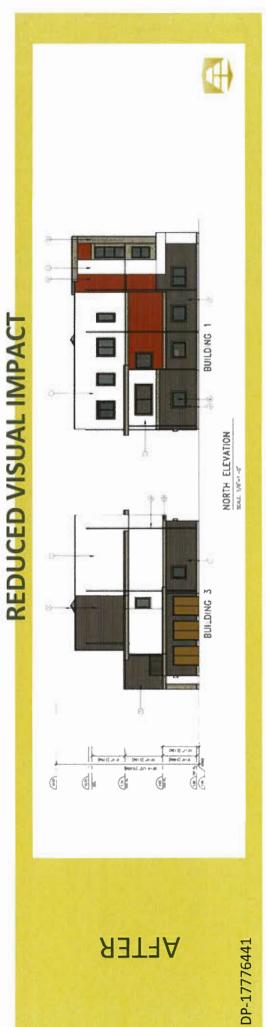




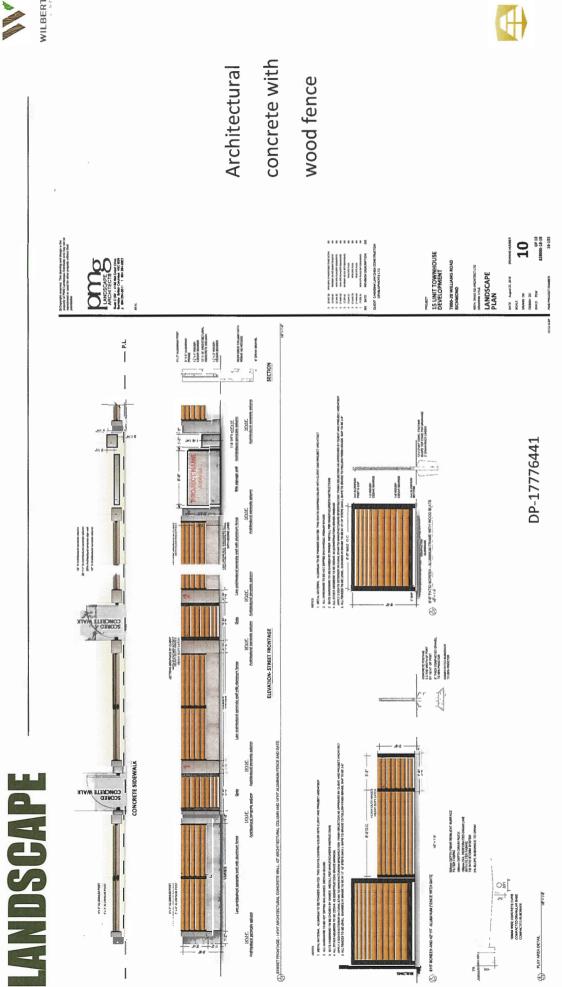








WILBERT



WILBERT

# **AMENITY AREA**

Natural wood deck

Children's play area with natural elements

Sitting area with tables



# **SUSTAINABILITY**

- 1. Energuide rating of 82
- 2. Low flow water fixtures
- 3. Low energy lighting
- 4. High insulation and energy star windows
- 5. High energy efficient appliances
- 6. Durable + Long lasting materials to reduce

building maintenance

- Permeable ground cover + planting to absorb rainwater runoff
- 8. Interior paint with low VOC content



DP-17776441







WILBERT

For further questions, please call us at (604) 227-7475

- Wilbert Living Team



Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 29, 2019.



RICHMOND CENTRE PHASE 1 DEVELOPMENT PERMIT PANEL MAY 29, 2019





111



👀 The Oval



Richmond City Hall



City Centre Community Centre



Minoru Centre for Active Living

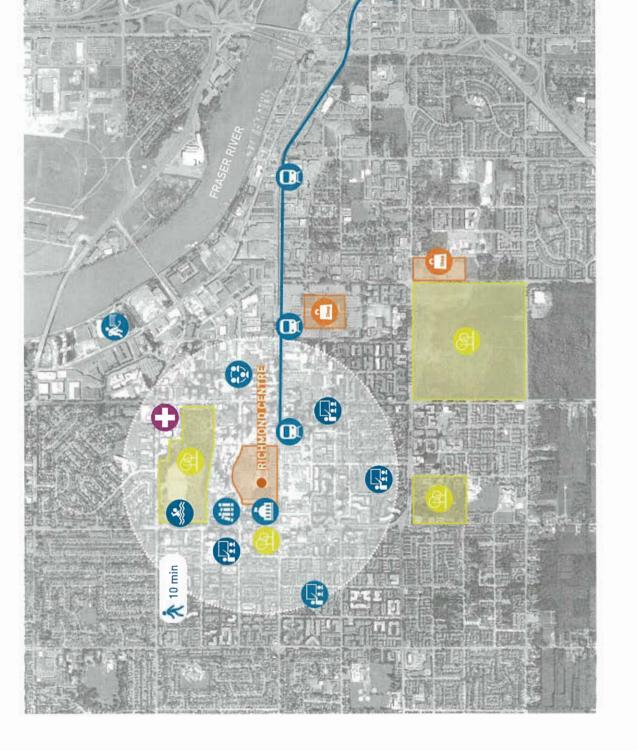
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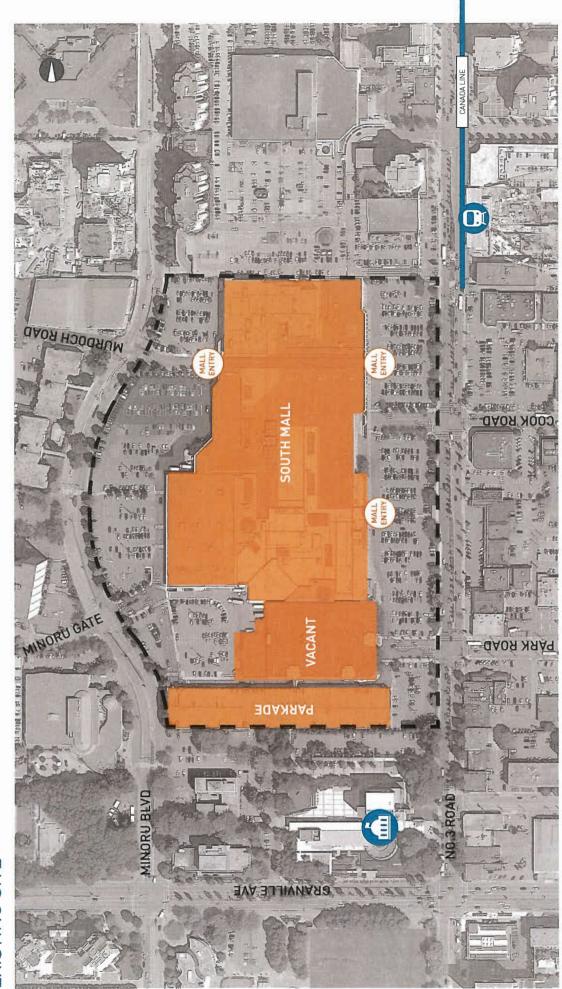


Shopping Centre



**D** Hospital





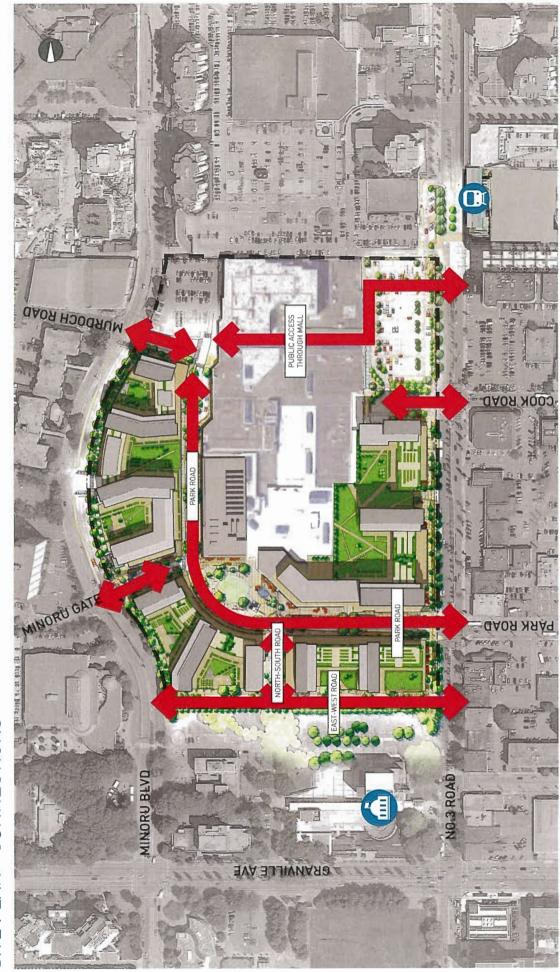
EXISTING SITE



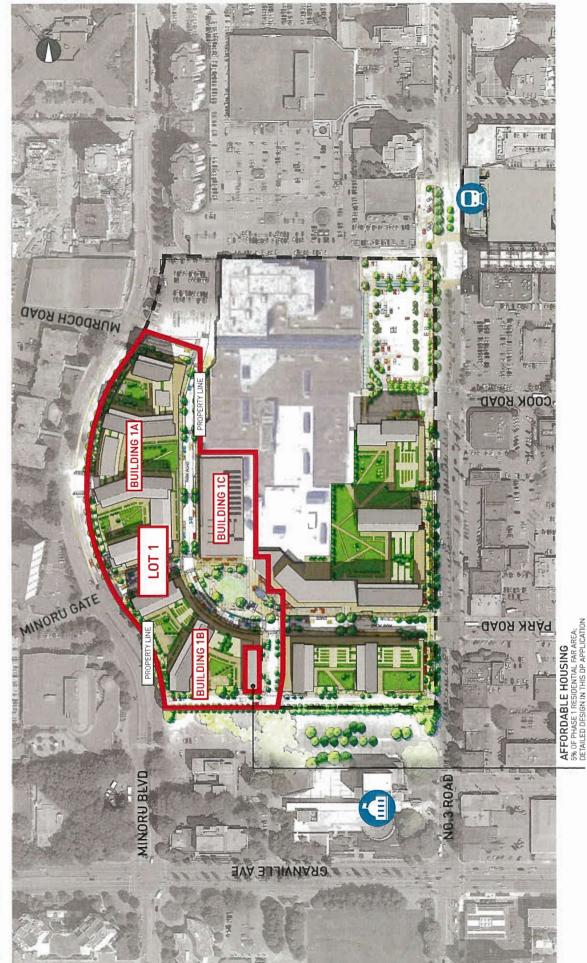
DEVELOPMENT AREA



SITE PLAN



SITE PLAN - CONNECTIONS



SITE PLAN - PHASE

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# PHASE 1 DEVELOPMENT

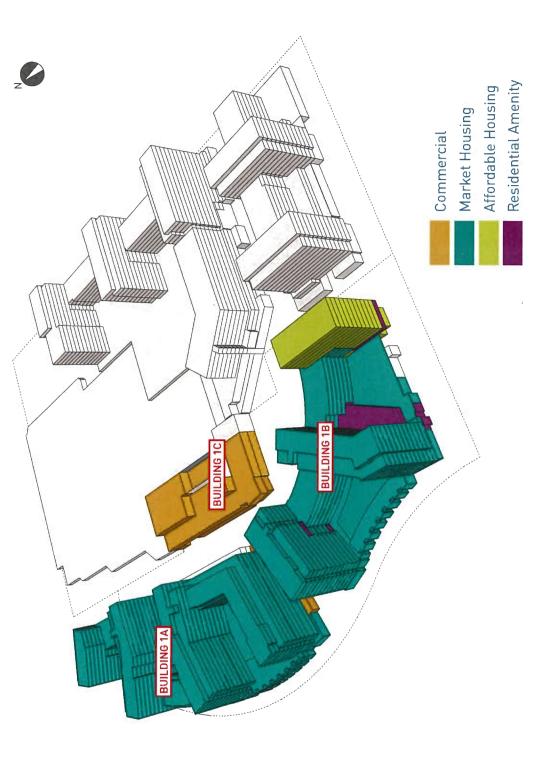
### **Commercial Area** 160,000 sf

## Residential Area 965,000 sf

### **FAR** 1.56

# **Affordable Housing Units** 79

### Market Units 1,087





SITE PLAN - PHASE 2

# PHASE 2 DEVELOPMENT

### **Commercial Area** 200,000 sf

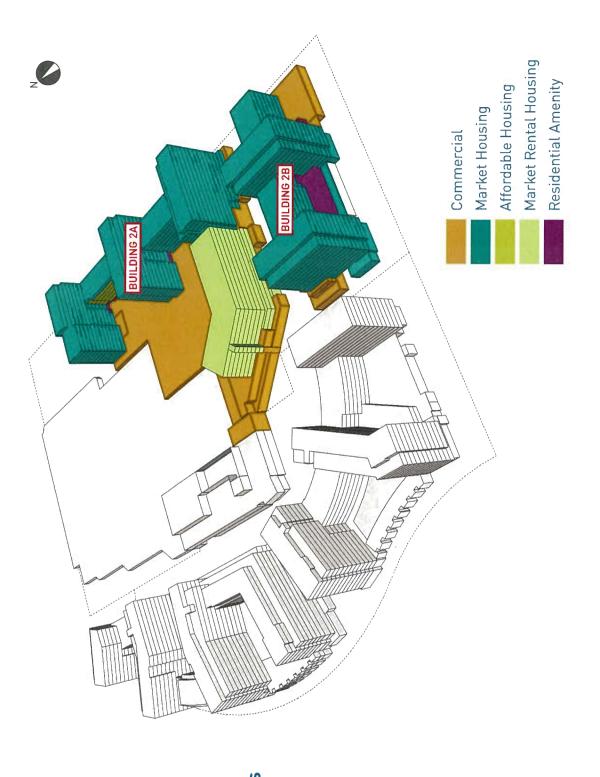
### **Residential Area** 950,000 sf

### **FAR** 1.59

### **Affordable Housing Units** 62

### **Market Rental Units** 200

## Market Units 869

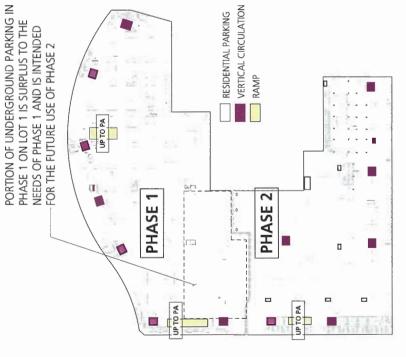




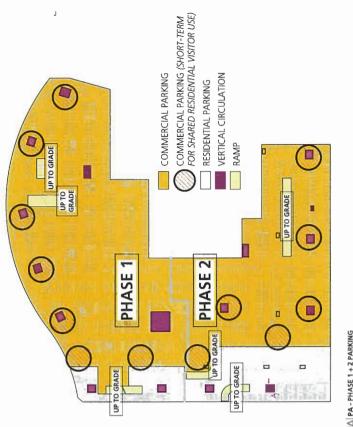






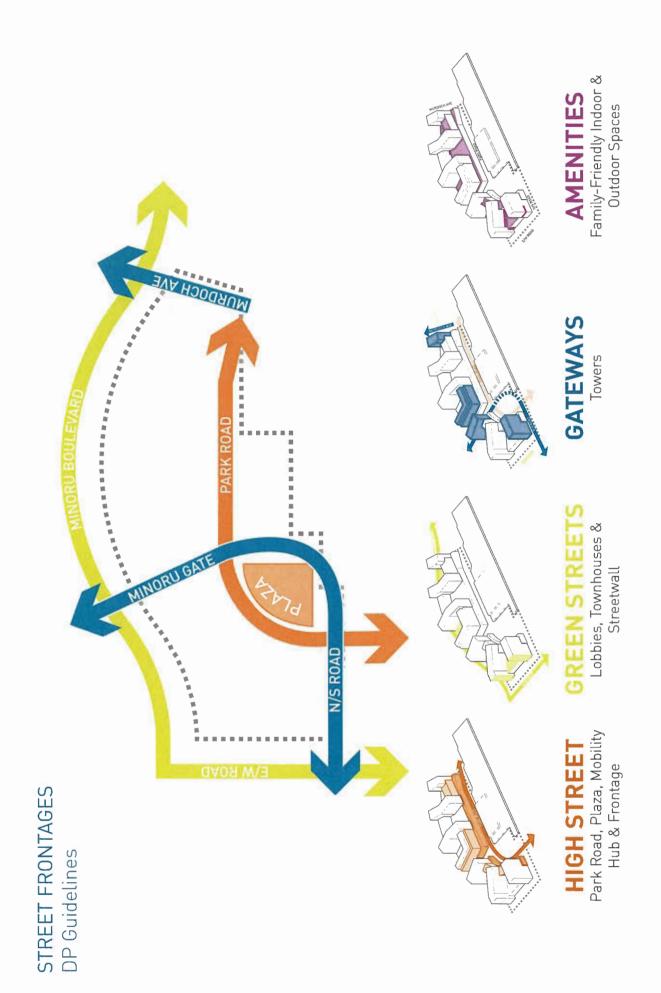






PA PHASE 1 + 2 PARKING

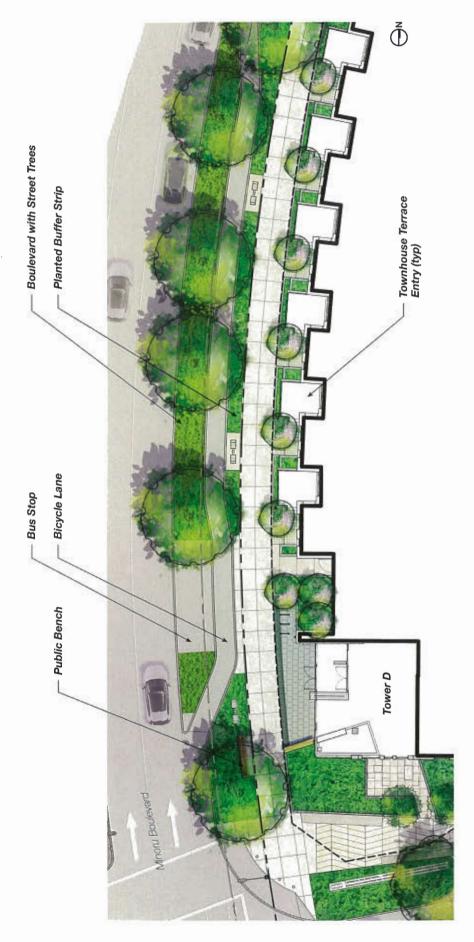




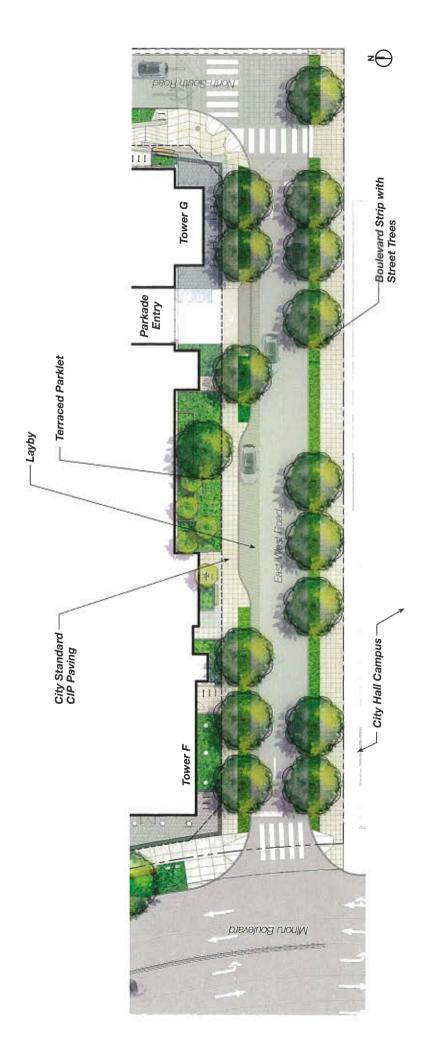


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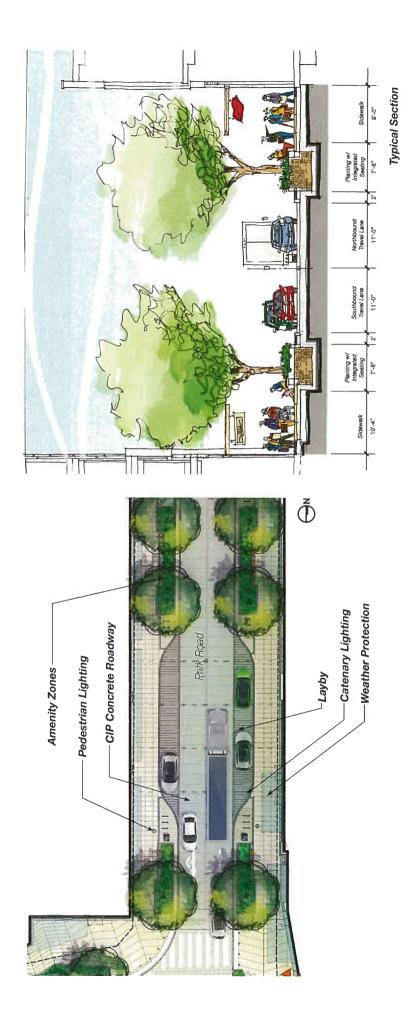








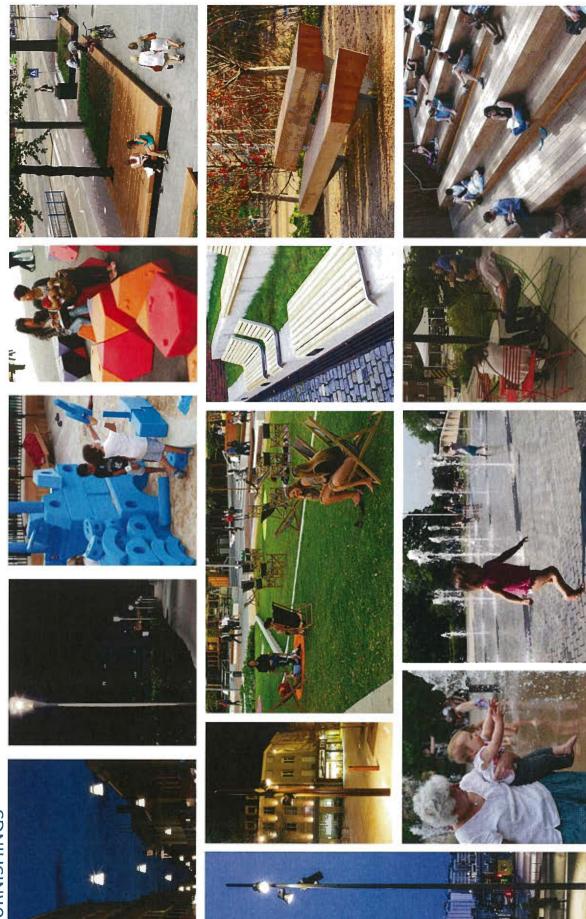










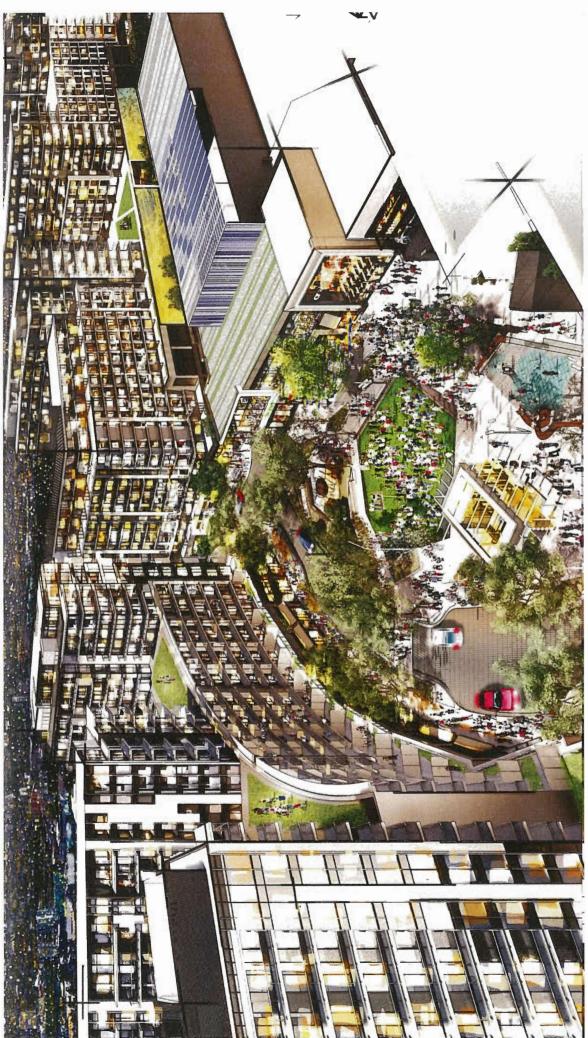


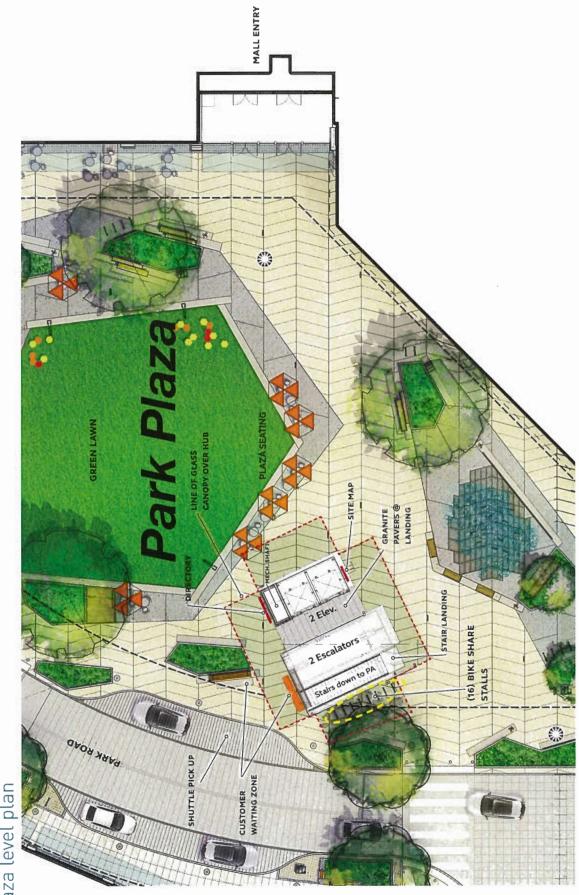
SITE FURNISHINGS



PARK PLAZA

#### MOBILITY HUB Aerial view of plaza



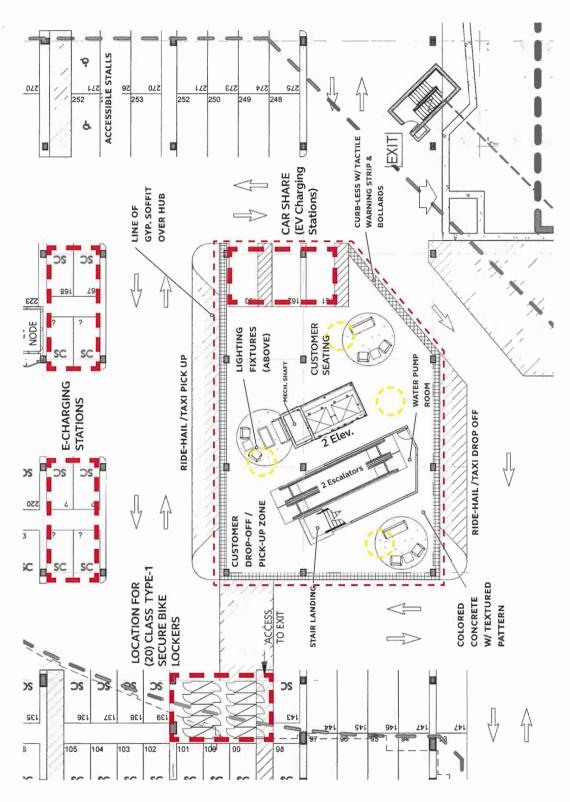


MOBILITY HUB Plaza level plan



















MOBILITY HUB Lounge at PA level



MOBILITY HUB Lounge at PA level











HIGH STREET FRONTAGE North Leg of Park Road Looking North

HIGH STREET FRONTAGE North Leg of Park Road Looking South

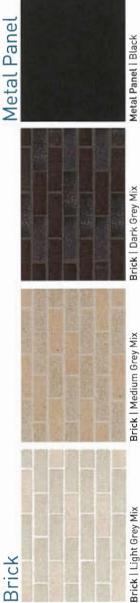


## HIGH STREET FRONTAGE North Leg of Park Road Looking South















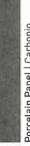


### **Porcelain Panel**





**Glazed Spandrel** 



Porcelain Panel | Carbonio



Porcetain Panel | Grigio

Porcelain Panel | Perla





Porcelain Panel | Ossidiana

Porcelain Panel | Or

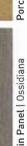


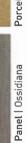


















Concrete Panel | White

Spandrel | Charcoal

Spandrel | Light Grey

Spandrel | White



# **GREEN STREET FRONTAGE**



#### **GREEN STREET FRONTAGE** Residential Lobbies



Tower A





Tower B



Tower D

#### **GREEN STREET FRONTAGE** Residential Lobbies



Tower E



Tower G



Tower F

#### **GREEN STREET FRONTAGE** Minoru Townhouses







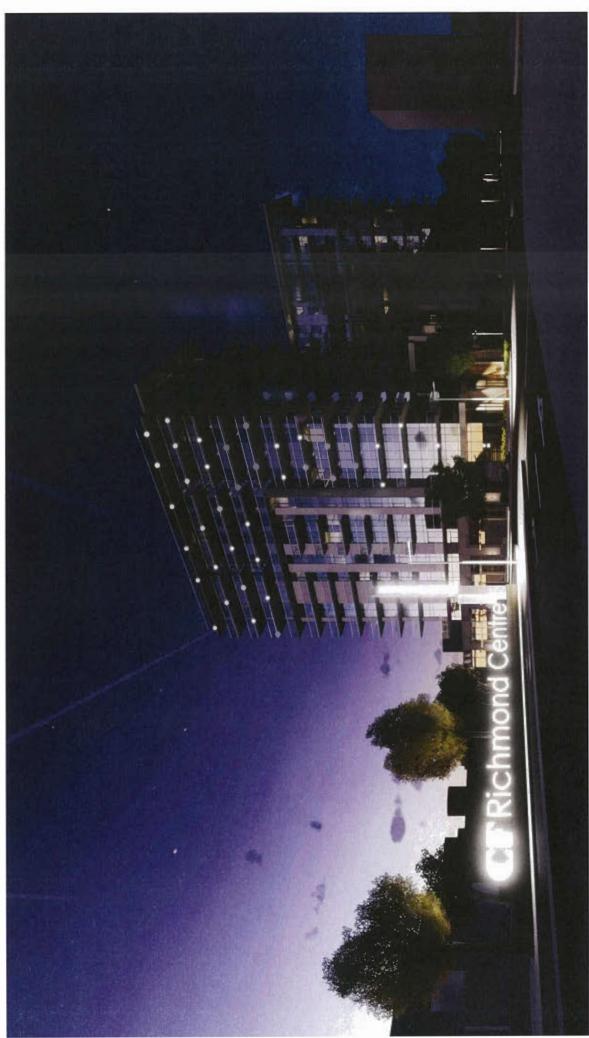


**GREEN STREET FRONTAGE** Civic Promenade Streetwall





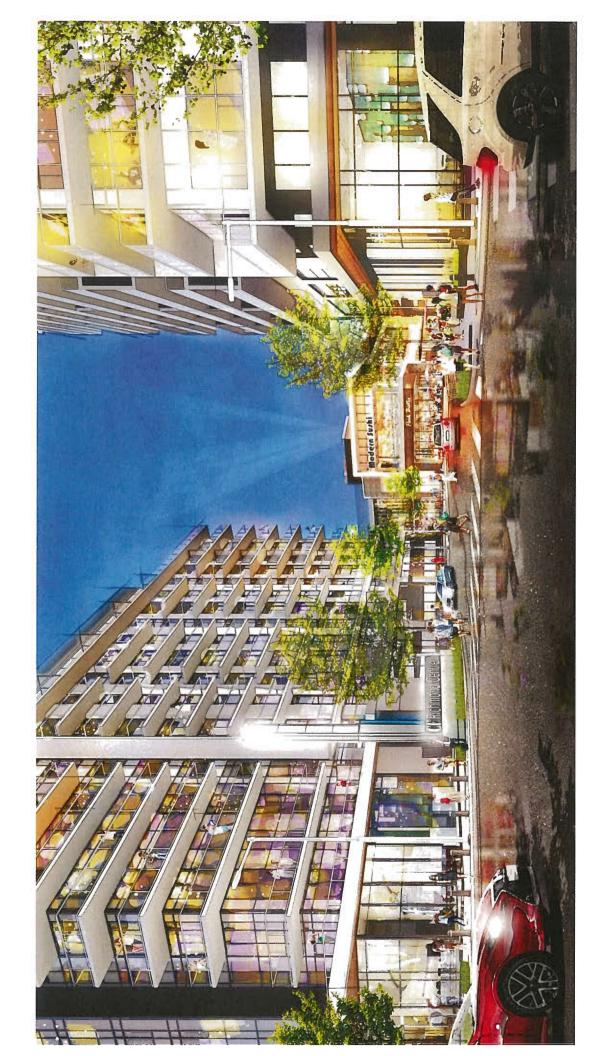










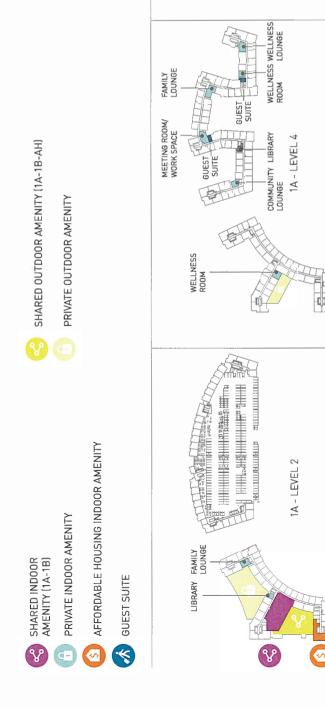


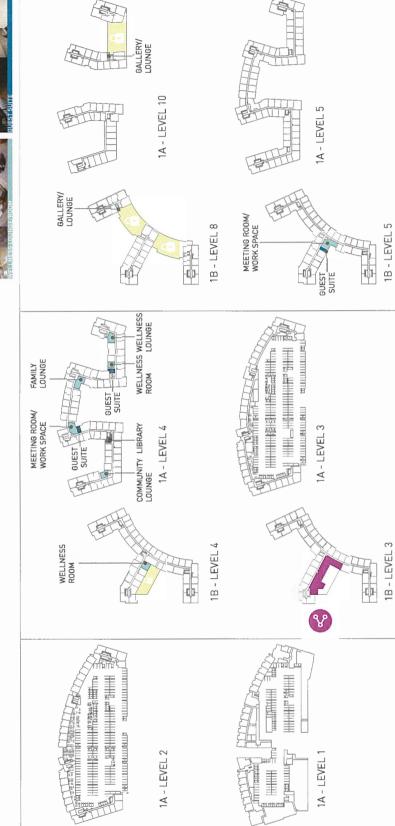
1 N/S ROAD GATEWAY Tower G T t 

## AMENITY OVERVIEW

1

A Decision





COMMUNITY

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A

v

1B - LEVEL 1

J.

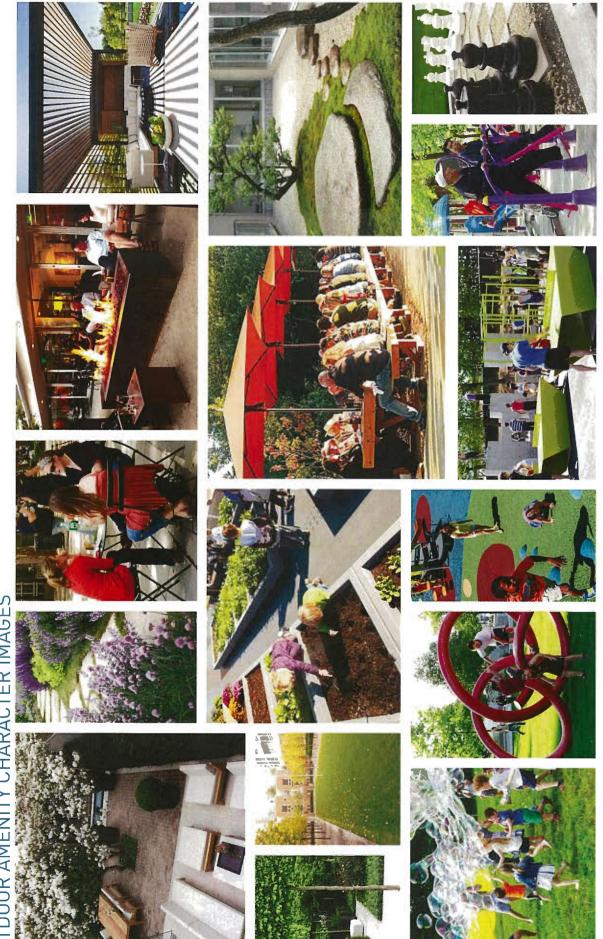




OUTDOOR AMENITY OVERVIEW







**OUTDOOR AMENITY CHARACTER IMAGES** 

## POPE ESTATES INC.

#### BUSINESS BROKERS COMMERCIAL REALTORS MOTEL BROKERS

SINCE 1962

May 24,2019

David Weber Director, City Clerk's Office City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

To De	velopi	nont	Permit	Panel
Date:_	MAY	<u>29</u> ,	2019	() Laurine Contra
Item #	2			and the second
Re:	DP	17-	76824	8
	a mininga mai terretismeter			20/14/50/202070

Gentiemen/Ladies,

Notice of Application For a Development Permit DP 17-768248 Property Location: 6551 No. 3 Road

We write to express our disapproval of the proposed parking variances referenced in your letter concerning the development application above noted, namely items:

- a) iii
- b) i, ii

It is our considered opinion as long established commercial realtors and real estate developers that Richmond Zoning Bylaw 8500 provides adequate density without the need for further density by relaxation of the parking requirements stated in the bylaw.

Yours truly, Ronald H. Pope

President & Founder POPE ESTATES INC.(1962) 604 278 9793 \* 800 665 3099 www.popemakesdeals.com



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 29, 2019.

# JAIME Y. PESTANO

205-7388 Gollner Ave., Richmond, BC V6Y 0H4, Tel. No. 604-241-1271, Email: jvpestano181@gmail.com

May 28, 2019

Director, City Clerk's Office 6911 No. 3 Road, Richmond, BC V6Y 2C1

To Dev	elopn	nent	Permit	Panel
Date:	MAY	29	2019	****
ltem 🚛	2			
Re:	DP	17-	76824	48
		2220-27-0-1 Min. 194		

#### Subject: Notice of Application for Development Permit DP 17-768248

In compliance with you request, may I submit my recommendation to include and construct a highly profitable multi-purpose arena for professional ice hockey, basketball, boxing, concerts, ice shows, musical shows, cultural shows, trade shows, conventions, circuses, and other sports and entertainment events like Madison Square Garden, New York, USA, and make Richmond Centre in Richmond City, BC a world class destination.

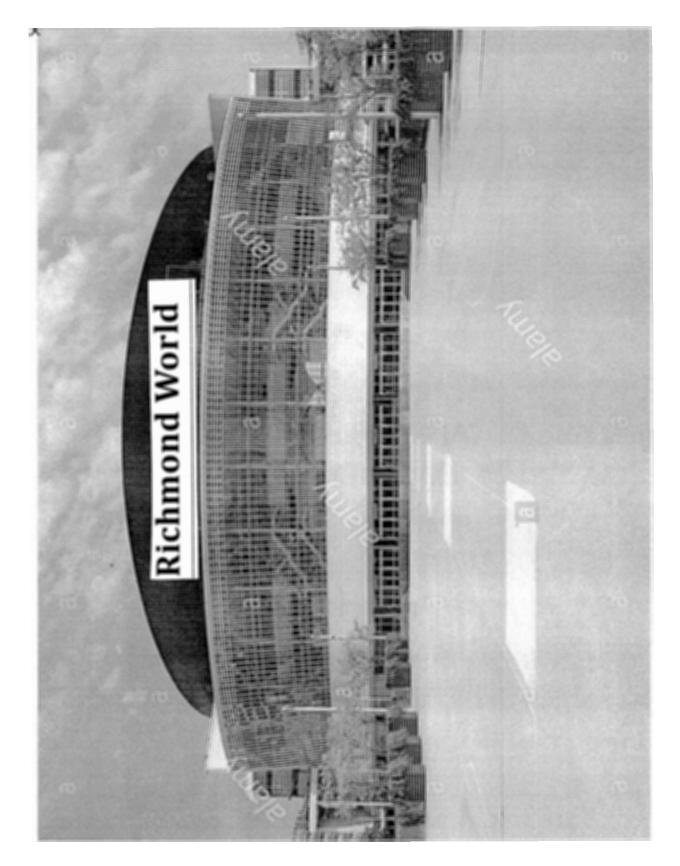
Thank you very much for this opportunity to present my thoughts and ideas that I think will greatly benefit the residents and City of Richmond as well as the whole province of British Columbia and Canada.

Your reply and comments will be greatly appreciated.

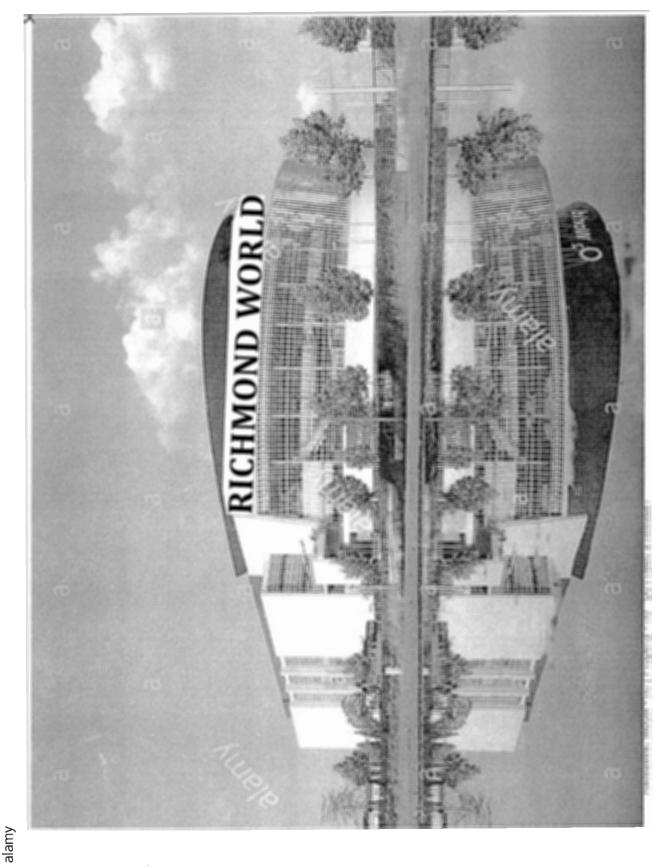
Respectfully yours,



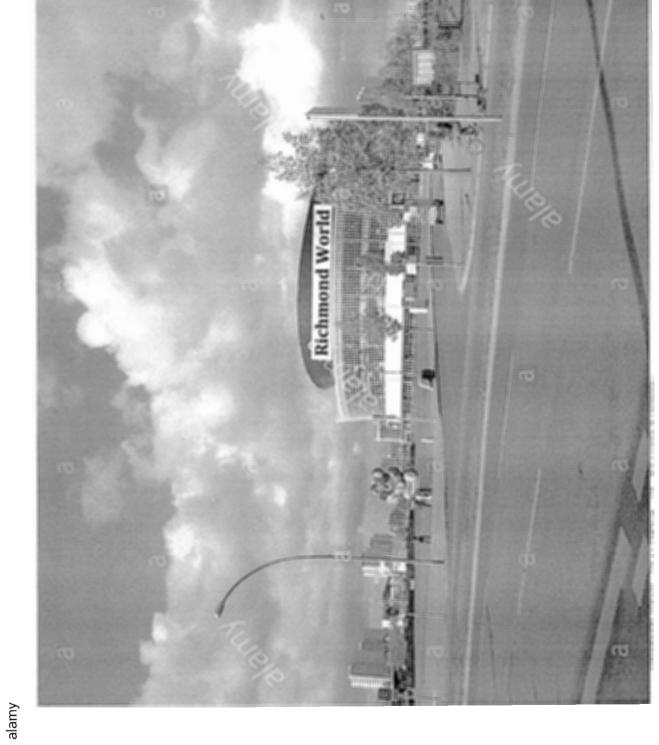








Date taken: 31 July 2014



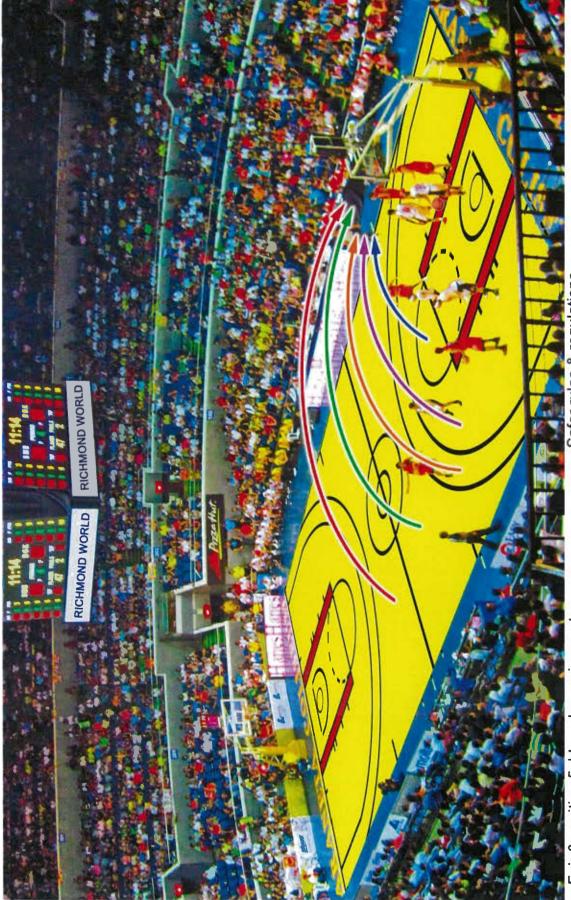
Date taken: 20 September 2012

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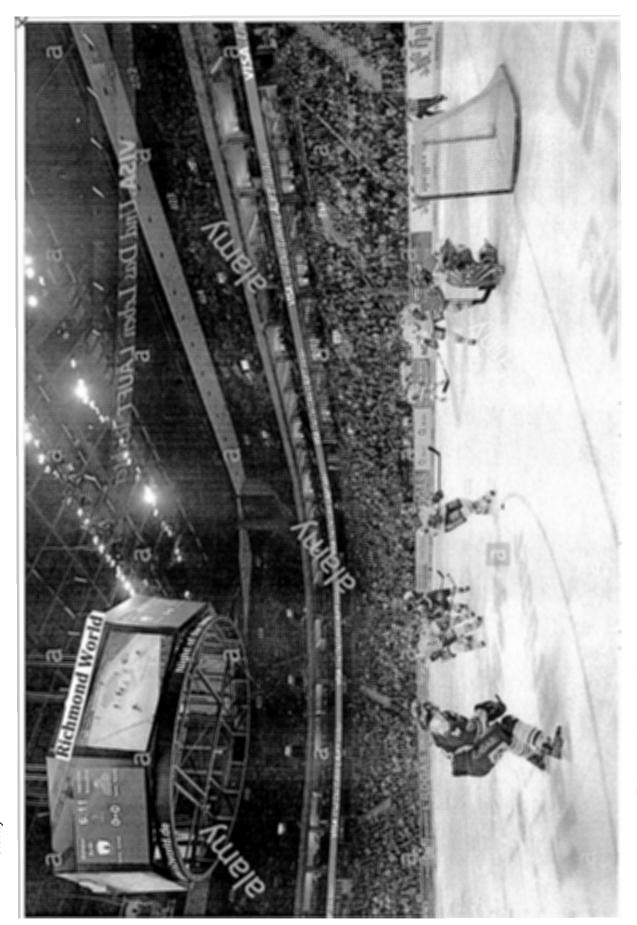
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- Safer rules & regulations · 30-second time clock to shoot
- No touch on any part of the hoop and basket
  - · Blocking & charging are flagrant fouls
    - No backing violation
- · No 8-second violation to bring the ball to the front court
  - Mandatory headband wear for head protection



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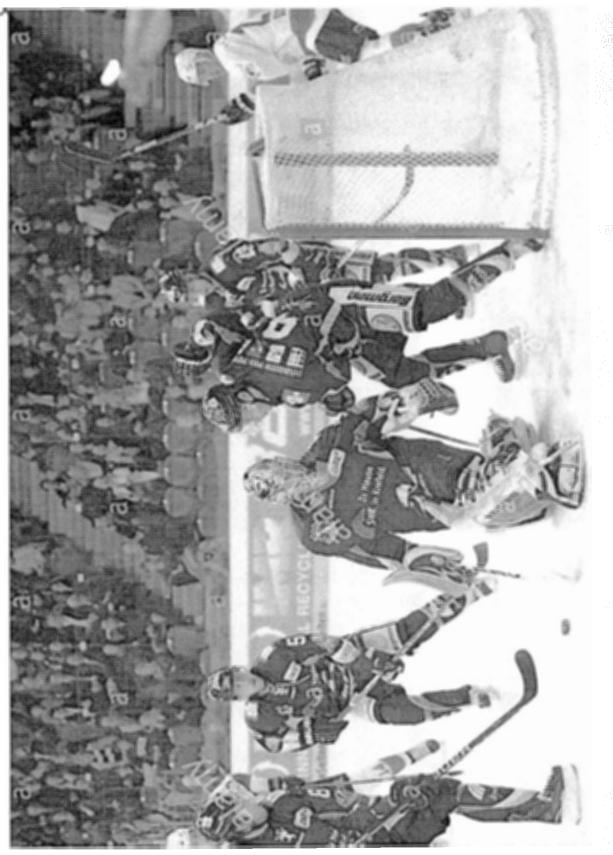
Photographer: Frank Sorge

Date taken: 10 January 2010

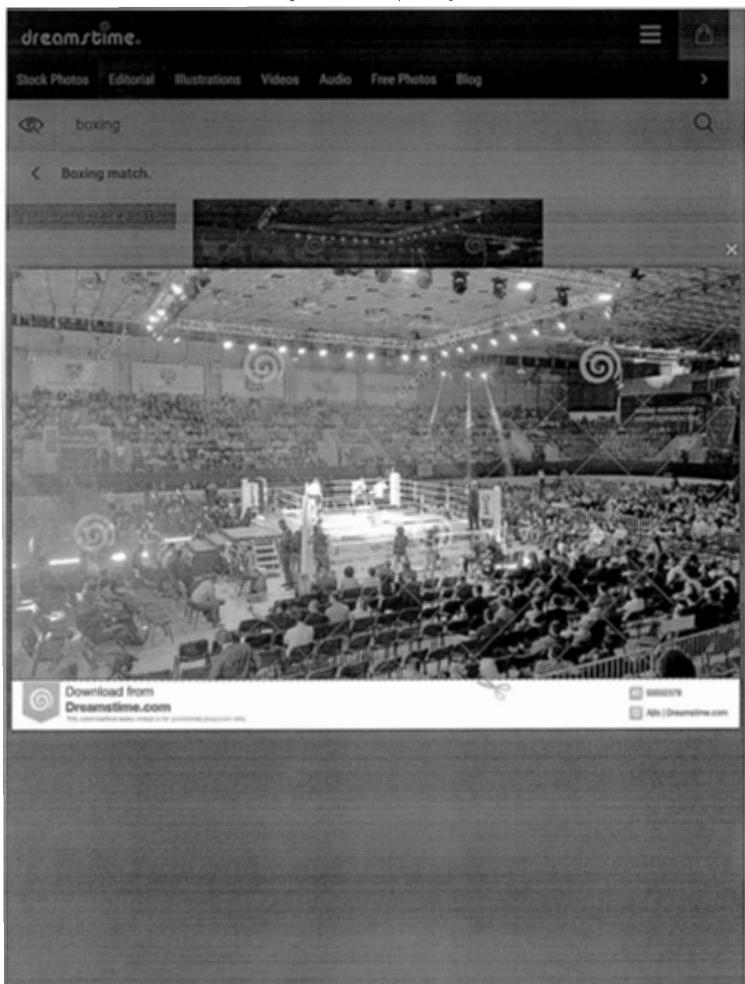
Location: Berlin, Berlin, Germany

1/2 https://www.alamy.com/stock-photo-berlin-germany-hockey-game-at-the-o2-world-arena-53284230.html?pv=1&stamp=2&imageid=56F458D4-0537-4A14-95BE-17182FC0D47B&p=174706&n=0&orient...

Location: Krefeld, North Rhine-Westphalia, Germany



5/27/2019

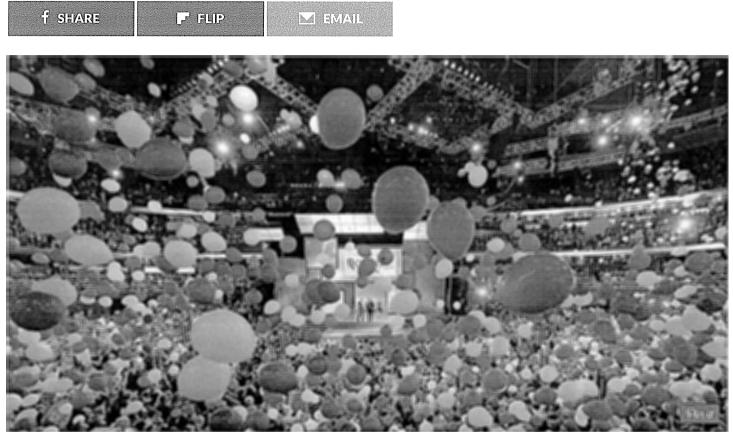


## ThoughtCo.

Humanities > Issues

# **Political Party Conventions Day-by-Day**

Four Days of Speeches, Candidates and Lots of Politics



🖸 Romney Accepts Party Nomination at The Republican National Convention. Mark Wilson / Getty Images

#### by <u>Robert Longley</u> (j)

Updated December 04, 2018

The United States presidential nominating conventions are held during the spring or summer of each quadrennial presidential election year by most political parties fielding nominees in the November presidential election. Along with selecting the party's nominee for president, delegates to the conventions adopt the party's platform—the party's principals and goals for its candidate's presidential administration.

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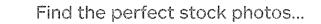
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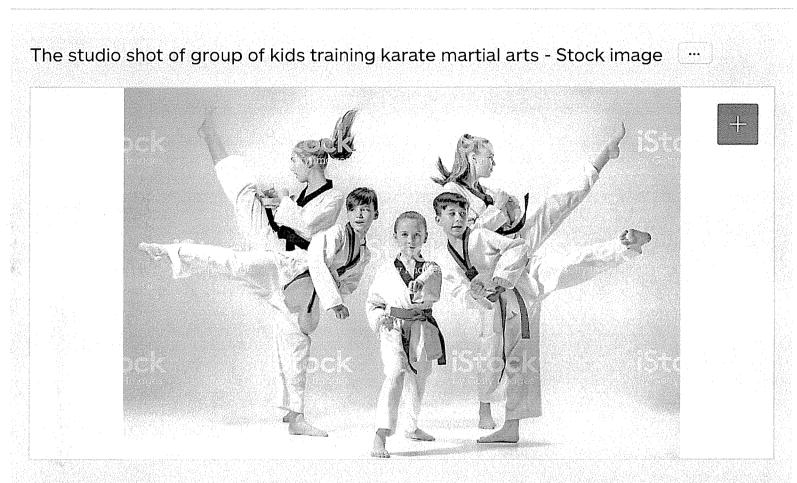


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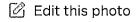


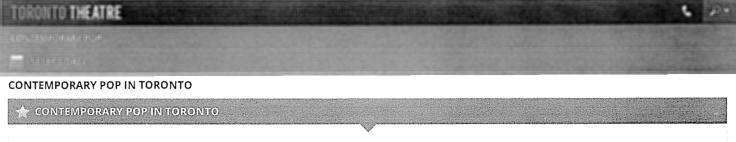
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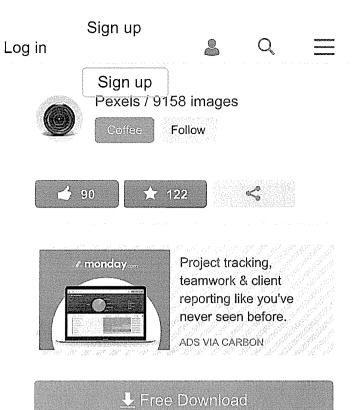
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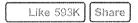






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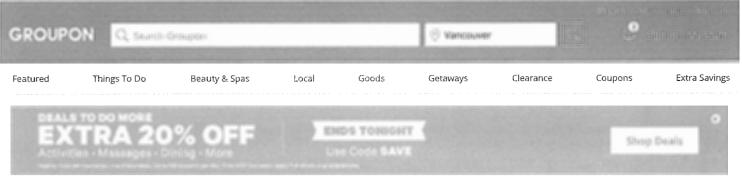
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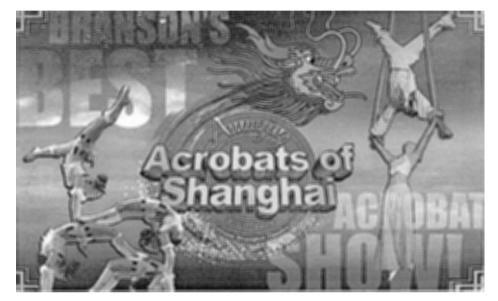
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# WikipediA

# **Madison Square Garden**

Madison Square Garden, colloquially known as The Garden or in initials as MSG, is a multi-purpose indoor arena in New York City. Located in Midtown Manhattan between 7th and 8th Avenues from 31st to 33rd Streets, it is situated atop Pennsylvania Station. It is the fourth venue to bear the name "Madison Square Garden"; the first two (1879 and 1890) were located on Madison Square, on East 26th Street and Madison Avenue, with the third Madison Square Garden (1925) further uptown at Eighth Avenue and 50th Street.

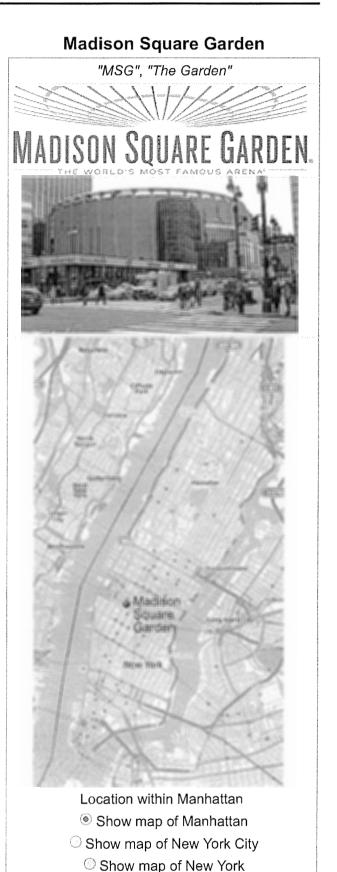
The Garden is used for professional ice hockey and basketball, as well as boxing, concerts, ice shows, circuses, professional wrestling and other forms of sports and entertainment. It is close to other midtown Manhattan landmarks, including the Empire State Building, Koreatown, and Macy's at Herald Square. It is home to the New York Rangers of the National Hockey League (NHL), the New York Knicks of the National Basketball Association (NBA), and was home to the New York Liberty (WNBA) from 1997 to 2017.

Originally called **Madison Square Garden Center**, the Garden opened on February 11, 1968, and is the oldest major sporting facility in the <u>New York metropolitan area</u>. It is the oldest arena in the <u>National Hockey League</u> and the second-oldest arena in the <u>National Basketball Association</u>. In 2016, MSG was the secondbusiest music arena in the world in terms of ticket sales, behind <u>The O2 Arena</u> in London.<sup>[6]</sup> Including two major renovations, its total construction cost is approximately \$1.1 billion, and it has been ranked as one of the 10 most expensive <u>stadium</u> venues ever built.<sup>[7]</sup> It is part of the <u>Pennsylvania Plaza</u> office and retail complex, named for the railroad station. Several <u>other operating</u> entities related to the Garden share its name.

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Previous Gardens Current Garden Joe Louis Plaza 2011–2013 renovation Penn Station renovation controversy



Madison Square Garden - Wikipedia

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Sports
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Concerts
Other events
Notable firsts and significant events
Recognition given by Madison Square Garden Madison Square Garden Gold Ticket Award Madison Square Garden Platinum Ticket Award Madison Square Garden Hall of Fame Madison Square Garden Walk of Fame
Seating
Capacity
Hulu Theater
Accessibility and transportation
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#### **Previous Gardens**

Madison Square is formed by the intersection of <u>5th Avenue</u> and Broadway at <u>23rd Street</u> in Manhattan. It was named after James Madison, fourth President of the United States.<sup>[8]</sup>

Two venues called Madison Square Garden were located just northeast of the square, the first from 1879 to 1890, and the second from 1890 to 1925. The first Garden, leased to P. T. Barnum,<sup>[9]</sup> had no roof and was inconvenient to use during inclement weather, so it was demolished after 11 years. Madison Square Garden II was designed by noted architect Stanford White. The new building was built by a syndicate which included J. P. Morgan, Andrew Carnegie, P. T. Barnum,<sup>[10]</sup> Darius Mills, James Stillman and W. W. Astor. White gave them a Beaux-Arts structure with a Moorish feel, including a minaret-like tower modeled after Giralda, the bell tower of the Cathedral of Seville<sup>[10]</sup> – soaring 32 stories - the city's second tallest building at the time - dominating Madison Square Park. It was 200 feet (61 m) by 485 feet (148 m), and the main hall, which was the largest in the world, measured 200 feet (61 m) by 350 feet (110 m), with permanent seating for 8,000 people and floor space for thousands more. It had a 1,200-

arden - Wikipedia				
$\odot$ Show map of the United States				
Show all				
Address	4 Pennsylvania Plaza			
Location	New York City, New York			
Coordinates	40°45′2″N 73°59′37″W			
Public	- Amtrak: Penn Station			
transit	D LIRR: Penn Station			
	MJ Transit: Penn Station			
	Dew York City Subway:			
	34th Street–Penn Station (7th Ave)			
	34th Street–Penn Station (8th Ave)			
	34th Street–Herald Square			
	🕬 PATH: 33rd Street			
	New York City Bus: M4, M7, M20, M34 SBS, M34A SBS, Q32 buses			
Owner	The Madison Square Garden Company			
Operator	MSG Entertainment			
Capacity	Basketball: 19,812 <sup>[1]</sup>			
	Ice hockey: 18,006 <sup>[1]</sup>			
	Pro wrestling: 18,500			
	Concerts: 20,000 Boxing: 20,789			
	Hulu Theater: 5,600			
Field size	820,000 square feet			
	(76,000 m <sup>2</sup> )			
	Construction			
Broke	October 29, 1964 <sup>[2]</sup>			
ground				
Opened	Former locations: 1879, 1890, 1925			
	Current location: February 11, 1968			
Renovated	1989–1991, 2011–2013			
Construction cost	\$123 million (\$873 million in 2019 <sup>[3]</sup> )			

contractor

seat theatre, a concert hall with a capacity of 1,500, the largest restaurant in the city and a roof garden cabaret.<sup>[9]</sup> The building cost \$3 million.<sup>[9]</sup> Madison Square Garden II was unsuccessful like the first Garden,<sup>[11]</sup> and the <u>New York Life Insurance Company</u>, which held the mortgage on it, decided to tear it down in 1925 to make way for a new headquarters building, which would become the landmark Cass Gilbert-designed New York Life Building.

A third Madison Square Garden opened in a new location, on 8th Avenue between 49th and 50th Streets, from 1925 to 1968. Groundbreaking on the third Madison Square Garden took place on January 9, 1925.<sup>[12]</sup> Designed by the noted theater architect Thomas W. Lamb, it was built at the cost of \$4.75 million in 249 days by boxing promoter <u>Tex Rickard</u>;<sup>[9]</sup> the arena was dubbed "The House That Tex Built."<sup>[13]</sup> The arena was 200 feet (61 m) by 375 feet (114 m), with seating on three levels, and a maximum capacity of 18,496 spectators for boxing.<sup>[9]</sup>

Demolition commenced in 1968 after the opening of the current Garden,<sup>[14]</sup> and was completed in early 1969. The site is now the location of One Worldwide Plaza.

#### **Current Garden**

In 1959, <u>Graham-Paige</u> purchased a controlling interest in the Madison Square Garden.<sup>[15]</sup> In November 1960, Graham-Paige president <u>Irving Mitchell Felt</u> purchased from the <u>Pennsylvania</u> <u>Railroad</u> the rights to build at <u>Penn Station</u>.<sup>[16]</sup> To build the new facility, the above-ground portions of the original Pennsylvania Station were torn down.

The new structure was one of the first of its kind to be built above the platforms of <u>an active railroad station</u>. It was an engineering feat constructed by Robert E. McKee of El Paso, Texas. Public

outcry over the demolition of the Pennsylvania Station structure—an outstanding example of <u>Beaux-Arts architecture</u>—led to the creation of the <u>New York City</u> <u>Landmarks Preservation Commission</u>. The venue opened on February 11, 1968. Still there was criticism: Yale University art historian Vincent Scully wrote about the old Penn Station compared to the commuter underground of MSG "One entered the city like a god; now one scuttles like a rat."<sup>[17]</sup>

In 1972, Felt proposed moving the Knicks and Rangers to a then incomplete venue in the <u>New Jersey Meadowlands</u>, the <u>Meadowlands Sports Complex</u>. The Garden was also the home arena for the <u>NY Raiders/NY Golden Blades</u> of the <u>World Hockey</u> <u>Association</u>. The Meadowlands would eventually host its own NBA and NHL teams, the <u>New Jersey Nets</u> and the <u>New Jersey Devils</u>, respectively. The <u>New York Giants</u> and Jets of the National Football League (NFL) also relocated there. In 1977, the arena was

sold to Gulf and Western Industries. Felt's efforts fueled controversy between the Garden and New York City over real

	(\$322 million in 2019 <sup>[3]</sup> )
	Total cost: \$1.07 billion in 2013
Architect	Charles Luckman Associates Brisbin Brook Beynon Architects
Structural engineer	Severud Associates <sup>[4]</sup>
Services engineer	Syska & Hennessy, Inc. <sup>[5]</sup>
General	Turner/Del E. Webb <sup>[5]</sup>

**Renovation:** 

1991: \$200 million

101

#### Tenants

New York Rangers (NHL) (1968–present) New York Knicks (NBA) (1968–present) St. John's Red Storm (NCAA) (1969–present) New York Raiders/Golden Blades (WHA) (1972–1973) New York Apples (WTT) (1977–1978) New York Cosmos (NASL) (1983–1984) New York Cosmos (NASL) (1983–1984) New York Knights (AFL) (1988) New York CityHawks (AFL) (1997–1998) New York Liberty (WNBA) (1997–2010, 2014– 2017) New York Titans (NLL) (2007–2009)

Website

www.thegarden.com (http://www.thegarden.co m/)



A basketball game at Madison Square Garden circa 1968

#### 5/27/2019

#### Madison Square Garden - Wikipedia

estate taxes. The disagreement again flared in 1980 when the Garden again challenged its tax bill. The arena, since the 1980s, has since enjoyed tax-free status, under the condition that all Knicks and Rangers home games must be hosted at MSG, lest it lose this exemption. As such, when the Rangers have played neutral-site games—even those in New York City, such as the 2018 NHL Winter Classic, they have always been designated as the visiting team.<sup>[18]</sup>

Garden owners spent \$200 million in 1991 to renovate facilities and add 89 suites in place of hundreds of upper-tier seats. The project was designed by <u>Ellerbe Becket</u>. In 2004–2005, <u>Cablevision</u> battled with the City of New York over the proposed <u>West Side Stadium</u>, which was cancelled. Cablevision then announced plans to raze the Garden, replace it with high-rise commercial buildings, and build a new Garden one block away at the site of the <u>James Farley Post Office</u>. Meanwhile, a new project to renovate and modernize the Garden completed phase one in time for the Rangers and Knicks' 2011–12 seasons,<sup>[19]</sup> though the vice president of the Garden says he remains committed to the installation of an extension of Penn Station at the Farley Post Office site. While the Knicks and Rangers were not displaced, the <u>New York Liberty</u> played at the Prudential Center in Newark, New Jersey during the renovation.

Madison Square Garden is the last of the NBA and NHL arenas to not be named after a corporate sponsor.<sup>[20]</sup>

#### Joe Louis Plaza

In 1984, the four streets immediately surrounding the Garden were designated as Joe Louis Plaza, in honor of boxer Joe Louis, who made eight successful title defenses in the previous Madison Square Garden.<sup>[21][22]</sup>

#### 2011–2013 renovation



Madison Square Garden's upper bowl concourse, seen in January 2014 during a Rangers game

Madison Square Garden's \$1 billion second renovation took place mainly over three offseasons. It was set to begin after the 2009–10 hockey/basketball seasons, but was delayed until after the 2010–11 seasons. Renovation was done in phases with the majority of the work done in the summer months to minimize disruptions to the NHL and NBA seasons. While the Rangers and Knicks were not displaced,<sup>[23][24]</sup> the Liberty played their home games through the 2013 season at <u>Prudential Center</u> in Newark, New Jersey, during the renov



The completely transformed Madison Square Garden in January 2014 (with a new HD scoreboard), as the New York Rangers play against the St. Louis Blues.

Newark, New Jersey, during the renovation.<sup>[25][26]</sup>

New features include a larger entrance with interactive kiosks, retail, climatecontrolled space, and broadcast studio; larger concourses; new lighting and

LED video systems with HDTV; new seating; two new pedestrian walkways suspended from the ceiling to allow fans to look directly down onto the games being played below; more dining options; and improved dressing rooms, locker rooms, green rooms, upgraded roof, and production offices. The lower bowl concourse, called the Madison Concourse, remains on the 6th floor. The upper bowl concourse was relocated to the 8th floor and it is known as the Garden Concourse. The 7th

#### 5/27/2019

floor houses the new Madison Suites and the Madison Club. The upper bowl was built on top of these suites. The rebuilt concourses are wider than their predecessors, and include large windows that offer views of the city streets around the Garden.<sup>[27]</sup>

Construction of the lower bowl (Phase 1) was completed for the 2011–2012 NHL season and the 2011–12 NBA lockout shortened season. An extended offseason for the Garden permitted some advanced work to begin on the new upper bowl, which was completed in time for the 2012–2013 NBA season and the 2012–13 NHL lockout-shortened NHL season. This advance work included the West Balcony on the 10th floor, taking the place of sky-boxes, and new endice 300 level seating. The construction of the upper bowl along with the Madison Suites and the Madison Club (Phase 2) were completed for the 2012–



MSG during the 2014 Big East Tournament

2013 NHL and NBA seasons. The construction of the new lobby known as Chase Square, along with the Chase Bridges and the new scoreboard (Phase 3) were completed for the 2013–2014 NHL and NBA seasons.

#### Penn Station renovation controversy

Madison Square Garden is seen as an obstacle in the renovation and future expansion of Penn Station, which is already expanding through the James Farley Post Office, and some have proposed moving MSG to other sites in western Manhattan. On February 15, 2013, Manhattan Community Board 5 voted 36–0 against granting a renewal to MSG's operating permit in perpetuity and proposed a 10-year limit instead in order to build a new Penn Station where the arena is currently standing. Manhattan borough president <u>Scott Stringer</u> said, "Moving the arena is an important first step to improving Penn Station." <u>The Madison Square Garden Company</u> responded by saying that "[i]t is incongruous to think that M.S.G. would be considering moving."<sup>[28]</sup>

In May 2013, four architecture firms – <u>SHOP Architects</u>, <u>SOM</u>, <u>H3 Hardy Collaboration Architecture</u>, and <u>Diller Scofidio +</u> <u>Renfro</u> – submitted proposals for a new Penn Station. SHOP Architects recommended moving Madison Square Garden to the Morgan Postal Facility a few blocks southwest, as well as removing <u>2 Penn Plaza</u> and redeveloping other towers, and an extension of the <u>High Line</u> to Penn Station.<sup>[29]</sup> Meanwhile, SOM proposed moving Madison Square Garden to the area just south of the <u>James Farley Post Office</u>, and redeveloping the area above Penn Station as a <u>mixed-use development</u> with commercial, residential, and recreational space.<sup>[29]</sup> H3 Hardy Collaboration Architecture wanted to move the arena to a new pier west of <u>Jacob K. Javits Convention Center</u>, four blocks west of the current station and arena. Then, according to H3's plan, four <u>skyscrapers</u> would be built, one at each of the four corners of the new Penn Station superblock, with a <u>roof</u> <u>garden</u> on top of the station; the Farley Post Office would become an education center.<sup>[29]</sup> Finally, Diller Scofidio + Renfro proposed a mixed-use development on the site, with spas, theaters, a cascading park, a pool, and restaurants; Madison Square Garden would be moved two blocks west, next to the post office. DS+F also proposed high-tech features in the station, such as train arrival and departure boards on the floor, and <u>apps</u> that would inform waiting passengers of ways to occupy their time until they board their trains.<sup>[29]</sup> Madison Square Garden rejected the notion that it would be relocated, and called the plans "pie-in-the-skyr".<sup>[29]</sup>

In June 2013, the <u>New York City Council</u> Committee on Land Use voted unanimously to give the Garden a ten-year permit, at the end of which period the owners will either have to relocate, or go back through the permission process.<sup>[30]</sup> On July 24, the City Council voted to give the Garden a 10-year operating permit by a vote of 47 to 1. "This is the first step in finding a new home for Madison Square Garden and building a new Penn Station that is as great as New York and suitable for the 21st century", said City Council speaker <u>Christine Quinn</u>. "This is an opportunity to reimagine and redevelop Penn Station as a world-class transportation destination."<sup>[31]</sup>

In October 2014, the Morgan facility was selected as the ideal area for Madison Square Garden to be moved, following the 2014 MAS Summit in New York City. More plans for the station were discussed.<sup>[32][33]</sup> Then, in January 2016, New York Governor Andrew Cuomo announced a redevelopment plan for Penn Station that would involve the removal of The Theater at Madison Square Garden, but would otherwise leave the arena intact.<sup>[34][35]</sup>

## **Events**

#### **Regular events**

#### Sports

Madison Square Garden hosts approximately 320 events a year. It is the home to the <u>New York Rangers</u> of the National Hockey League, and the <u>New York Knicks</u> of the National Basketball Association. The New York Rangers, New York Knicks, and the Madison Square Garden arena itself are all owned by the Madison Square Garden Company. The arena is also host to the <u>Big East Men's Basketball Tournament</u> and the finals of the <u>National Invitation Tournament</u>. It also hosts selected home games for the <u>St. John's men's Red Storm (college basketball</u>), and almost any other kind of indoor activity that draws large audiences, such as the <u>Westminster Kennel Club Dog Show</u> and the <u>2004 Republican National Convention</u>.

The Garden was home of the <u>NBA Draft</u> and <u>NIT Season Tip-Off</u>, as well as the former New York City home of the <u>Ringling</u> <u>Brothers and Barnum and Bailey Circus</u> and <u>Disney on Ice</u>; all four events are now held at the <u>Barclays Center</u> in <u>Brooklyn</u>. It served the New York Cosmos for half of their home games during the 1983–84 NASL Indoor season.<sup>[36]</sup>

Many of boxing's biggest fights were held at Madison Square Garden, including the <u>Roberto Durán–Ken Buchanan</u> affair, and the first Muhammad Ali – Joe Frazier bout. Before promoters such as <u>Don King</u> and <u>Bob Arum</u> moved boxing to <u>Las</u> <u>Vegas</u>, <u>Nevada</u> Madison Square Garden was considered the mecca of boxing. The original  $18\frac{1}{2}$  ft ×  $18\frac{1}{2}$  ft (5.6 m × 5.6 m) ring, which was brought from the second and third generation of the Garden, was officially retired on September 19, 2007, and donated to the <u>International Boxing Hall of Fame</u> after 82 years of service. A 20 ft × 20 ft (6.1 m × 6.1 m) ring replaced it beginning on October 6 of that same year.

#### **Pro wrestling**

Madison Square Garden has been considered the mecca for professional wrestling and the home of World Wrestling Entertainment (formerly WWF and WWWF).<sup>[37]</sup> The Garden has hosted three <u>WrestleManias</u>, more than any other arena, including the first edition of the annual marquee event for WWE, as well as the <u>10th</u> and <u>20th</u> editions. It also hosted the <u>Royal Rumble in 2000 and 2008</u>; <u>SummerSlam in 1988</u>, <u>1991</u> and <u>1998</u>; as well as <u>Survivor Series in 1996</u>, <u>2002</u> and <u>2011</u>.

<u>New Japan Pro-Wrestling</u> and <u>Ring of Honor</u> hosted their <u>G1 Supercard</u> supershow at the venue on April 6, 2019, which sold out in 19 minutes after the tickets went on sale.<sup>[38]</sup>

On April 4, 2019, the Mexican promotion <u>Lucha Libre AAA Worldwide</u> announced that its first event in the United States titled "Invading NY" would be held in that venue that would take place on September 15, 2019.<sup>[39]</sup>

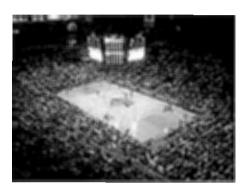
#### Concerts

Madison Square Garden hosts more high-profile concert events than any other venue in New York City. It has been the venue for George Harrison's The Concert for Bangladesh, The Concert for New York City following the September 11 attacks, John Lennon's final concert appearance (during an Elton John concert on Thanksgiving Night, 1974) before his

murder in 1980, and <u>Elvis Presley</u>, who gave four sold out performances in 1972, his first and last ever in New York City. <u>Parliament-Funkadelic</u> headlined numerous sold out shows in 1977 and 1978. <u>Kiss</u>, who were formed in the arena's city and three of whose members were city-born, did four shows at the arena in 1977 (their first ever there on February 18 and three more returning ones on December 14-16 the same year) and another two shows for a decade-ender in 1979 (July 24–25). <u>Billy Joel</u>, also city-born and fellow 1970's pop star did his first Garden show in 1978 on December 14. <u>Led Zeppelin</u>'s three night stand in July 1973 was recorded and released as both a film and <u>album</u> titled *The Song Remains The Same*. <u>The Police</u> played their final show of their reunion tour at the Garden in 2008.



The Madison Square Garden marquee, as it appeared in August 2011



Madison Square Garden in January 2009, as the New York Knicks play against the Houston Rockets

At one point, Elton John held the all-time record for greatest number of appearances at the Garden with 64 shows. In a 2009 press release, John was quoted as saying "Madison Square Garden is my favorite venue in the whole world. I chose to have my 60th birthday concert there, because of all the incredible memories I've had playing the venue."<sup>[40]</sup> <u>Billy Joel</u>, who broke the record, stated



The Seventh Avenue entrance to MSG as it appeared in 2011

"Madison Square Garden is the center of the universe as far as I'm concerned. It has the best acoustics, the best audiences, the best reputation, and the best history of great artists who have played there. It is the iconic, holy temple of rock and roll for most touring acts and, being a New Yorker, it holds a special significance to me."<sup>[40]</sup>

<u>Grateful Dead</u> have performed in the venue 53 times from 1979 to 1994 with the first show being held on September 7, 1979 and the last being on October 19, 1994. Their longest run being done in September 1991.<sup>[41]</sup>

<u>Madonna</u> performed at this venue a total of 31 concerts, the first two being during her 1985 <u>Virgin Tour</u>, on June 10 and 11, and the most recent being the two-nights stay during her Rebel Heart Tour on September 16 and 17, 2015.

Hard rock band <u>Guns N' Roses</u> has played Madison Square Garden multiple times through its career, including most notably, a three night sold out stand in December 1991 as part of the Use Your Illusion Tour. <sup>[42]</sup>

Taylor Swift made history when tickets for the Madison Square Gardens stop of her Fearless Tour sold out in only one minute.<sup>[43]</sup>

Bruce Springsteen has performed 47 concerts at this venue, many with the E Street Band, including a 10-night string of sold-out concerts out between 12 June and 1 July 2000 at the end of the E Street Reunion tour.

<u>U2</u> performed at the arena 28 times: the first one was on April 1, 1985 during their <u>Unforgettable Fire Tour</u>, in front of a crowd of 19,000 people. The second and the third were on September 28 and 29, 1987 during their <u>Joshua Tree Tour</u>, in front of 39,510 people. The fourth was on March 20, 1992 during their <u>Zoo TV Tour</u>, in front of a crowd of 18,179 people. The fifth, sixth, seventh, eighth and ninth was on June 17 and 19 and October 24, 25 and 27, 2001 during their Elevation

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Tour, in front of 91,787 people. The 10th, the 11th, the 12th, the 13th, the 14th, the 15th, the 16th and the 17th were on May 21, October 7, 8, 10, 11 and 14 and November 21 and 22, 2005 during their Vertigo Tour, in front of a total sold out crowd of 149,004 people. The band performed eight performances at the arena in 2015 on July 18, 19, 22, 23, 26, 27, 30 and 31, 2015 as part of their Innocence + Experience Tour, and three performances in 2018 on June 25, 26 and July 1 as part of their Experience + Innocence Tour.

The Who have headlined at the venue 30 times, including a four night stand in 1974, a five night stand in 1979, a six night stand in 1996, and four night stands in 2000 and 2002. They also performed at The Concert for New York City in 2001.<sup>[44]</sup>

In the summer of 2017, <u>Phish</u> performed 13 consecutive concerts at the venue, which the Garden commemorated by adding a Phish themed banner to the rafters.<sup>[45]</sup> The "Bakers' Dozen" brought the total number of Phish shows at MSG to 52. An additional 8 shows (4 for their 2017 New Year's Eve run, and 4 more for their 2018 New Year's Eve run) brings their total to 60.<sup>[46]</sup>

On 28 and 29 June 2019, Hugh Jackman will perform during his The Man. The Music. The Show. Tour.

#### Other events

It has previously hosted the <u>1976</u> Democratic National Convention, <u>1980</u> Democratic National Convention, <u>1992</u> Democratic National Convention, and the <u>2004</u> Republican National Convention, and hosted the NFL Draft for many years (now held at Garden-leased <u>Radio City Music Hall</u>). From <u>1982</u> to <u>1990</u>, the <u>Church of God in Christ in New York</u> under the leadership of <u>Bishop F.D.</u> Washington used Madison Square Garden for its Annual Holy Convocation.

The <u>New York Police Academy</u>, <u>Baruch College/CUNY</u> and <u>Yeshiva University</u> also hold their annual graduation ceremonies at Madison Square Garden. It hosted the <u>Grammy Awards</u> in 1972, 1997, 2003 and 2018 (which are normally held in Los Angeles) as well as the Latin Grammy Awards of 2006.



Madison Square Garden, as it appeared during "Mark Messier Night" on January 12, 2006.

The group and Best in Show competitions of the <u>Westminster Kennel Club Dog</u> Show are held every February for two days at MSG.

#### Notable firsts and significant events

The Garden hosted the Stanley Cup Finals and NBA Finals simultaneously on two occasions: in 1972 and 1994.

MSG has hosted the following All-Star Games:

- NHL All-Star Game: 1973, 1994
- NBA All-Star Game: 1998, 2015
- WNBA All-Star Game: 1999, 2003, 2006

<u>UFC</u> held its first event in New York State, <u>UFC 205</u>, at Madison Square Garden on November 12, 2016. This was the first event the organization held after New York State lifted the ban on mixed martial arts.

## **Recognition given by Madison Square Garden**

#### Madison Square Garden Gold Ticket Award

In 1977 Madison Square Garden announced <u>Gold Ticket Awards</u> would be given to performers who had brought in more than 100,000 unit ticket sales to the venue. Since the arena's seating capacity is about 20,000, this would require a minimum of five sold-out shows. Performers who were eligible for the award at the time of its inauguration included <u>Chicago</u>, John Denver, Peter Frampton, the <u>Rolling Stones</u>, the <u>Jackson 5</u>, <u>Elton John</u>, <u>Led Zeppelin</u>, <u>Sly Stone</u>, <u>Jethro</u> <u>Tull</u>, <u>The Who</u>, and <u>Yes</u>.<sup>[47]</sup> [48] <u>Graeme Edge</u>, who received his award in 1981 as a member of the <u>Moody Blues</u>, said he found his gold ticket to be an interesting piece of memorabilia because he could used it to attend any event at the Garden.<sup>[49]</sup> Many other performers have received a Gold Ticket Award since 1977.

#### Madison Square Garden Platinum Ticket Award

Madison Square Garden also gave Platinum Ticket Awards to performers who sold over 250,000 tickets to their shows throughout the years. Winners of the Platinum Ticket Awards include: the Rolling Stones (1981),<sup>[50]</sup> Elton John (1982),<sup>[51]</sup> Yes (1984),<sup>[52]</sup> Billy Joel (1984),<sup>[53]</sup> and The Grateful Dead (1987).<sup>[54]</sup>

#### Madison Square Garden Hall of Fame

The Madison Square Garden Hall of Fame honors those who have demonstrated excellence in their fields at the Garden. Most of the inductees have been sports figures, however some performers have been inducted as well. Elton John was reported to be the first non-sports figure inducted into the MSG Hall of Fame in 1977 for "record attendance of 140,000" in June of that year.<sup>[55]</sup> For their accomplishment of "13 sell-out concerts" at the venue, the Rolling Stones were inducted into the MSG Hall of Fame in 1984, along with nine sports figures, bringing the hall's membership to 107.<sup>[56]</sup>

#### Madison Square Garden Walk of Fame

The walkway leading to the arena of Madison Square Garden was designated as the "Walk of Fame" in 1992.<sup>[57]</sup> It was established "to recognize athletes, artists, announcers and coaches for their extraordinary achievements and memorable performances at the venue."<sup>[58]</sup> Each inductee is commemorated with a plaque that lists the performance category in which his or her contributions have been made.<sup>[57]</sup> Twenty-five athletes were inducted into the MSG Walk of Fame at its inaugural ceremony in 1992, a black-tie dinner to raise money to fight multiple sclerosis.<sup>[59]</sup> Elton John was the first entertainer to be inducted into the MSG Walk of Fame in 1992.<sup>[60][61]</sup> Billy Joel was inducted at a date after Elton John,<sup>[62]</sup> and the Rolling Stones were inducted in 1998.<sup>[63]</sup> In 2015 the Grateful Dead were inducted into the MSG Walk of Fame along with at least three sports-related figures.<sup>[62][58]</sup>

## Seating

Seating in Madison Square Garden was initially arranged in six ascending levels, each with its own color. The first level, which was available only for basketball games, boxing and concerts, and not for hockey games and ice shows, was known as the "Rotunda" ("ringside" for boxing and "courtside" for basketball), had beige seats, and bore section numbers of 29 and lower (the lowest number varying with the different venues, in some cases with the very lowest sections denoted by letters rather than numbers). Next above this was the "Orchestra" (red) seating, sections 31 through 97, followed by the 100-level "First Promenade" (orange) and 200-level "Second Promenade"(yellow), the 300-level (green) "First Balcony", and the 400-level (blue) "Second Balcony." The rainbow-colored seats were replaced with <u>fuchsia</u> and <u>teal</u> seats<sup>[64]</sup> during the 1990s renovation (in part because the blue seats had acquired an unsavory reputation, especially during games in which the <u>New York Rangers</u> hosted their cross-town rivals, the <u>New York Islanders</u>) which installed the 10th floor skyboxes around the entire arena and the 9th floor sky-boxes on the 7th avenue end of the arena, taking out 400-level seating on the 7th Avenue end in the process.

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Because all of the seats, except the 400 level, were in one monolithic grandstand, horizontal distance from the arena floor was significant from the ends of the arena. Also, the rows rose much more gradually than other North American arenas, which caused impaired sight lines, especially when sitting behind tall spectators or one of the concourses. This arrangement, however, created an advantage over newer arenas in that seats had a significantly lower vertical distance from the arena floor.

As part of the 2011–2013 renovation, the club sections, 100-level and 200-level have been combined to make a new 100-level lower bowl. The 300-level and 400-level were combined and raised 17 feet closer, forming a new 200-level upper bowl. All skyboxes but those on the 7th Avenue end were removed and replaced with balcony seating (8th Avenue) and Chase Bridge Seating (31st



Madison Square Garden's basketball court set for a St. John's College basketball game in 2005

Street and 33rd Street). The sky-boxes on the 9th floor were remodeled and are now called the Signature Suites. The skyboxes on the 7th Avenue end of the 10th Floor are now known as the Lounges. One small section of the 400-level remains near the west end of the arena, and features blue seats. The media booths have been relocated to the 31st Street Chase Bridge.

#### Capacity

Basketba	<mark>  </mark> [65]	Hockey <sup>[66]</sup>		
Years	Capacity	Years	Capacity	
1968–1971	19,500	1968–1972	17,250	
1971–1972	19,588	1972–1990	17,500	
1972–1978	19,693	19901991	16,792	
1978–1989	19,591	1991–2012	18,200	
1989–1990	18,212	2012–2013	17,200	
1990–1991	19,081	2013–present	18,006 <sup>[1]</sup>	
1991–2012	19,763	•	<u> </u>	
2012–2013	19,033			
2013–present	19,812 <sup>[1]</sup>			

#### **Hulu Theater**

The Hulu Theater at Madison Square Garden seats between 2,000 and 5,600 for concerts and can also be used for meetings, stage shows, and graduation ceremonies. It was the home of the <u>NFL Draft</u> until 2005, when it moved to the <u>Jacob K. Javits Convention Center</u> after MSG management opposed a <u>new stadium</u> for the <u>New York Jets</u>. It also hosted the <u>NBA Draft</u> from 2001 to 2010. The theater also occasionally hosts boxing matches on nights when the main arena is unavailable. The fall 1999 *Jeopardy!* Teen Tournament as well as a *Celebrity Jeopardy!* competition were held at the theater. *Wheel of Fortune* taped at the theater twice in 1999 and 2013. In 2004, it was the venue of the *Survivor: All-Stars* 

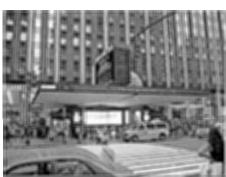
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finale. No seat is more than 177 feet (54 m) from the 30' × 64' stage. The theatre has a relatively low 20-foot (6.1 m) ceiling at stage level<sup>[67]</sup> and all of its seating except for boxes on the two side walls is on one level slanted back from the stage. There is an 8,000-square-foot (740 m<sup>2</sup>) lobby at the theater.

## Accessibility and transportation

Madison Square Garden sits directly atop a major transportation hub in Pennsylvania Station, featuring access to commuter rail service from the Long Island Rail Road and New Jersey Transit, as well as Amtrak. The Garden is also accessible via the New York City Subway. The A, C, and E trains stop at 8th Avenue and the 1, 2, and 3 trains at 7th Avenue in Penn Station. The Garden can also be reached from nearby Herald Square with the B, D, F, M, N, Q, R, and W trains at the 34th Street – Herald Square station as well as PATH train service from the 33rd Street station.



The 7th Avenue entrance to Madison Square Garden and Penn Station, as it appeared in July 2005

## See also

- Madison Square Garden Bowl, a former outdoor boxing venue in Queens operated by the Garden company
- List of NCAA Division I basketball arenas

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#### Notes

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2009

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New York Rangers play against the St. Louis Blues.

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## WikipediA

# **Madison Square Garden Company**

The Madison Square Garden Company is an American sports and entertainment holding company based in New York City.

The original company was established in 2010 when <u>Cablevision spun off</u> the <u>New York Knicks</u>, <u>New York Rangers</u>, <u>Madison Square Garden</u>, <u>MSG</u> <u>Network</u> and other entertainment assets as an independent, publicly traded company.

In 2015, the original company spun off the sports entertainment division into a separate company and the original company was renamed to <u>MSG</u> <u>Networks, Inc.</u>; the new company took the name "The Madison Square Garden Company".

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## History

#### **Pre-history**

On May 31, 1923, <u>Tex Rickard</u> incorporated the New Madison Square Garden Corporation for the purpose of building and operating the <u>third</u> <u>Madison Square Garden</u>. On January 15, 1925, shortly after the Garden opened, the corporation's name was changed to the Madison Square Garden Corporation.<sup>[3]</sup>

Following the success of the <u>New York Americans</u>, the Madison Square Garden Corporation established the New York Rangers, which began play in 1926.<sup>[4]</sup> In 1946, at the behest of vice president <u>Ned Irish</u>, the Madison

#### https://en.wikipedia.org/wiki/Madison\_Square\_Garden\_Company

#### The Madison Square Garden Company

THE MADISON SQUARE GARDEN COMPANY				
Туре	Public			
Traded as	NYSE: MSG (https://w ww.nyse.com/quote/XN YS:MSG) (Class A) Russell 1000 Component			
Industry	Sports and entertainment			
Founded	2010; 2015 (spin-off Madison Square Network) <sup>[1]</sup>			
Founder	James L. Dolan			
Headquarters	New York City, New York, U.S.			
Key people	James L. Dolan (Executive Chairman & CEO) Andrew Lustgarten (President)			
Revenue	▲ \$1.120 billion (2016)			
Operating income	▲ \$316.79 million (2016)			
Total assets	▲ \$9.384 billion (2008)			
Owner	Dolan family (71.1% voting, 21.6% economic) <sup>[2]</sup>			
Subsidiaries	Beacon Theatre Chicago Theatre Counter Logic Gaming The Forum Hartford Wolf Pack Madison Square Garden			

Square Garden Corporation became a charter member of the <u>National</u> Basketball Association with the New York Knicks.<sup>[5]</sup>

On April 7, 1960, the Madison Square Garden Corporation merged with its majority shareholder <u>Graham-Paige</u>.<sup>[6]</sup> On March 9, 1962, Graham-Paige changed its name to the Madison Square Garden Corporation to reflect their largest asset.<sup>[7]</sup>

On August 20, 1977, <u>Gulf and Western Industries</u>, which owned 81% of MSG's stock, purchased complete control of the corporation and turned it into a whole owned subsidiary. At the time of G&W's acquisition, the Madison Square Garden Corporation owned the arena, Knicks, Rangers, three horse tracks (Roosevelt Raceway, Arlington Park, and Washington

	MSG Sphere Las Vegas
	MSG Sphere London
	New York Knicks
	New York Liberty
	New York Rangers
	Radio City Music Hall
	Westchester Knicks
Website	Official website (http:// www.themadisonsquar egardencompany.com)

Park Race Track), Holiday on Ice, and real estate holdings in Long Island, Manhattan, and Chicago.<sup>[8]</sup> Gulf and Western shed its non-media and entertainment assets, became Paramount Communications (owner of Paramount Pictures) in 1989.

In 1994, Viacom purchased majority ownership of Paramount Communications, but quickly sold MSG to Cablevision and ITT Corporation.<sup>[9]</sup> In 1997, ITT sold its half to Cablevision for \$650 million.<sup>[10]</sup>

## Main history

In February 2010, Cablevision spun off the MSG properties, including the sports franchises, into The Madison Square Garden Company.<sup>[11]</sup>

On September 30, 2015, the MSG Networks division (including MSG Network) and the main MSG operation were both split as two separate companies.<sup>[12][13]</sup> The MSG Network division ended up being the former Madison Square Garden Company and the main MSG operation became the spin off company. The original Madison Square Garden Company was renamed to MSG Networks, Inc. and the new company took the name "The Madison Square Garden Company".<sup>[14]</sup>

In September 2018, Madison Square Garden began work on a spherical music venue in Las Vegas, called <u>MSG Sphere Las</u> <u>Vegas</u>, planned to open in 2021.<sup>[15]</sup> Earlier in the year, MSG announced plans to build <u>MSG Sphere London</u>, near the <u>Queen Elizabeth Olympic Park</u> in <u>Stratford</u>.<sup>[16]</sup> Both venues are designed by Populous architects and are supposed to incorporate highly advanced audio and visual technologies.<sup>[17]</sup>

# Acquisitions

On August 17, 2016, MSG acquired a 12% stake in digital media, broadcasting, and events company <u>Townsquare Media</u> from GE Capital.<sup>[18]</sup>

On July 31, 2017, MSG acquired a controlling stake in professional video gaming team Counter Logic Gaming.<sup>[19]</sup>

# Divisions

In addition to owning the <u>Madison Square Garden</u> arena in <u>Manhattan</u>, <u>New York City</u>, The Madison Square Garden Company is divided into two entities.

 MSG Sports is the division that manages the company's professional sports teams. These include the NBA New York Knicks and the NBA G League Westchester Knicks basketball teams, and the NHL New York Rangers and AHL Hartford Wolf Pack ice hockey teams. • MSG Entertainment is the operating arm of the company. It controls live events at Madison Square Garden, both in the arena and in <u>The Theater at Madison Square Garden</u>. In addition to the Garden itself, MSG Entertainment owns the rights to operate two theaters in Manhattan: <u>Radio City Music Hall</u> and the <u>Beacon Theatre</u>. Outside New York City, MSG Entertainment controls the operations of the <u>Chicago Theatre</u> (acquired in 2008), co-booking at the <u>Wang Theatre</u> in Boston (since 2008), and ownership in <u>The Forum in Inglewood</u>, <u>California</u> (acquired in 2012), with the intent of transforming The Forum into a venue to compete with the <u>Staples Center</u>.<sup>[20]</sup> MSG Entertainment also produces the <u>Radio City Christmas Spectacular</u> (starring the Rockettes), both at Radio City Music Hall and in venues around the United States.

Madison Square Garden, L.P. used to operate the Hartford Civic Center (now the <u>XL Center</u>), an indoor arena in <u>Hartford</u>, <u>Connecticut</u>, and Rentschler Field (now the name of the playing surface at <u>Pratt & Whitney Stadium</u>), a <u>stadium</u> in <u>East</u> <u>Hartford</u>, under contract with the state of Connecticut until the 2007 season when it was replaced by Northland/Anschutz Entertainment Group.<sup>[21][22]</sup>

# **Anti-Competitive Controversies**

On several occasion, the Madison Square Garden Company has generated controversy in regard to how they approach their competition. On two separate occasions they made attempts to block the construction of competing venues in the New York and Los Angeles markets.

### West Side Stadium

Before the Madison Square Garden Company was formed, its businesses were part of <u>Cablevision</u>. In 2005, it was proposed that a new <u>West Side Stadium</u> be built for the <u>New York Jets</u>. The stadium would have directly competed with the then-Cablevision owned <u>Madison Square Garden</u>. Cablevision ran TV ads rallying against the proposed stadium which ultimately resulted in the state of New York rejecting the proposal. The rejection of the proposal meant that Madison Square Garden would not have a nearby venue competing for concert revenue. The rejection of the venue also had a negative impact on New York's bid for the 2012 Summer Olympics, which was ultimately defeated by London.<sup>[23]</sup>

### Los Angeles Clippers arena proposal

In 2018, the Madison Square Garden Company was behind a lawsuit against the city of <u>Inglewood</u> in an attempt to stop the construction of a <u>new basketball arena</u> for the <u>Los Angeles Clippers</u>. The new arena would compete directly with <u>The</u> <u>Forum</u> which is owned by <u>The Madison Square Garden Company</u>.<sup>[24]</sup> Another lawsuit from a local community group was filed to block the construction of the venue in June 2018. Inglewood mayor <u>James Butts</u> suggested that the lawsuit was brought about by "business interests from out-of-state", suggesting that the Madison Square Garden Company were using this group to not have a competing arena near by.<sup>[25]</sup> James Dolan is said to be trying to avoid being deposed in the case.<sup>[26]</sup> In December 2018, the Los Angeles Clippers countersued the Madison Square Garden Company alleging that they are trying to prevent competition from a new arena by trying to stop its construction.<sup>[27]</sup>

In March 2019, leaked emails revealed that <u>Irving Azoff</u> attempted to lure the <u>Los Angeles Lakers</u> back to The Forum after their lease at the Staples Center was up. Despite nothing coming of the proposal, Azoff's proposal to re-purpose The Forum was seen as a way of preventing the LA Clippers from building their own arena in Inglewood and ensuring that the Madison Square Garden Company got an unfair advantage over rival AEG, which already owns part of the Lakers. <sup>[28]</sup>

# Officers

- James L. Dolan Executive Chairman and CEO
- Andrew Lustgarten President
- Victoria Mink Chief Financial Officer

- Steve Mills President, Basketball Operations New York Knicks
- Glen Sather President, Hockey Operations New York Rangers

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- 28. Lakers explored leaving Staples Center for return to Forum, emails reveal (https://www.latimes.com/sports/la-sp-laker s-forum-move-20190314-story.html)

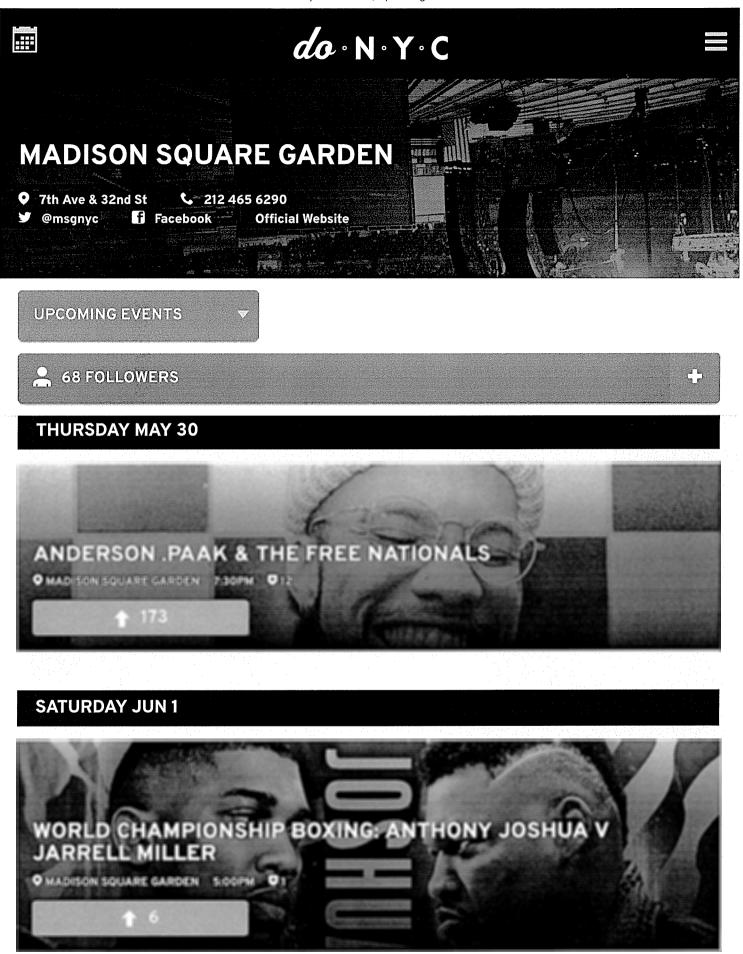
# External links

- Official website (https://www.themadisonsquaregardencompany.com)
- Business data for The Madison Square Garden Company: Google Finance (https://www.google.com/finance?q=MSG)
   Yahoo! Finance (https://finance.yahoo.com/q?s=MSG)
   Bloomberg (https://www.bloomberg.com/quote/MSG:US)
   Reuters (https://www.reuters.com/finance/stocks/overview?symbol=MSG)
   SEC filings (https://www.sec.gov/cgi-bin/b rowse-edgar?action=getcompany&CIK=MSG)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Madison\_Square\_Garden\_Company&oldid=891893875"

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**SUNDAY JUN 2** 



## **THURSDAY JUN 6**





## What's your favorite type of chocolate?







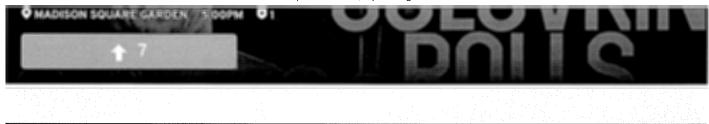






SATURDAY JUN 8





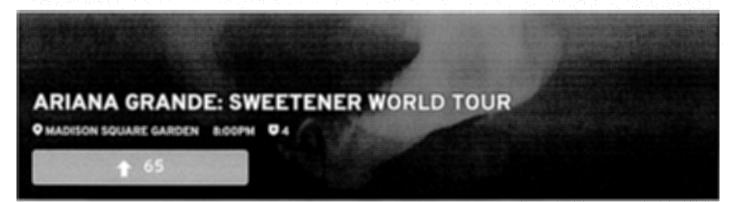
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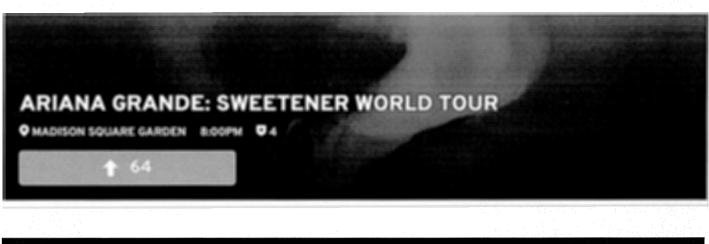
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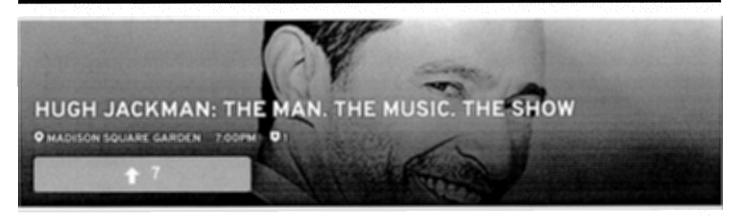
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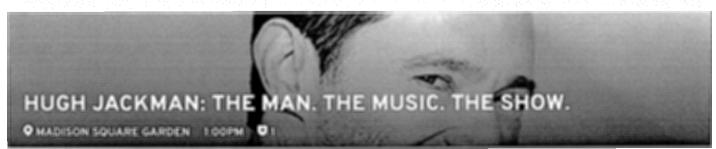
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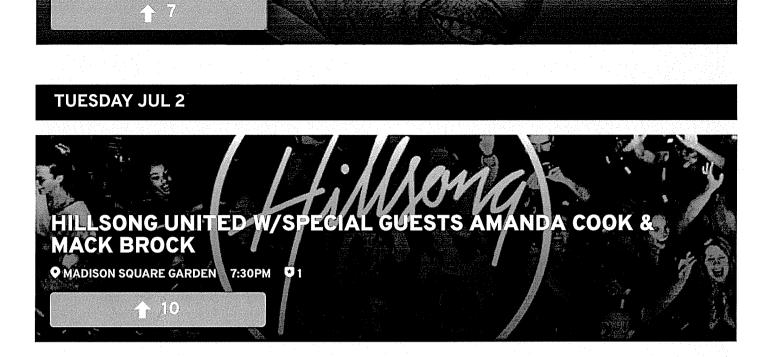


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## SATURDAY JUN 29





## SATURDAY JUL 6



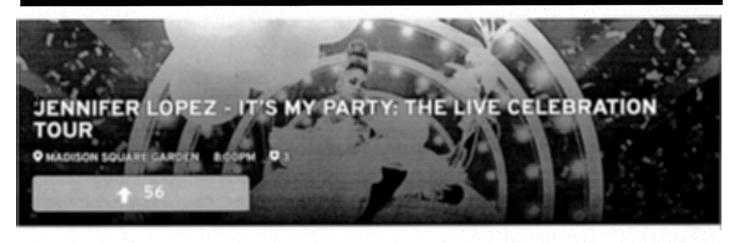
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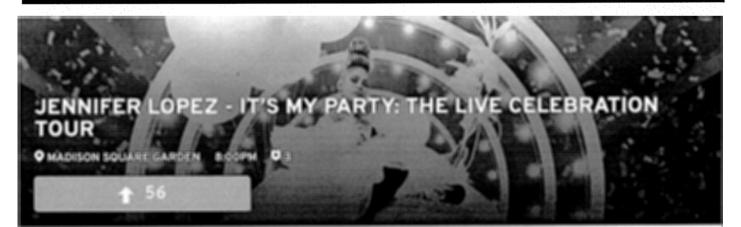
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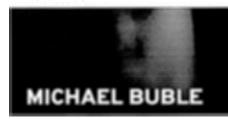
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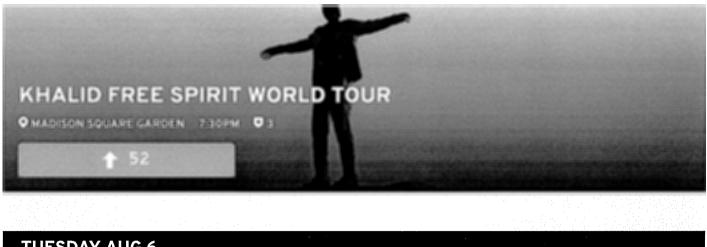
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## WEDNESDAY JUL 31



## THURSDAY AUG 1



## TUESDAY AUG 6



## WEDNESDAY AUG 7



NEXT PAGE 义



- To: Development Permit Panel
- From: Wayne Craig Director, Development

Date:May 21, 2019File:DP 18-818748

# Re: Application by Polygon Fiorella Homes Ltd. for a Development Permit at 3551, 3571, 3591, 3611 and 3631 Sexsmith Road

#### **Staff Recommendation**

That a Development Permit be issued which would permit the construction of a high-rise building containing two affordable (work-only) studios for professional artists and approximately 168 dwellings, including 11 affordable (low-end-of-market) units at 3551, 3571, 3591, 3611 and 3631 Sexsmith Road on a site zoned "Residential/Limited Commercial (RCL4)".

Waýne Craig Director, Development (604-247-4625)

WC:sb Att. 5

#### Staff Report

#### Origin

Polygon Fiorella Homes Ltd. has applied to the City of Richmond for permission to develop a mixed use residential and artist studio high-rise development at 3551, 3571, 3591, 3611 and 3631 Sexsmith Road on a site zoned "Residential/Limited Commercial (RCL4)" (Attachment 1). The developer's proposal includes:

- 16,321 m<sup>2</sup> (175,674 ft<sup>2</sup>) of multi-family residential uses, including 858 m<sup>2</sup> (9,238 ft<sup>2</sup>) for affordable low-end-of-market rental (LEMR) housing (designed and constructed, at the developer's sole cost and secured in perpetuity with a Housing Agreement).
- 78 m<sup>2</sup> (839 ft<sup>2</sup>) of community amenity space in the form of two rentable-affordable-work only studio units for professional artists (designed and constructed, at the developer's sole cost and secured in perpetuity with a legal agreement registered on Title).
- 168 dwelling units, including 11 LEMR units.
- Public open space secured with statutory right-of-ways, including a new Brown Road Plaza, and expansion of the existing north-south mid-block mews. The existing midblock mews located on the adjacent existing development to the west of the site includes walkway and vehicle access areas, both of which are proposed to be widened.

The site is currently vacant except for preload material. The site is being rezoned from "Single Detached (RS1/F)" to "Residential/Limited Commercial (RCL4)" for this project under Bylaw 9836 (RZ 17-778835), which was given third reading on May 22, 2018.

The required off-site works will be designed and constructed, at the developer's sole cost, through the City's standard Servicing Agreement processes as a consideration of rezoning. The required works include the eastward extension of Brown Road to Sexsmith Road, Sexsmith Road improvements, Brown Road Plaza, north-south mid-block mews, and sanitary, storm and water works.

#### **Development Information**

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

#### Background

The subject development is located in the City Centre's rapidly developing Capstan Village area, at the crossroads of Sexsmith Road and Brown Road. Development surrounding the subject site is as follows:

To the north: Adjacent to the site is "Union Square", a low-rise, strata commercial mall that, like the subject site, is designated under the City Centre Area Plan (CCAP) for medium density residential buildings and a limited amount of complementary commercial and other uses (General Urban T5 (35m)).

- To the south: Adjacent to the site is "Continental Shopping Centre", a low-rise, strata commercial mall that is designated under the CCAP for medium density, mixed use development (General Urban T4 (25m) and Village Centre Bonus). In addition, along this frontage of the subject site, the developer is required to extend Brown Road to Sexsmith Road as part of the CCAP's "major street" network.
- To the west: Three recently completed, residential towers (Polygon "Avanti") (DP 12-612510), that, like the subject site, is designated under the City Centre Area Plan (CCAP) for medium density residential buildings and a limited amount of complementary commercial and other uses (General Urban T5 (35m)). This development provided for a portion of Brown Road and a shared north-south mid-block mews with walkway and vehicle access. In addition, along this frontage of the subject site, the developer is required to widen the mid-block mews.
- To the east: Sexsmith Road, beyond which the City is reviewing a rezoning application (RZ 18-836123) submitted by the same developer for a very large, predominantly vacant area (comprising several single-family homes, and open fields). Like the subject site, this area is designated under the City Centre Area Plan (CCAP) for medium density residential buildings and a limited amount of complementary commercial and other uses (General Urban T5 (35m)).

#### **Rezoning and Public Hearing Results**

During the rezoning process, staff generally identified that the proposal needed to achieve a more detailed level of design through the subject Development Permit process. This has been satisfactorily addressed as discussed in this report.

The Public Hearing for the rezoning of this site was held on May 22, 2018. Three residents from the adjacent Avanti development submitted emails to the Public Hearing, expressing the following development concerns about rezoning the property:

- <u>Tree Retention</u>: Existing trees were reviewed in the rezoning Staff Report, which included noting that the developer was unable to retain existing trees on the site. The proposed development includes the planting of 53 replacement trees on the site.
- <u>Privacy and View Impacts</u>: Potential privacy and view impacts between the proposed development and existing neighbouring Avanti development to the west of the site are mitigated through building siting and landscape screening. The proposal provides an 8.3 m (27 ft.) building separation along the mid-block mews between the proposed townhouses and the existing neighbouring Avanti townhouses and landscape screening is proposed with the planting of Maple trees which will reach an approximate height of 4.5 m (15 ft.) at maturity. The tower and low-rise building are pushed farther to the east, along the Sexsmith Road edge of the site, providing a 45 m (147 ft.) tower separation. The proposed development will provide attractive views for the neighbourhood. In addition, the tower and low-rise building are located along the east Sexsmith Road edge of the site, minimizing the impacts to existing views from the existing neighbouring Avanti development to the west.

- <u>Construction Impacts</u>: The applicant is required to design and construct the subject development in accordance with the BC Building Code safety requirements and not damage neighbouring development. Noise is regulated through the Noise Regulation Bylaw 8856, which limits construction activity noise for a development of this size to 7am through 8pm Monday through Friday, and 10am through 8pm on Saturdays. The applicant is aware of the noise regulation and is also aware of the City's Good Neighbour Program, which endeavour to manage construction activity impacts (e.g. dust and noise).
- <u>Construction Traffic Impacts</u>: The applicant is required to submit a Construction Traffic Management Plan for Transportation Department review and approval prior to Building Permit issuance.

#### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Residential/Limited Commercial (RCL4)" zone.

Through the applicant's rezoning and related Development Permit processes, the developer has satisfied the following development requirements.

 Affordable Housing: Housing Agreement (3551/3571/3591/3611/3631 Sexsmith Road) Bylaw No. 9927 associated with the development proposal was adopted by Council on November 13, 2018 to secure (in perpetuity) the developer's commitment to design and construct (on-site, to a turnkey level of finish, and at the developer's sole cost) 5% of the development's residential floor area in the form of 11 affordable low-end-of-market rental (LEMR) housing units. The developer is engaged in discussions regarding a potential nonprofit operator to manage the LEMR units.

Affordabl		Afford	lable Uni	it Mix*		
Min. Floor Area	Proposed Floor Area	Studio	1-BR	2-BR	3-BR	Total
816 m <sup>2</sup> (8,784 ft <sup>2</sup> )	858 m <sup>2</sup> (9,238 ft <sup>2</sup> )	2	4	3	2	11

\* 100% of the affordable housing units will satisfy Richmond's Basic Universal Housing (BUH) standards.

- 2. <u>Capstan Station Bonus (CSB)</u>: Prior to rezoning adoption, the developer voluntarily agreed to satisfy the terms of the CSB, as set out in the Residential/Limited Commercial (RCL4) zone, as follows:
  - <u>Station Construction</u>: Registration of a legal agreement securing pre-payment of funds towards the future construction of Capstan Station, based on the Council-approved contribution rate in effect at the time of Building Permit issuance was secured at rezoning (i.e. current rate is \$8,780.96 per unit, which rate is in effect until September 30, 2019).

- <u>Public Open Space</u>: Registration of statutory right-of-ways (SRW's) and road dedication to the City to satisfy the CSB's required publicly-accessible open space contribution was secured at rezoning, which open space includes Brown Road Plaza, mid-block mews widening, and improvements along Brown Road and Sexsmith Road. As noted in the rezoning Staff Report, the total provided open space of 1,217 m<sup>2</sup> (13,101 ft<sup>2</sup>), exceeds the CSB requirement by 24%.
- 3. <u>Parking Strategy</u>: Prior to rezoning adoption, legal agreements were registered on Title to secure the developer's offer to voluntarily contribute towards various transportation-related features in compliance with Zoning Bylaw requirements for Parking Zone 1A (Capstan Village) and transportation demand management (TDM) parking reductions. The required features have been included in the required Servicing Agreement secured at rezoning and the proposed Development Permit design, as follows:
  - <u>Cycling Network</u>: Completion of the protected bike route along Brown Road and Sexsmith Road from Cambie Road to Capstan Way through construction of interim on-street bicycle lane improvements north of the subject site to Capstan Way through the required Servicing Agreement process.
  - <u>Electric Bicycle Charging</u>: Provision of energized outlets (120V) for electric bicycle charging; one outlet for every 10 class 1 bicycle storage spaces in each bicycle storage room.
- 4. <u>District Energy Utility (DEU)</u>: As noted in the rezoning Staff Report, the subject development must be designed and constructed to facilitate their connection to a future City DEU system. The subject development will become part of the City Centre DEU, constructing and transferring ownership of an on-site low carbon energy plant to the City or the City's DEU service provider, Lulu Island Energy Company.
- 5. <u>Pubic Art</u>: A voluntary cash contribution of \$141,925 towards the City's Public Art Program was secured at rezoning.
- 6. <u>Transport Canada Height Regulations</u>: The developer has submitted a letter prepared by a BCLS registered surveyor confirming that the maximum height permitted under Transport Canada regulations is 47 m (154 ft.) GSC, which allows for the proposed building height of 42.5 m (132.8 ft.) GSC.
- 7. <u>Aircraft Noise</u>: The OCP permits residential and other aircraft noise sensitive uses in this location, subject to specific requirements. The City's standard aircraft noise legal agreement was secured at rezoning. An acoustic report, prepared by a certified professional, was submitted to the City and is required to be included in the Building Permit. The development is required to incorporate glazing upgrades to achieve required interior noise levels.
- 8. <u>View Blockage and Other Development Impacts</u>: The City's standard legal agreement was secured at rezoning to notify purchasers of potential development impacts and ensure that the developer incorporates reasonable mitigation measures into the design.
- 9. <u>Flood Construction Level</u>: The City's standard legal agreement was secured at rezoning, requiring a minimum habitable floor level of 2.9 m (9.5 ft.) GSC or 0.3 m (1.0 ft.) above the crown of the fronting street.

 <u>On-Site Tree Removal and Replacement</u>: Through the rezoning process, Council approved the removal of 27 bylaw-size trees, secured with a \$40,000 Letter of Credit, and planting of 53 replacement trees. The subject Development Permit provides for the required 53 replacement trees.

#### **Advisory Design Panel Comments**

On January 23, 2019, the Advisory Design Panel (ADP) supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the ADP's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference, together with the applicant's design response in '*bold italics*' (Attachment 3). All outstanding design issues have been resolved.

#### Analysis

The developer proposes to construct a high-rise, high density, limited mixed use development in Capstan Village. The proposed form of development, which combines articulated street wall building elements, a tower, and townhouses, complies with Zoning Bylaw requirements and the objectives of the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated:

- A strong urban concept contributing towards a high-density, high-amenity, environment, comprising of two rentable-affordable-work only studio units for professional artists, pedestrian-oriented publicly accessible park plaza along Brown Road, and a variety of dwelling types (including 84% family-friendly, two-bedroom and three-bedroom units).
- Variations in massing contributing towards streetscape interest, solar access to usable rooftops, and upper- and mid-level views across the site for residents and neighbours.
- An articulated building typology with distinctive forms and features that will contribute towards local identity, pedestrian interest, and a sense of human scale.
- Sensitivity to existing neighbours, by exceeding minimum recommended tower separation guidelines (e.g., 45 m/147 ft. provided, 35 m/115 ft. required) and enhancing public streets and walkways around the perimeter of the site.

#### Conditions of Adjacency

The subject site is located in Capstan Village, a planned high-rise, mixed use area in proximity to the Canada Line. The proposed development is designed to respect both existing and future surrounding development as follows.

- 1. To the east: The development responds to its existing residential neighbours by:
  - Providing three-storey townhouses along most of this frontage.
  - Ensuring that tower spacing across Sexsmith Road and between the subject site and future potential neighbours to the east will be at least 35 m (115 ft.), as per CCAP Development Guidelines.
  - Providing for complementary uses in the form of townhouses, residential lobby and indoor amenity space.

- 2. To the north: The development is set back along this frontage to:
  - Protect adjacent existing trees on the neighbouring site (e.g., Union Square shopping centre).
  - Accommodate development construction activities on-site. To accommodate future construction of the adjacent property to the north and closing off of the space along the north property line, the developer has agreed to provide statutory right-of-way (SRW) for the purposes of public rights-of-passage (PROP) along the entire north property line of approximately 0.6 m (2 ft.) wide as a consideration of the Development Permit.
- 3. To the west: The development responds to its existing residential neighbours (e.g., Polygon "Avanti") by:
  - Accommodating the development within a single tower at the site's southeast corner where it serves to maximize tower spacing, exceeds CCAP Development Guidelines tower spacing of at least 35 m by 10 m, and minimize shading and overlook.
  - Providing a coordinated approach to access and circulation through improvements.
  - Widening the existing landscaped, mid-block mews SRW from approximately 3 m (9.8 ft.) to 6 m (19.7 ft.) (which mews widening will be privately owned and maintained, as per the statutory right-of-way secured at rezoning).
  - Providing for complementary uses in the form of townhouses along the mid-block mews walkway.
  - Incorporating landscape features and uses that will enhance the mid-block mews walkway's visual appeal and amenity (e.g., a paved walkway, walkway lighting, trees, and planting).
- 4. To the south: The development seeks to enhance the neighbourhood's public space network and contribute towards a high amenity public realm through:
  - Providing a Brown Road Plaza public rights-of-passage (PROP) SRW, as secured at rezoning, together with trees, planting, street furnishings, and other landscape features, which will enhance the appearance, amenity, and casual surveillance of Brown Road; while tower spacing across Brown Road and between the subject site and future neighbours to the south will be at least 35 m (79 ft.), as per CCAP Development Guidelines.
  - Stepping down the podium towards the plaza to provide a more pedestrian-scale interface.
  - Locating the two rentable-affordable-work only studio units secured at rezoning in a manner that fronts the Brown Road Plaza and enhancing its relationship with the plaza by orienting its main entrances to the plaza, installing glazed, garage-style doors offering views and access to arts activities and providing opportunities for art activities in the plaza.

#### Urban Design and Site Planning

The proposed form of development takes advantage of the site's irregular shape and its proximity to the Canada Line, provision of affordable artist rental work studios and Brown Road Plaza and widening of a north-south mid-block mews to create a dynamic, high-density, urban environment that is consistent with CCAP objectives and characterized by:

- 1. Distinctive towers, in the form of slim slabs articulated with stepped rooflines and stacked projecting angled balconies that provide for a unique identity and street definition along the curving alignment of Brown Road and Sexsmith Road.
- 2. Massing variations, in combination with accessible and inaccessible rooftop landscape treatments, that help to further break down the scale of the buildings, provide for visual interest and varied recreation opportunities, and enhance upper-level views from on-site and neighbouring development.
- 3. Continuous, pedestrian-oriented residential, arts facility, and public plaza frontages that will contribute towards local liveability, enhance public enjoyment of open space amenities, and help support a lively public realm.
- 4. Service uses, parking, loading, and waste management are accommodated and screened from public view.

#### Architectural Form and Character

The CCAP encourages the development of a mosaic of distinctive, yet cohesive, urban villages. The subject development aims to satisfy this objective by building on the strong streetwall vocabulary established elsewhere in Capstan Village, while proposing a distinct tower and podium expression. In brief, features include:

- 1. A layering of dynamic, horizontal forms that contributes towards a modern, minimalist architectural expression including:
  - An active, transparent, residential/artist studio unit ground floor.
  - A distinct podium articulated with terracing and landscape treatment.
  - Distinct townhouse massing with pedestrian-oriented entries, raised patios and inset balconies.
  - A distinct street wall along the site's Sexsmith Road street frontage, stepped back from street-fronting townhouses and articulated with inset and projecting balconies, material and colour placement that provide rhythm, variety, and visual interest.
  - A slim, slab-like tower that angles gracefully away from the street wall, reflecting the site's curved Sexsmith Road street frontage, articulated with angled end balconies in addition to the inset and projecting balconies, material and colour placement that provide rhythm, variety, and visual interest.
- 2. An integrated landscape approach that provides for planting at all lower rooftop levels (not the tower roof).
- 3. Quality materials (e.g. architectural concrete, grey brick, black brick, metal panels, spandrel panels, aluminum frames, and glass guard rails) that contribute towards a distinct identity and high amenity urban environment.
- 4. A subdued, white-grey-black colour palette that, used in combination with variations in texture and additions of accent colour at residential and artist studio unit entries, on specific

inset balcony return walls, and the north parking structure wall, helps to break up the massing, reinforce the identity of key public spaces, and project a crisp, contemporary image.

#### Landscape Design and Open Space Design

For Capstan Village, the CCAP encourages the development of a network of neighbourhood parks, greenways, mid-block walkways, and other landscape features. In addition, Zoning Bylaw requirements in respect to the Capstan Station Bonus require that benefitting developments (including the subject development) provide public open space over and above basic CCAP park standards. The subject developer's public open space contribution is provided, in part, as road dedication, and in part 922.9 m<sup>2</sup> (17,262 ft<sup>2</sup>) of publicly-accessible open space, secured at rezoning with statutory right-of-ways, including the proposed Brown Road Plaza and mid-block mews expansion. These publicly-accessible open spaces are being designed and constructed via Servicing Agreement as secured at rezoning.

In addition to the public open space noted above, the development provides for on-site private open space features as follows:

- 1,661 m<sup>2</sup> (17,879 ft<sup>2</sup>) of residential outdoor amenity space, based on the OCP standard of 6 m<sup>2</sup> (65 ft<sup>2</sup>) per dwelling unit, comprising a large, irrigated landscaped, multi-use, outdoor space at the podium roof level (co-located with required indoor residential amenity space) and smaller urban agriculture space at the lower level, designed to provide for children's play, strolling, socializing, relaxing, outdoor dining, and gardening (i.e. raised plots, tool storage, hose bibs, and related features).
- 2. Additional landscaping in the form of residential lobby entrance features, landscape buffers along townhouse frontages, and green roofs. All these landscaped areas will be irrigated.
- 3. Drought tolerant plants incorporated in green roof and vegetated outdoor areas to reduce reliance on irrigation.
- 4. Private outdoor patios and balconies for all dwelling units.
- 5. Prior to forwarding the subject application to Council, the developer is required to provide to the City a Letter-of-Credit for landscaping in the amount of \$557,691.00, as estimated by the project Landscape Architect, to ensure that on-site landscape features are provided in accordance with the Development Permit.

#### Shared Indoor Amenity Space

The OCP requires that multi-family developments comprising 40 units or more provide at least  $100 \text{ m}^2 (1,076 \text{ ft}^2)$  of indoor amenity space. The subject development exceeds the OCP minimum and provides for attractive indoor amenity features located adjacent to the main lobby and at the podium level co-located with the outdoor amenity space (e.g., meeting room and fitness area).

Dwellings	Minimum Requirement	Proposed
168	100 m² (1,076 ft²)	369 m <sup>2</sup> (3,971 ft <sup>2</sup> )

#### Crime Prevention Through Environmental Design

Measures are proposed to enhance safety and personal security including, but not limited to, the following measures.

- 1. Casual Surveillance: Minimization of blind corners, prominent residential lobby entrance, drop-off/pick-up visitor parking uses on the main floor of the parkade, clear sightlines to exits within the parkade, glazed vestibules, street-oriented residential and artist studio units, and pedestrian scale lighting.
- 2. Territoriality: Landscape buffers and grade changes between public and private spaces.
- 3. Target Hardening: Security features at all residential, artist studio, and parking entrances.

#### Accessible Housing

Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy, the developer proposes to provide:

- 1. Barrier-free access to all common areas, indoor and outdoor amenity spaces.
- 2. Aging in place features in all dwellings (e.g., stairwell hand rails, lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers).
- 3. 32 Basic Universal Housing (BUH) units (i.e. 38% of total units) designed to satisfy all applicable Zoning Bylaw requirements, including 100% of affordable housing (11 units) and 13% of market housing (21 units).

<u>Note</u>: The developer proposes to use the Zoning Bylaw density exclusion of  $1.86 \text{ m}^2 (20 \text{ ft}^2)$  for each BUH unit provided.

#### Sustainability Measures

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards (i.e. LEED "Silver" equivalent). The development proposal targets 54 LEED points and responds to City objectives for enhanced long-term environmental, fiscal, and social sustainability as per the attached LEED Checklist (Attachment 4). In brief, among other things the development will include:

- 1. A full building energy simulation to optimize energy efficiency measures and an enhanced commissioning process to ensure that the building's energy related systems are operating efficiently and as designed.
- 2. District Energy Utility (DEU) compatible building and mechanical system designs to facilitate a future connection to a City utility as secured at rezoning. The developer has agreed to construct and transfer ownership of an on-site low carbon energy plant to the City or the City's DEU service provider, Lulu Island Energy Company.

- 3. A solar array on the tower rooftop. The developer has agreed to register a legal agreement on Title as a Development Permit consideration, ensuring that the proposed solar panels will be installed and maintained for the life of the building. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.
- 4. Energized electric vehicle (EV) charging outlets for 100% for resident vehicle parking spaces (208V 240V) and 10% of Class 1 (i.e. secure) bike storage (120V).
- 5. Low flow/flush plumbing fixtures (e.g., toilets, showers, and faucets) and a high efficiency irrigation system to reduce water usage.
- 6. Best practices to optimize air quality and provide a clean and healthy building for occupants.

#### Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Capstan Village as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP), and Zoning Bylaw. The project's distinctive form, pedestrian-oriented streetscapes, rentable-affordable-work only studio units for professional artists, affordable and basic universal housing, landscaping, and sustainable development measures, together with the developer's concurrent construction of off-site improvements secured through rezoning, will enhance the establishment of Capstan Village as a high-amenity, transit-oriented, urban community. On this basis, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.

Sava Badyal .

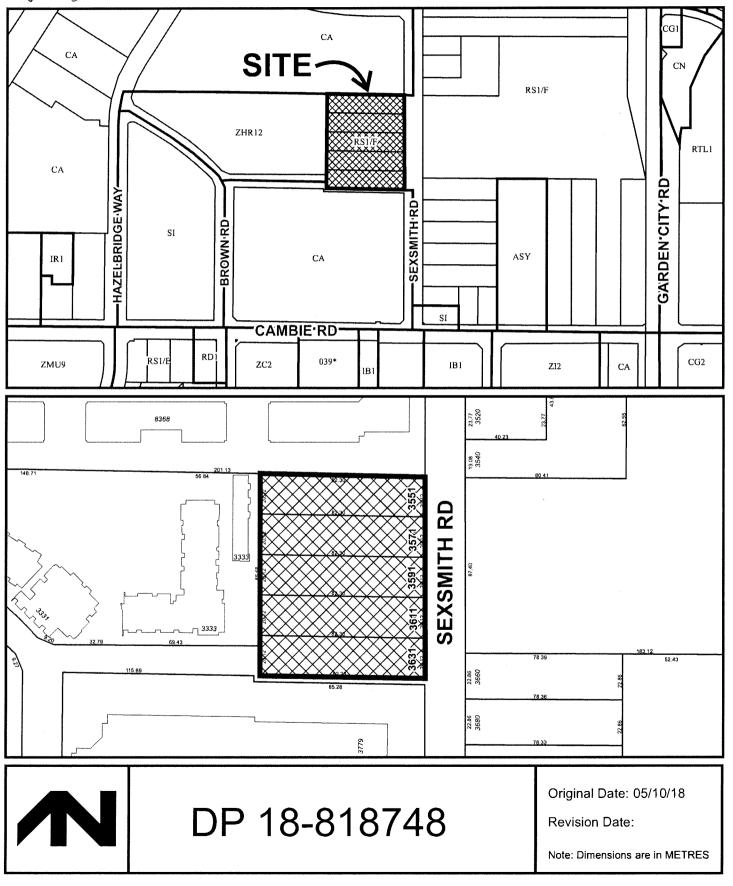
Sara Badyal Planner 2 (604-276-4282)

SB:blg

Attachments: Attachment 1: Location Map Attachment 2: Development Application Data Sheet Attachment 3: Advisory Design Panel Meeting Minutes Annotated Excerpt (January 23, 2019) Attachment 4: LEED Checklist Attachment 5: Development Permit Considerations









# Development Application Data Sheet Development Applications Department

Attachment 2

#### DP 18-818748

Address:	3551, 3	3571, 3591, 3611 and 3631 Sexsmith Road	
Applicant:	Polygo	n Fiorella Homes Ltd. Own	er: Polygon Fiorella Homes Ltd, Inc. No. 0750635
Planning Area	a(s):	City Centre (Capstan Village)	
		Existing	Proposed
Site Area		Gross site $8,272.5 \text{ m}^2$ ( $89,044.4$ Road dedications $2,035.1 \text{ m}^2$ ( $21,905.6$ (includes 294.0 m² eligible as Capstan StatioBonus public open space)Net site $6,237.4 \text{ m}^2$ ( $67,138.6$	6,237.4 m <sup>2</sup> (67,138.8 ft <sup>2</sup> )
Land Uses	ses • Large lot single family residential		High-rise, multi-family residential
OCP Designa	P Designation   Mixed Use		Complies
CCAP Design	<ul> <li>Urban Centre T5 (35 m), allowing for additional building height</li> <li>Proposed Streets</li> </ul>		Complies
Zoning	oning Residential/Limited Commercial (RCL4) subject to RZ 17-778835		Complies
Units		None	2 rental artist work units 168 residential units (including 11 affordable housing units)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (max.)	2.618 FAR (with road dedication)	2.613 FAR	None permitted
Buildable Floor Area	Max. 16,328.5 m² (175,758.5 ft²)	16,321 m <sup>2</sup> (175,674 ft <sup>2</sup> ), including: - Market: 15,463 m <sup>2</sup> (95%) - Affordable: 858 m <sup>2</sup> (5%)	None permitted
Lot Area	Min. 4,000.0 m <sup>2</sup> (43,055.6 ft <sup>2</sup> )	6,237.4 m <sup>2</sup> (67,138.8 ft <sup>2</sup> )	None
Lot Coverage	Max. 90%	90%	None
Setback – Road	3.0 m (9.8 ft.) min.	East: 3.0 m (9.8 ft.) min. South: 3.0 m (9.8 ft.) min.	None
Setback – Interior Property Line	Nil	West: 3.0 m (9.8 ft.) min. North: 0.6 m (1.9 ft.) min.	None
Setback – Projections	Balconies: 1.0 m (3.3 ft.) max. Architectural features: 0.6 m (2.0 ft.) max Weather protection: To the property line	Projections comply with required setbacks	None
Height	Max. 47 m GSC (154.2 ft.) with park area	42.5 m GSC (132.8 ft.)	None
Parking Spaces	<ul> <li>183 total spaces with TDMs, including:</li> <li>142 Market spaces</li> <li>9 Affordable housing spaces</li> <li>31 Visitor spaces</li> <li>1 Brown Road Studios space</li> </ul>	<ul> <li>194 total spaces with TDMs, including:</li> <li>152 Market spaces</li> <li>10 Affordable Housing spaces</li> <li>31 Visitor spaces</li> <li>1 Brown Road Studios space</li> </ul>	None
Parking – Accessible Spaces	Min. 2% (4 spaces)	2.6% (5 spaces)	None
Parking – Small Car Spaces	Max. 50% (96 spaces)	46% (88 spaces)	None
Off-Street Loading:	1 medium truck (SU-9) space	1 medium truck (SU-9) space	None

- 2	-
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Bicycle Storage	214 class 1 secured bike spaces 34 class 2 bike rack spaces	214 class 1 secured bike spaces 34 class 2 bike rack spaces	None
EV (Energized) Charging for Cars	100% Market parking spaces 100% Affordable parking spaces	100% Market parking spaces 100% Affordable parking spaces	None
EV (Energized) Charging for Bikes	1 duplex (120 V) receptacle per 10 Class 1 bike spaces per bike room	1 duplex (120 V) receptacle per 10 Class 1 bike spaces per bike room	None
Amenity Space – Indoor	Min. 100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	369 m² (3,971 ft²)	None
Amenity Space – Outdoor	Min. 1,008 m <sup>2</sup> (10,850 ft <sup>2</sup> )	1,661 m <sup>2</sup> (17,879 ft <sup>2</sup> )	None

## Excerpt from the Minutes from The Design Panel Meeting

#### Wednesday, January 23, 2019 – 4:00 p.m. Richmond City Hall

One-Tower City Centre Mixed Use Development Including Two Rental

2. DP 18-818748

	Affordable Work Artist Studios
ARCHITECT:	Francl Architecture
LANDSCAPE ARCHITECT:	PWL Partnership
PROPERTY LOCATION:	3551, 3571, 3591, 3611 and 3631 Sexsmith Road

#### Applicant's Presentation

Walter Francl, Francl Architecture, and Bruce Hemstock, PWL Partnership, presented the project and together with Robin Glover, Polygon, answered queries from the Panel on behalf of the applicant.

#### Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's presentation; like the look and feel of the development Noted.
- ensure that benches to be provided have armrests to enhance accessibility for users Incorporated.
- ensure that all outdoor amenity spaces are accessible, particularly the rooftop terrace on the podium indoor amenity space *Providing elevator access to indoor amenity roof level is impractical; roof deck has been replaced with extensive green roof area.*
- appreciate the design of the project presented in a clear and legible way Noted.
- provision of artist studios and the public space at the front are appropriate; appreciate the proposed programming and integrated solutions *Noted*.
- support the proposed location of the urban agriculture garden on Level 2; consider introducing urban agriculture on the common residential outdoor amenity space on the podium adjacent to the children's play area to enable parents to do gardening while watching over their children *Improved. A separate gardening area on the lower level with direct access to parking for loading is preferred, however an added convenience stair provides direct access between the two levels.*
- the façade design is interesting and successful; no issue with the colour choices; however, the applicant could be bolder in the amount of colours to be used on the façade, e.g. on the concrete panels, slats of wood, and materials on balconies, a splash of significant colours to the main building entrance to provide better identification *Incorporated. The amount of colour on the residential elevations has been doubled and the range harmonized in a pink/red gradation to refer to the meaning of Fiorella ("flower" in Italian) on the residential building. The random pattern of the varying shades animates the building elevations as viewed on an angle. Colours in the teal/blue palette highlight the residential lobby and artist studios.*
- consider providing weather protection for the outdoor amenity areas of the proposed development *Improved. A canopy projection was added at the southern end of the indoor amenity building.*
- consider removing or providing further articulation of the parkade exit door due to its visibility from the plaza *Improved. The exit door, required by code for parkade emergency egress, has been shifted west and incorporated into the wall pattern design.*
- consider turning inward the open side of the concrete walls on three sides of the pad mounted transformer (PMT) so it will not be visible to pedestrians and cyclists *Improved. BC Hydro stipulates the PMT must be directly accessible from the road so the south side will remain open. The other three sides are concealed by a solid retaining wall with landscape berms (3:1 slope) and access from the south is via grass paving system to visually disconnect it from the park.*
- appreciate the amount of work that the applicant has put into the development *Noted*.

- the project is well-designed and well-programmed Noted.
- appreciate the provision of artist studios in the proposed development as they animate the public space and make it more friendly; confirm the artist studios have adequate size and layout *Considered. Artist studio area exceeds the requirement secured at rezoning.*
- proposed colours for the building do not fit well into the neighbourhood *Noted*.
- in general, the project is good-looking and a nice addition to the area Noted.
- appreciate the amount of planting on the podium; however, the applicant is advised to coordinate effectively with the mechanical and structural engineers to make the proposed landscaping work in detail *Considered and will addressed through ongoing consultant coordination*.
- consider installing more benches at the periphery of the shared open space, with some of them covered or shaded by trees *Additional seating with arm rests were added*.
- appreciate the presentation and the model *Noted*.
- support the proposed green roofs; nice to see *Noted*.
- investigate opportunities for providing a common area and/or facilities on the third floor to encourage residents of three-storey townhouse units to use their large decks *The podium patios of the three-storey townhomes are directly accessible from common areas within the townhomes to allow all occupants to easily enjoy both the townhome patio as well as the shared outdoor amenity.*
- investigate opportunities to provide more visual interest around the artist studio plaza; consider opportunities to make the artist studios more visually prominent and to provide separation privacy to residential units above *Improved. The plaza paving has been differentiated from that of the park, highlighting the artist studios. Additional electrical receptacles and lighting rails have been added to building columns to facilitate lighting and amplification during special events. Bike racks have been relocated and overhead doors added to allow for better indoor-outdoor interaction.*
- appreciate the sun exposure and amount of planting adjacent to the public open space plaza; consider more connections and more open space around the lobby entry which are not all garden; look at potential maintenance issues for gardens that are deep *Considered. The approach to the residential lobby is distinct from the artist studio plaza and includes landscaped mounds, seating, and bike storage.*
- consider bringing the colour of the building into the basalt-like brick wall, such as illuminating at night or
  integrating interesting elements to create a more dynamic civic space and encourage public engagement to it

   Improved. The design of the wall has evolved into three patterns of brick that emulate the arrangement
   of abalone and grey concrete panels in the residential elevations. Some brick panels site proud of
   adjacent panels to create shadows and visual interest while providing a calm background to the park.
- agree with Panel comment to make the artist studios more prominent; consider spilling out of the artist studios into the plaza; consider opening up the whole façade of the artist studios through installing a garage door or sliding door *Overhead garage doors incorporated*.
- review artist studios to confirm meeting storefront and private working space needs *Considered with other ADP comment related to artist studios and addressed as noted above.*
- consider the feature wall to the west of the artist studios opportunity to be programmed as an exhibition space Considered. The area to the west of the artist studio is a separate SRW with a character that is related to but distinct from the artist studio plaza. As such, the wall will have a direct relationship with the park and design finalized through the required Servicing Agreement secured at rezoning.
- consider clearly delineating the space on the mews to separate vehicular access to the parkade from pedestrian space for going into the townhouses *Considered. The mews is paved with pavers of the same colour to retain unity and pedestrian priority rather than emphasizing vehicle traffic and bollards provide pedestrian safety separation.*
- recessed space north of the main building entrance appears dark and hidden; investigate opportunities for treating the north face of the vestibules to open up the recessed space towards the north; consider relocating the bicycle racks from the artist studio frontage to the recessed space to make the space usable and free up the storefront of the artist studios *Considered. The north wall of the vestibule is opaque to support*

# enterphone and annunciator panel functions. Some bike racks have been relocated to the landscaped area immediately to the north of the vestibule entry.

- review whether the type 5 studio units on the upper floors located at the inner elbow spot of the larger highrise building will receive sufficient daylight – *Reviewed. The Type 5 studios have 13' of horizontal* window wall which is consistent with similar conditions at other developments.
- in general, the project is beautiful *Noted*.
- appreciate the project; a good solution to the site in terms of massing; appreciate the strength of the tower portion of the massing which has been torqued all the way around the corner *Noted*.
- consider limiting the use of colours but consistent and deliberate *Considered with other ADP comments related to colour and addressed as noted above.*
- the terracing of the outdoor amenity spaces and stepping down south is a strong expression of the project; consider continuing this expression down to the ground level; also consider connecting the decks Considered. During the early rezoning stage the design team explored connecting the terracing to the urban garden park. The separation of the two areas addresses issues of public versus private separation.
- appreciate the presentation; also appreciate the shape and form of the project, the extensions, the setbacks, and use of solar shading panels; glass-to-wall ratio is appropriate *Noted*.
- appreciate the project's sustainability features, e.g. use of solar PV panels, future connection to the City's District Energy System, and LEED silver equivalency; consider using heat recovery ventilators as they are more cost-effective and generate savings in terms of energy cost to building users *Incorporated*.
- slab thickness on level 2 (shown in the building sections) gives rise to ceiling height questions, e.g., with respect to the washrooms above and plumbing; design team needs to look into this *Considered. The thicker Level 2 slab occurs within storage areas on that floor and not within residential suites.*
- appreciate the applicant contributing to the City's Public Art Fund *Noted*.
- appreciate the project and its presentation to the Panel Noted.
- the brick wall facing the urban garden on the south side near Sexsmith Road is monolithic and not pedestrian-scaled; consider reducing the scale and make it more pedestrian-oriented through introducing another brick texture, colour, or banding patterns *Considered with other ADP comments related to brick wall and addressed as noted above.*
- proposed massing and articulation of townhouses in terms of separating them from the larger building is successful; however, consider further breaking down the massing through further articulation of the individual units to better differentiate/distinguish each unit *Improved. In order to articulate individual townhomes, each front entry door will receive a different shade of pink from the project colour palette, a recessed vertical band of black brick will define the extent of each home, and address plaques provided.*
- consider accentuating the use of colour accents or spandrel glass accent on the artist studio units to better differentiate/distinguish the artist studio units from the rest of the development *Incorporated*.
- proposed colours could be muted/toned down and colour contrasts could be lessened to match the overall colour choices for the rest of the building *Considered with other ADP comments related to colour and addressed as noted above.*

#### Panel Decision

It was moved and seconded

That DP 18-818748 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

#### LEED 8D+C: Multifamily Midrise v4 - LEED v4

#### Scorecard

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Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

	Integr	rative Process	Preliminary	Y	2 of 2	N	1	Verified	0
	IPc	Integrative Process			2 of 2		1		
	Locat	ion and Transportation	Preliminary	Y	15 of 15	vI	1	Verified	0
	LTp	Floodplain Avoidance			Required				Not Verified
P	Performant	ce Path							
	LTc	LEED for Neighborhood Development			0 of 15		0		
P	Prescriptive	e Path							
	LTc	Site Selection			8 of 8		1		
	LTc	Compact Development			3 of 3		0		
	LTc	Community Resources			2 of 2		0		
	LTc	Access to Transit			2 of 2		0		
	Susta	inable Sites	Preliminary	Y	3 of 7	vI	2	Verified	0
	SSp	Construction Activity Pollution Prevention			Required				Not Verified
	SSp	No Invasive Plants			Required				Not Verified
	SSc	Heat Island Reduction			0 of 2		1		
	SSc	Rainwater Management			1 of 3		1		
	SSc	Nontoxic Pest Control			2 of 2		0		
	Water	Efficiency	Preliminary	Y	5 of 12	N	1	Verified	0
	WEp	Water Metering			Required				Not Verified
P	erformanc	ce Path							
	WEc	Total Water Use			0 of 12		0		
P	Prescriptive	e Path							
	WEc	Indoor Water Use			3 of 6		0		
	WEc	Outdoor Water Use			2 of 4		1		
	Energ	y and Atmosphere	Preliminary	Y	12.5 of 37	N	0	Verified	0
	EAp	Minimum Energy Performance			Required				Not Verified
	EAp	Energy Metering			Required				Not Verified
	EAp	Education of the Homeowner, Tenant or Building Manager			Required				Not Verified
	EAc	Annual Energy Use			12.5 of 30		0		
	EAc	Efficient Hot Water Distribution System			0 of 5		0		
	EAc	Advanced Utility Tracking			0 of 2		0		

9	Materi	als and Resources	Preliminary Y	4 of 9	V	1.5	Verified	0
	MRp	Certified Tropical Wood		Required				Not Verified
	MRp	Durability Management		Required				Not Verified
	MRc	Durability Management Verification		1 of 1		0		
	MRc	Environmentally Preferable Products		1 of 5		1.5		
	MRc	Construction Waste Management		2 of 3		0		
	Indoo	r Environmental Quality	Preliminary Y	8 of 18	vI	2.5	Verified	0
	EQp	Ventilation		Required				Not Verified
	EQp	Combustion Venting		Required				Not Verified
	EQp	Garage Pollutant Protection		Required				Not Verified
	EQp	Radon-Resistant Construction		Required				Not Verified
	EQp	Air Filtering		Required				Not Verified
	EQp	Environmental Tobacco Smoke		Required				Not Verified
	EQp	Compartmentalization		Required				Not Verified
	EQc	Enhanced Ventilation		1 of 3		2		
	EQc	Contaminant Control		1 of 2		0		
	EQc	Balancing of Heating and Cooling Distribution Systems		1 of 3		0		
	EQc	Enhanced Compartmentalization		0 of 3		0		
	EQc	Combustion Venting		2 of 2		0		
	EQc	Enhanced Garage Pollutant Protection		1 of 1		0		
	EQc	Low-Emitting Products		2 of 3		0.5		
	EQc	No Environmental Tobacco Smoke		0 of 1		0		
3	Innova	ation	Preliminary Y	1 of 6	v	0	Verified	0
	INp	Preliminary Rating		Required				Not Verified
	INc	Innovation		0 of 5		0		
	INc	LEED Accredited Professional		1 of 1		0		
0	Regio	nal Priority	Preliminary Y	4 of 4	vI	0	Verified	0
	RPc	Regional Priority		4 of 4		0		
Point FI	oors							
The projec	t eamed at	least 8 points total in Location and Transportation and Energy a	and Atmosphere					No
The projec	t eamed at	least 3 points in Water Efficiency						No
The projec	ct earned at	least 3 points in Indoor Environmental Quality						No

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110



## **Development Permit Considerations**

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

#### Address: 3551, 3571, 3591, 3611, and 3631 Sexsmith Road

File No.: DP 18-818748

#### Prior to Development Permit issuance, the developer is required to complete the following:

- 1. Granting of an approximately 0.63 m wide 49.3 m<sup>2</sup> (531 ft<sup>2</sup>) statutory right-of-way for the purposes of public rightsof-passage along the entire north property line. The intent of the right-of-way is to accommodate future redevelopment of the adjacent property construction access and coordination of closing off the area on the subject site between the proposed building and future neighbouring development. The works are to be built by the developer and are to be maintained by the owner. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via Development Permit.
- 2. Solar Array: Registration of an agreement on Title, prior to bylaw adoption, ensuring that the proposed solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Building Approvals.
- 3. Rezoning Legal Agreements: Satisfy the terms of legal agreements registered on Title prior to rezoning adoption (RZ 17-778835) with respect to the development's Development Permit (e.g. Brown Road Plaza, mid-block mews walkway and driveway, Brown Road Studios rental artist work units, affordable housing low end market rental units, electric vehicle charging infrastructure, and Servicing Agreements).
- 4. Receipt of a Letter-of-Credit for landscaping in the amount of \$557,691.00.

#### Prior to Building Permit\* issuance, the developer is required to complete the following:

- 1. Legal Agreements: Satisfy the terms of legal agreements registered on Title prior to rezoning adoption (RZ 7-778835) and Development Permit approval (DP 18-818748) with respect to the development's Building Permit\*.
- 2. Accessibility: Incorporation of accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
- 3. Construction Traffic Management Plan\*: Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).
- 4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 5. Construction Hoarding: Obtain a Building Permit\* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

#### 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 owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed copy on file

Signed

Date



## **Development Permit**

	No. DP 18-818748
To the Holder:	POLYGON FIORELLA HOMES LTD.
Property Address:	3551, 3571, 3591, 3611 AND 3631 SEXSMITH ROAD
Address:	C/O ROBIN GLOVER 900 - 1333 WEST BROADWAY VANCOUVER, BC_V4H 4C2

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #45 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$557,691.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
- 6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

### Development Permit No. DP 18-818748

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To the Holder:	POLYGON FIORELLA HOMES LTD.
Property Address:	3551, 3571, 3591, 3611 AND 3631 SEXSMITH ROAD
Address:	C/O ROBIN GLOVER 900 - 1333 WEST BROADWAY VANCOUVER, BC V4H 4C2

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

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This Permit is not a Building Permit.

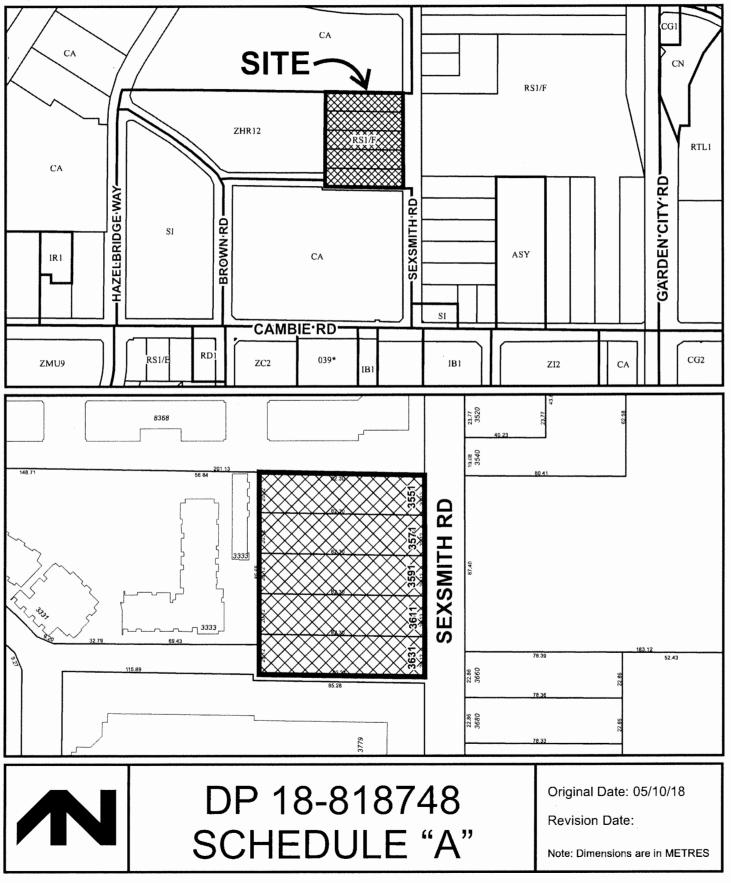
AUTHORIZING RESOLUTION NO. DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR





	SM	2	3273	1741	294	37.4

Whole Development	Gross Floor Area							Deductions					FSR
Level	A	8	U	۵	ш	u.	G (B+C+D+E)	н	-	-	×	(X+f+i+H)T	(1-9) T
	# Units	Unit FSR Area	Circulation/Service	Amenity	Parking	tudios	Gross Buildable	Parking	Services	Amenity	Artist Studios	Total Deductions	Net FSR
1	15	8,536	3,260	803	353,134	893	365,733	353,134	0	803	893	353,937	11,796
12	£	13,013	4,027	0	32,050		49,090	32,050	2,315	0		34,365	
13	20	19,840	6,716	3,175	0		29,731	o	4,107	3,175		7,282	22,449
4	17	14,749	2,176	0	0		16,925	0	616	0		616	
5	17	14,749	2,176	0	0		16,925	0	616	0		616	
9	17	14,749	2,176	0	0		16,925	0	616	0		616	
7	17	14,749	2,176	0	0		16,925	0	616	0		616	16,309
9	17	14,749	2,176	0	0		16,925	0	616	0		616	16,309
<b>و</b> ا	13	10,832	2,264	0	0		13,096	•	616	0		616	
10	80	7,268	1,879	0	0		9,147	0	1,043	0		1,043	8,104
11	80	7,268	1,292	0	0		8,560	0	456	0		456	8,104
12	80	7,268	1,292	0	0		8,560	0	456	0		456	8,104
13	80	7,268	1,292	0	0		8,560	0	456	a		456	8,104
toof	0	0	2,806	0	0		2,806	0	2,806	0		2,806	
fower Total (SF)	168	155,038	35,708	3,978	385,184		579,908	385,184	15,335	3,978		404,497	175,411
(ower Tota (SM)		14,403	3,317	370	35,785		53,875	35.785	1,425	370		37.579	16.29

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1496 West 2nd America Venezulent RC WU 196 CANADA 606488-2027 venedistrikkelitet zone

Amenity Spaces			
Interior	Area (SF)	Area (SM)	FSR
Community Amenity			
Artist Studio 1	379	35	
Artist Studio 2	460	43	
Total	839	78	0.27
Residential Amenity			
L1 Lounge	818	76	4
L3 Fitness Room	3,175	295	
Total	3993	371	1.26
Total Interior Amenity	4832	449	1.53
Exterior			
Residential Amenity			
L3 Podium Residential			
Shared Space	10506	976	
Children's Play	5005	465	
L 3 Podium Total Residential	15511	1441	
L2 Urban Agriculture Residential	2368	220	
Total	17879	1661	
Community Amenity			
Brown Road Plaza SRW	7328	680.8	
Mid-Block Mews SRW	2606	242.1	
Total	9934	922.9	
Total Exterior Amenity	27813	2584	

Parking Calculation		Required	Provided	ded	
	Ratio	Count	Ratio	Count	
Town and Apartment Housing					
1.0 stalls per unit x -10%	157 units	142	0.96	5	
Affordable Housing 0.9 stalls per unit x -10%	11 units	о 	16.0	10	
Visitor .2 stalls per unit x -10%	168 units	90	0.18	3	
Artist Studio Required		L		F	
Total Residential Required		182		202	194
Total Accessible Parking Stalls					
192 total spaces x 2% = 4 accessible spaces / 2 =	2 Van-accessible spr	4 accessible spaces total 2 Van-accessible spaces of a total 4 acc. spaces		n w	
Smali Car Stalls					
192 total stalls x 50 % =	5=	36		88	
Bicycle Space Calculation	Required	Provided			
RESIDENTIAL					
1.25 per unit class 1 [1.25 × 168] + 4 Artist Studio		214 214			

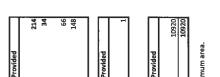
Notes	

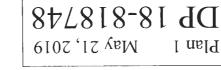
Development Permit DP 18-818748 is associated with rezoning application RZ 17-778835

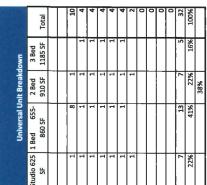
- Public open space to be provided in Mid-Block Mews PROP SRW along west property line and Brown
  - Road Plaza PROP SRW along south property line as per legal agreements.
- Construction access SRW to be provided along north property line as per legal agreement.
- 2 Artist Rental affordable work units to be provided, including 1 van sized parking space, 4 secure bicycle storage spaces and separate garbage/recycling room as per legal agreement.
  - 11 Affordable Housing units to be provided as per legal agreement.
- 32 Basic universal housing (BUH) units provided and required to comply with Zoning Bylaw 8500 subsection 4.16.
- Aging in place features provided in all units (level-style door handles and faucets, LED strip task lighting below washroom vanity mirrors, grab bar blocking at toilets, showers and bathtubs)

  - Indoor Amenity space to be provided for the shared use of all residents on level 1 and level 3. •
    - Building required to demonstrate LEED silver equivalent standard. .
      - District Energy Utility requirements as per legal agreement.
- Development is required to be designed and constructed to meet indoor acoustic and thermal criteria as per legal agreement.
  - Signage to be provided via separate sign permit application and required to comply with Sign Regulation bylaw 9700. •
- Off-site and SRW works to be provided via separate required Servicing Agreement SA 17-791396 for west mid-block mews. Brown Road plaza and frontage improvements as per legal agreement.

			Total			1											E	100		
	uwo	3 Bed	1185 SF				1	1	1	1	1						5	16%		
	nit Breakd	2 Bed	910 SF			1	1	1	1	1	1	1		-			7	22%	38%	
	Universal Unit Breakdown	1 Bed 655-	860 SF			8	1	F	1	1	1						13	41%		
		Studio 625 1 Bed	SF			1	1	1	1	1	1	1					7	22%		
			Total			3	m	2	1								11	100%		Π
	um	3 Bed	1185 SF				÷1	ħ									2	18%		
	t Breakde	655- 2 Bed 910	SF			1	-	F									3	27%	9	
	e Unit	- 28			-	1	1		1							_	4	36%	45%	58 SM
	Affordable Unit Breakdown	1 Bed 655-	809 SF														i	36		Total Area: 9238 SF / 858 SM
		Studio	528 SF			1	1										2	18%		Total Area:
Because?	0.00			۲ <u>ع</u>	6	20						6	60	60	60	60	-			
		Total		H		21	17	17	17	17	17	13		-	-	~	168	100%		
		3 Bed	1160-1608 sf	7	1	1	2	2	2	2	2	1	œ	e	3	E.	32	361		
	Total Unit Breakdown	2 Bed	645-1360 sf	80	2	6	13	13	13	13	13	10	4	4	4	4	110	65%	85%	
	Total Uni	1 Bed	485-860 sf	0	0	9	1	Ħ	1	-	1	1	1	1	1	1	19	11%		
		Studio	528 sf	0	0	1	1	1	1	1	1	F	0	0	0	0	7	4%		
				F	2	ฏ	4	2	91	17	ต	ฏ	110	Ħ	112	<u>[13</u>	TOTAL	Mix	Family Unit %	







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Project Statistics

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3551 to 3631 Sexsmith Roa Richmond, BC

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## Statistics

Fiorella		
Site Address:	3551 to 3631 Sexsmith Road	nith Road
	SF	SM
Site Dimensions:	78.31'× 83.69'	78.31' x 83.69' 23.87M x 25.51M
Consolidated Site Area	89,050	8273
DCC Road Dedication	18,740	1741
Non-DCC Road Dedication	3,165	294
Net Site Area (After Deductions)	67,139	6237.4
Current Zoning:	RCL 4	
Proposed Zoning:	RCL 4	
Proposed Height:	132'-10.5" / 40.5 M / 42.5 M GSC	1 / 42.5 M GSC
Permitted Height:	147'-7 1/2" / 45.0	147'-7 1/2" / 45.0 M / 47.0 M GSC

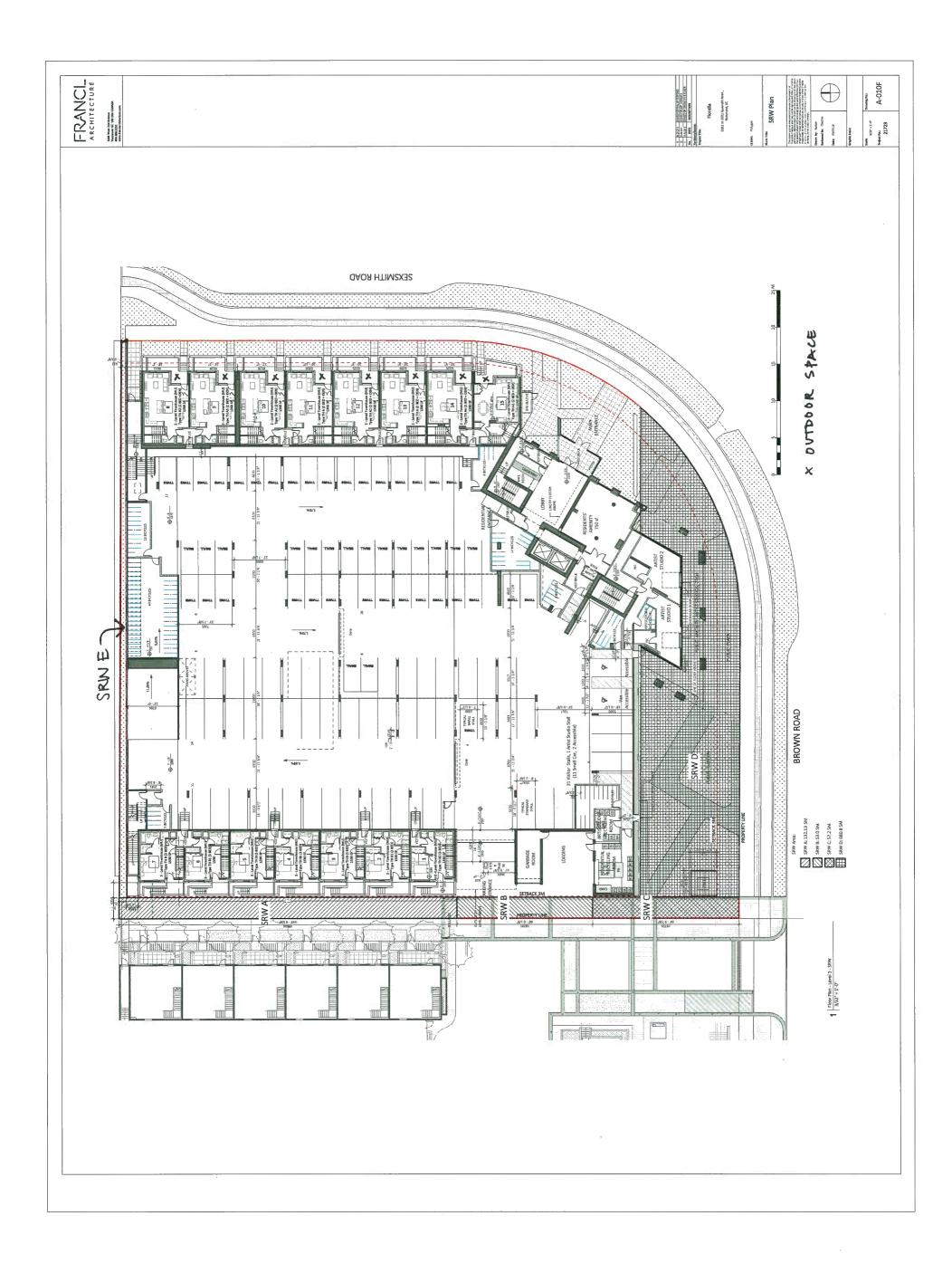
Setbacks	Permitted	Proposed	sed
North		0.6 M / 2.0 FT	2.0 FT
East (Sexsmith Road)	3.0 M / 9.8 FT	3.0 M / 9.8 FT	9.8 FT
South (Brown Road)	3.0 M / 9.8 FT	3.0 M / 9.8 FT	9.8 FT
West (Mid-Block Mews)		3.0 M / 9.8 FT	9.8 FT
Proposed Site Coverage: Permitted Site Coverage:	%06 8		
Density F.A.R.	FSR	Area (SF)	Area (SM)
Permitted Density:	2.618	175,769	16,329
Proposed Density:	2.613	175,411	16,296

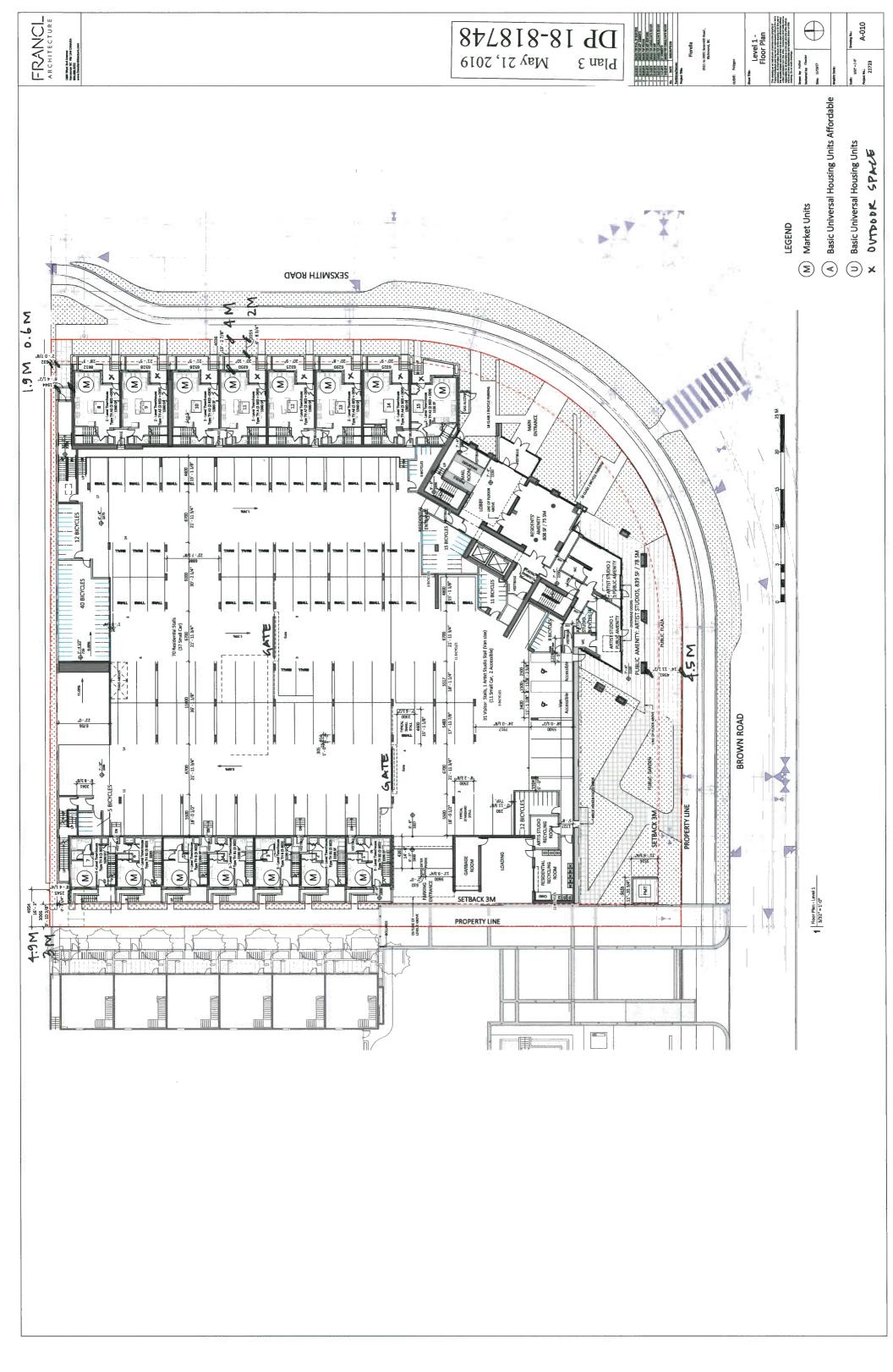
Bicycle Space Calculation	Required	ſ
RESIDENTIAL 1.25 per unit class 1 [1.25 × 168] + 4 Artist Studio 0.2 per unit class 2 0.2 × 168]		214 34
Vertical (max. 30% × 220 = 66) Horizontal (min. 50% × 220= 110)		
l oadine Calculation	Required	ľ
RESIDENTIAL Medium 5ize		<b> </b>
Balcony Calculation	Allowed	•
Total		

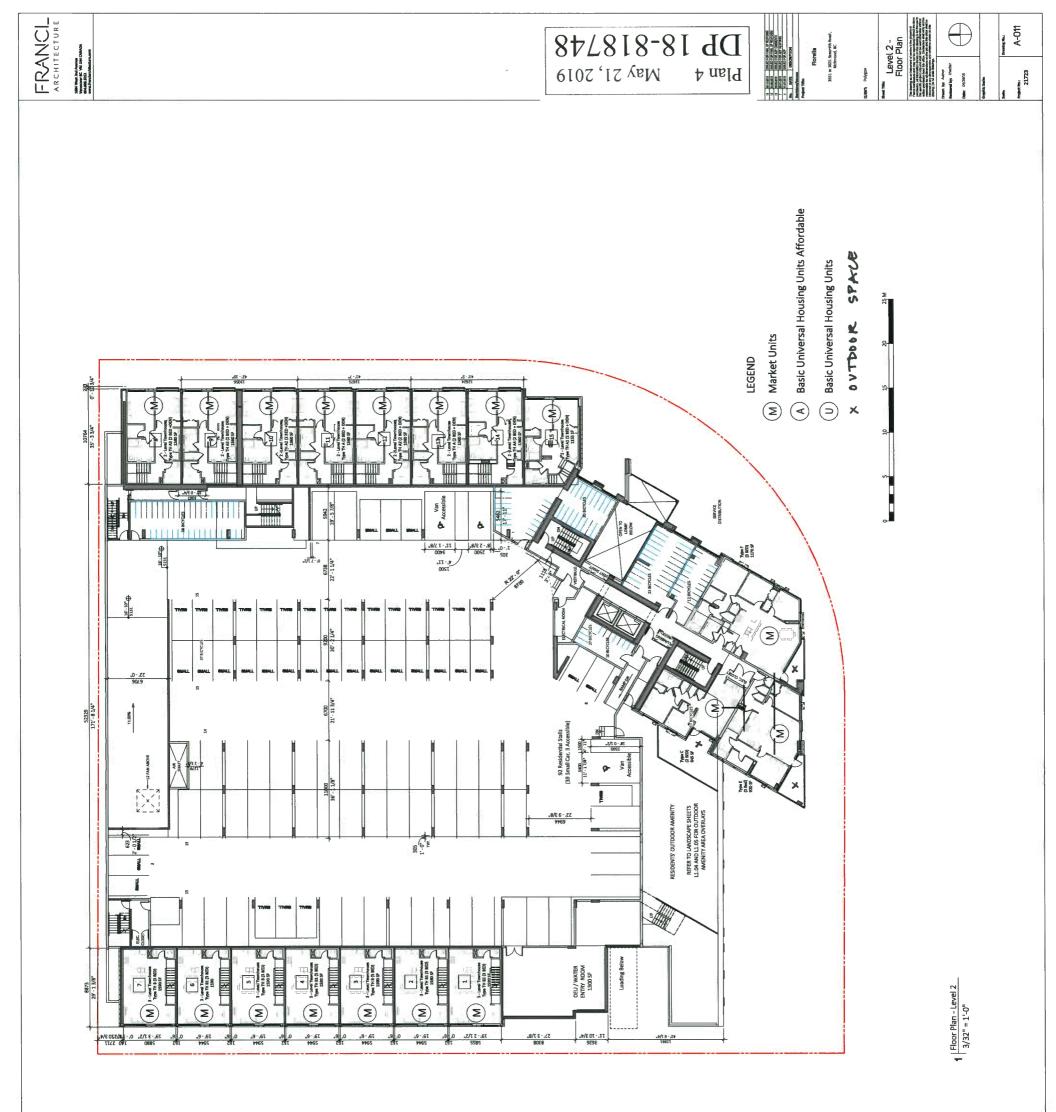
All units are provided with balconies, 65 SF / 6 SM mir

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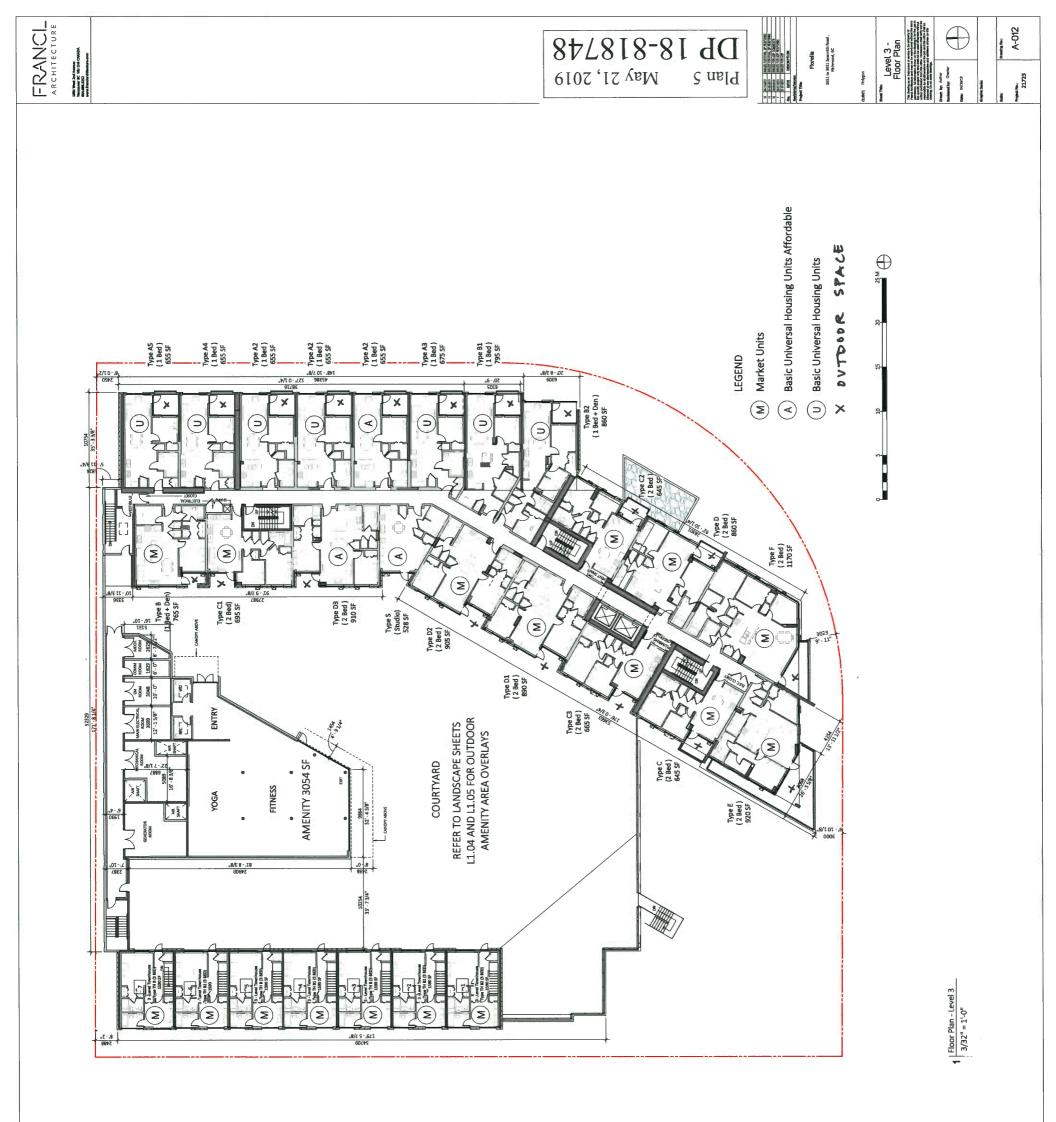


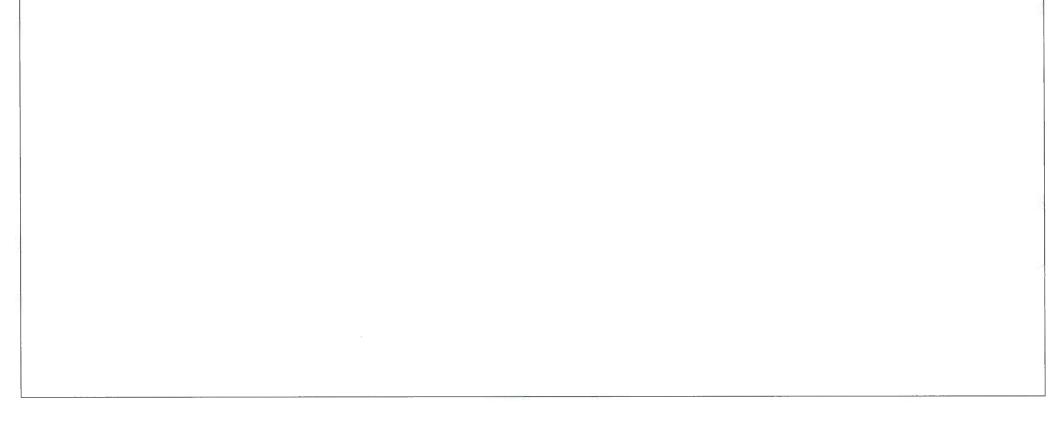


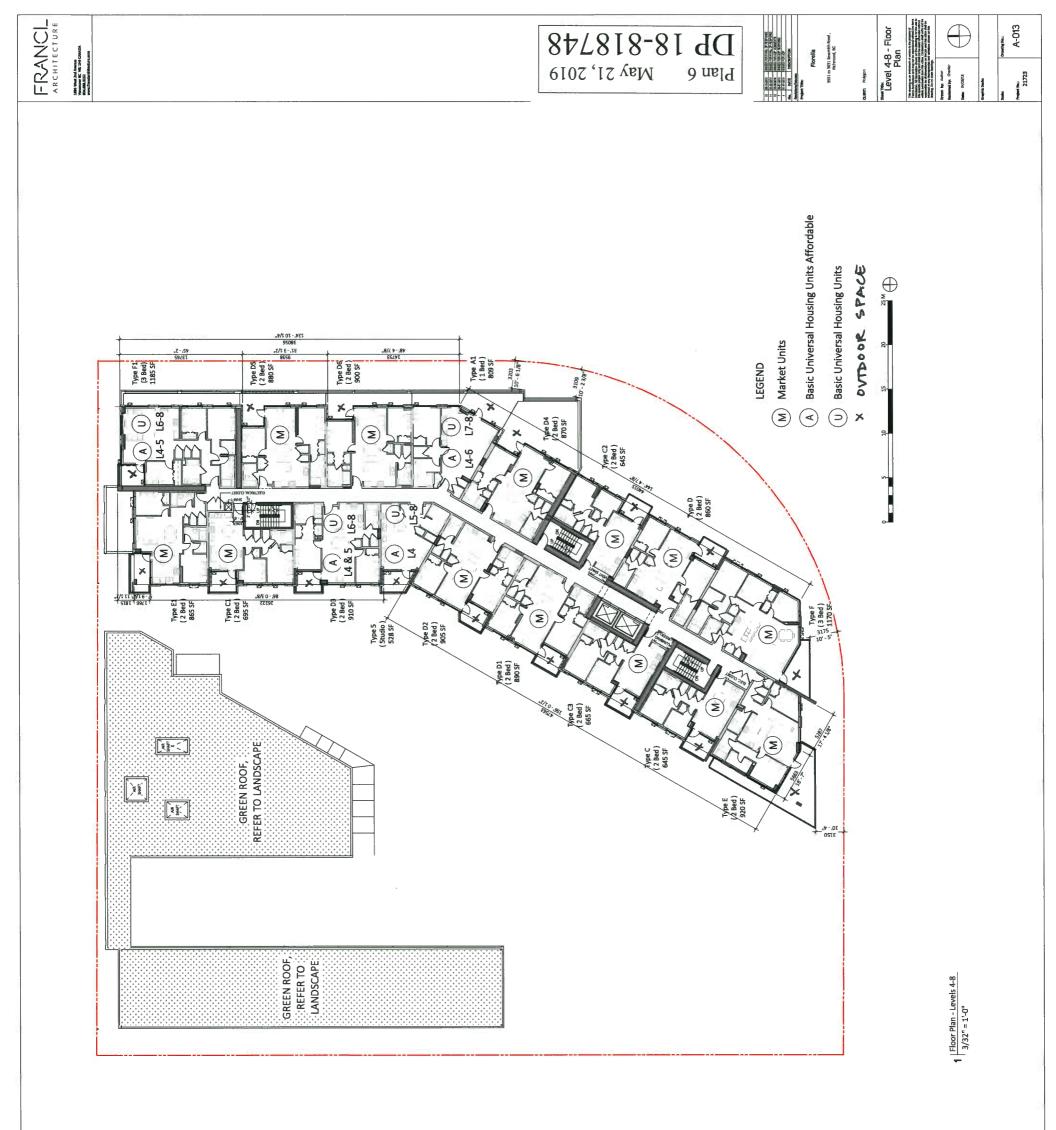


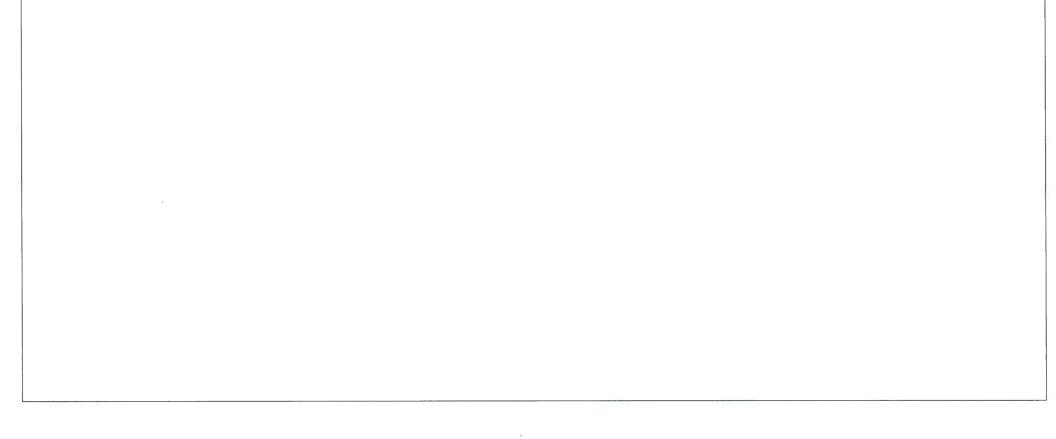


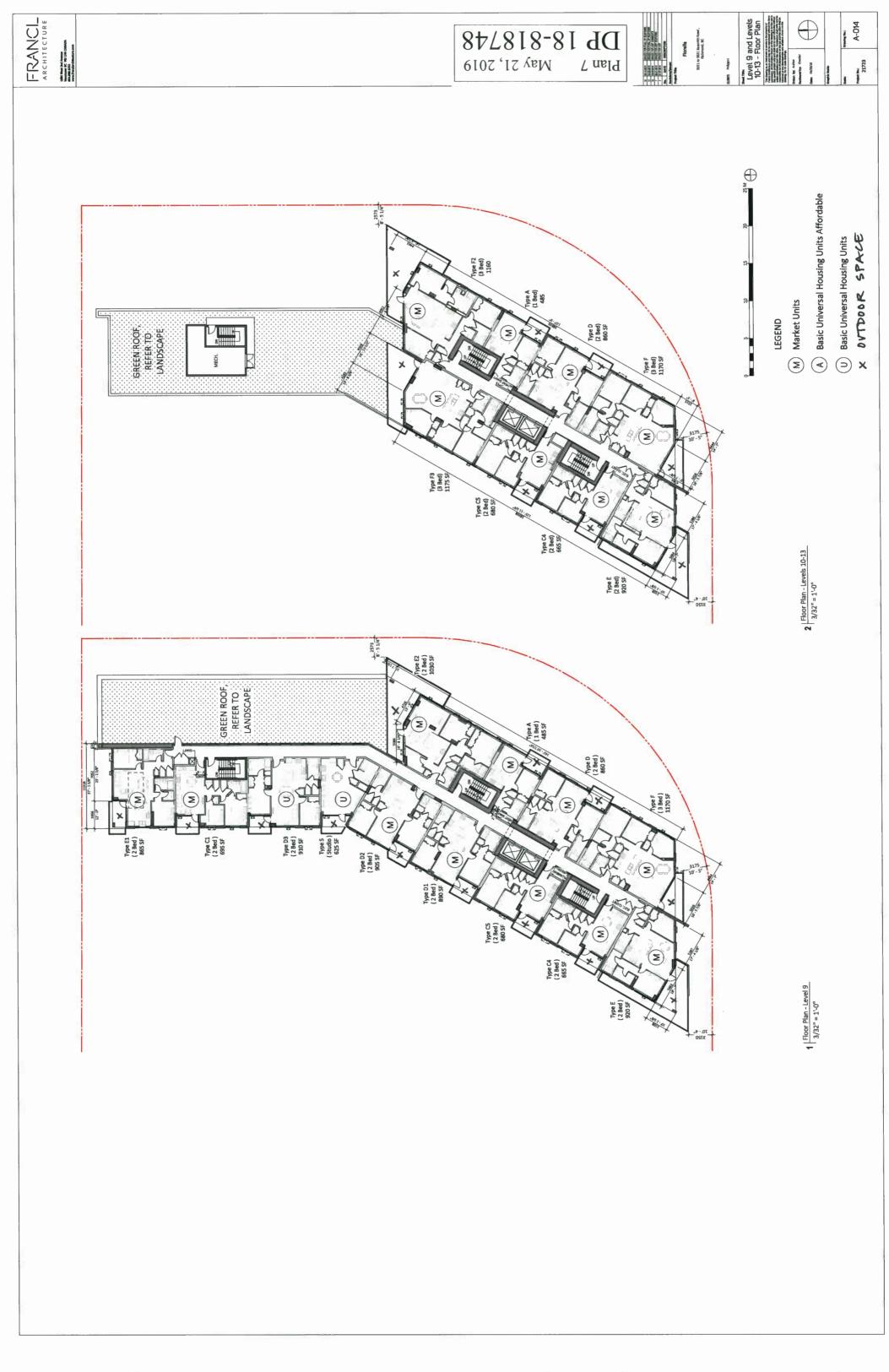
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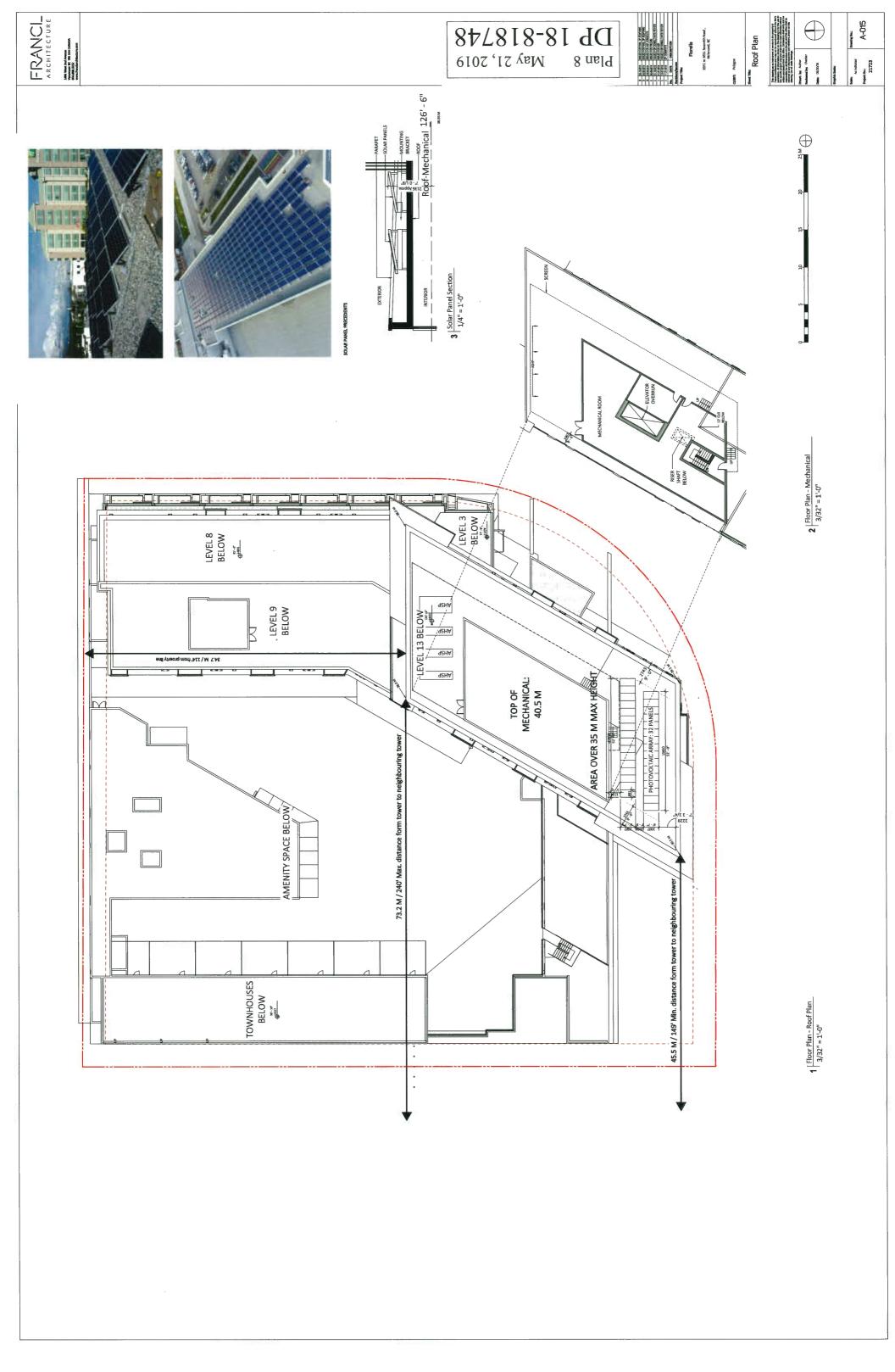


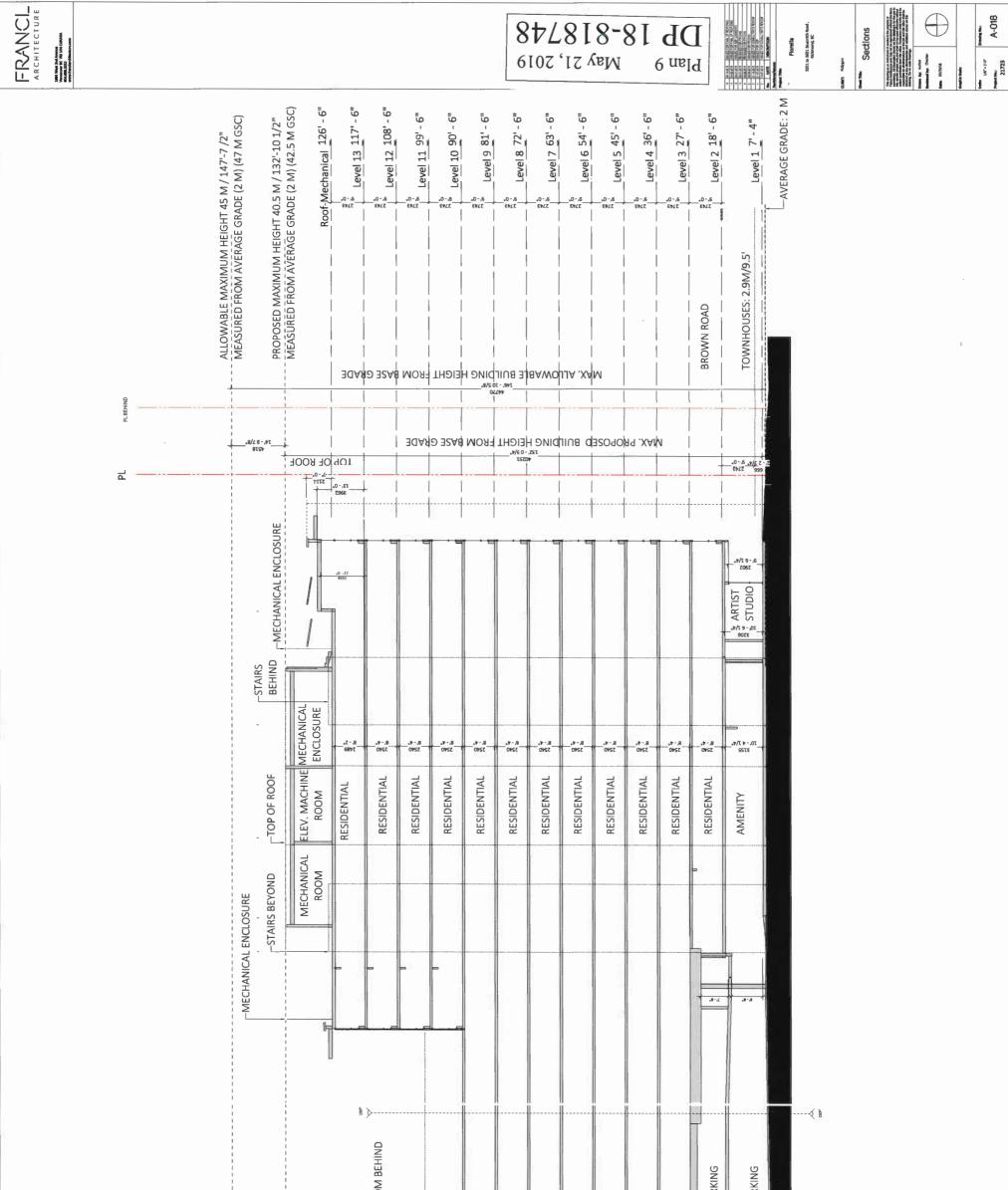




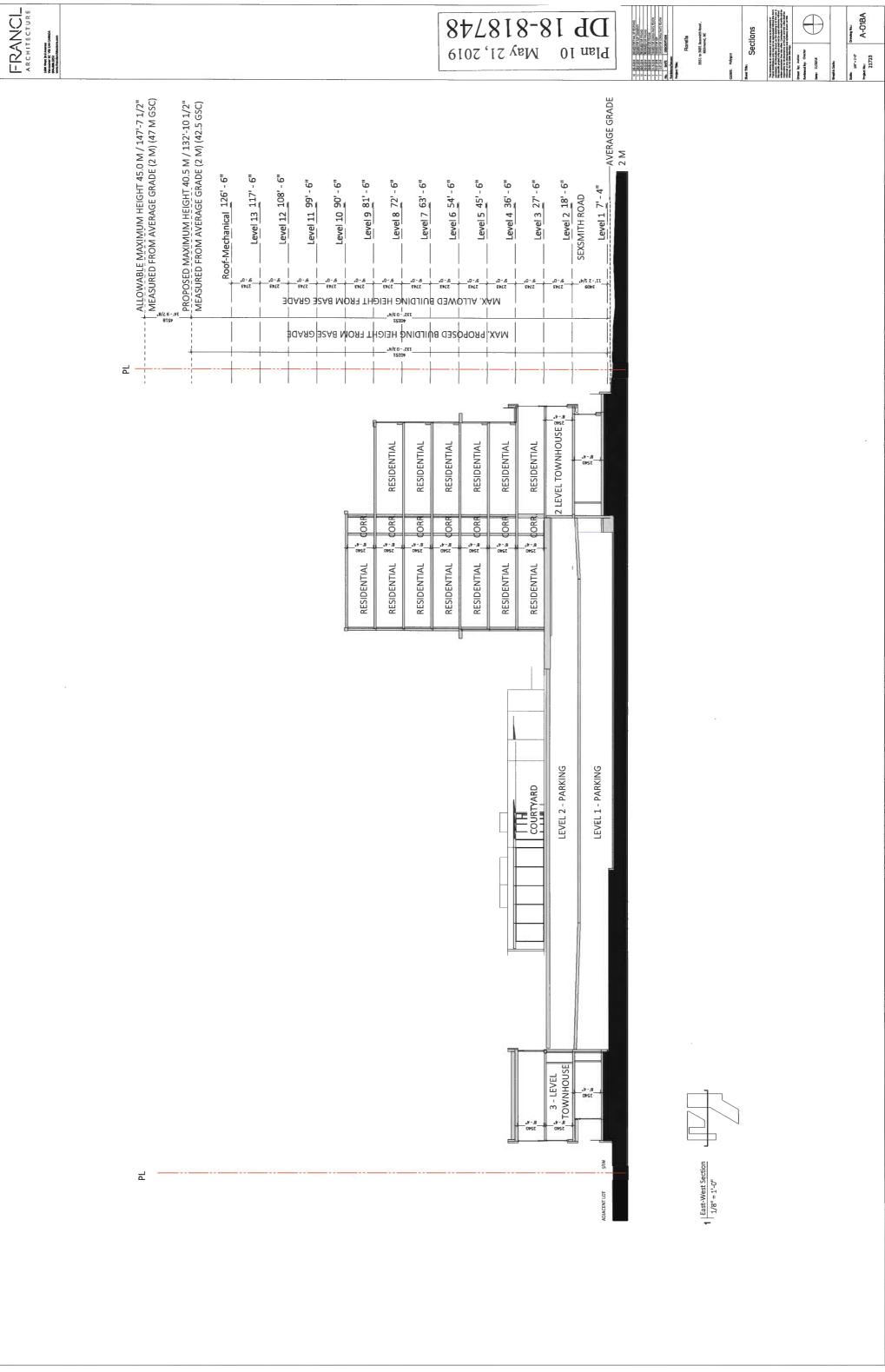


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E WALL r's Armor Frame concrete Wall vel		ACCENT COLOUR 6 BENJAMIN MOORE - 756 VARSITY BLUES
<ul> <li>- ABALONE-PAINTED CONCRETE WALL</li> <li>- WINDOW WALL WITH KNIGHT'S ARMOR FRAME</li> <li>- WINDOW WALL WITH KNIGHT'S ARMOR FRAME</li> <li>- KNIGHT'S ARMOR-PAINTED CONCRETE WALL</li> <li>- KNIGHT'S ARMOR METAL PANEL</li> </ul>		ACCENT COLOUR 5 BENJAMIN MOORE - 753 SANTA CLARA
		ACCENT COLOUR 4 BENJAMIN MOORE - 750 SEABROOK
		ACCENT COLOUR 3 BENJAMIN MOORE - CHEROKEE BRICK 2082-30
VIED CONCRETE, METAL PANEL ADDING AND WINDOW FRAME PPG 1001-6 KNIGHT'S ARMOR	BIACK WIRE CUT	ACCENT COLOUR 2 BENJAMIN MOORE - BOUQUET ROSE 2172-50



# BRICK



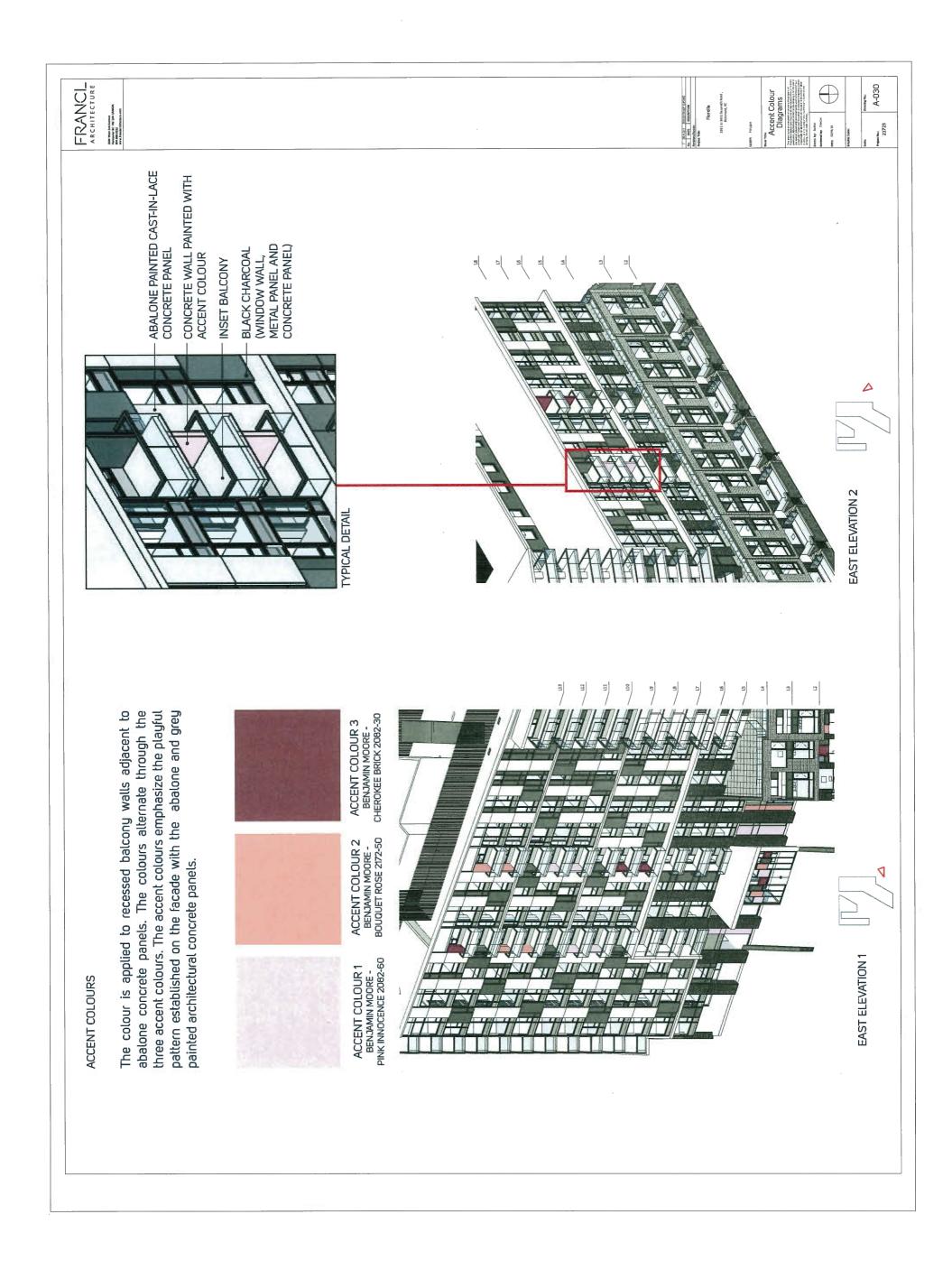
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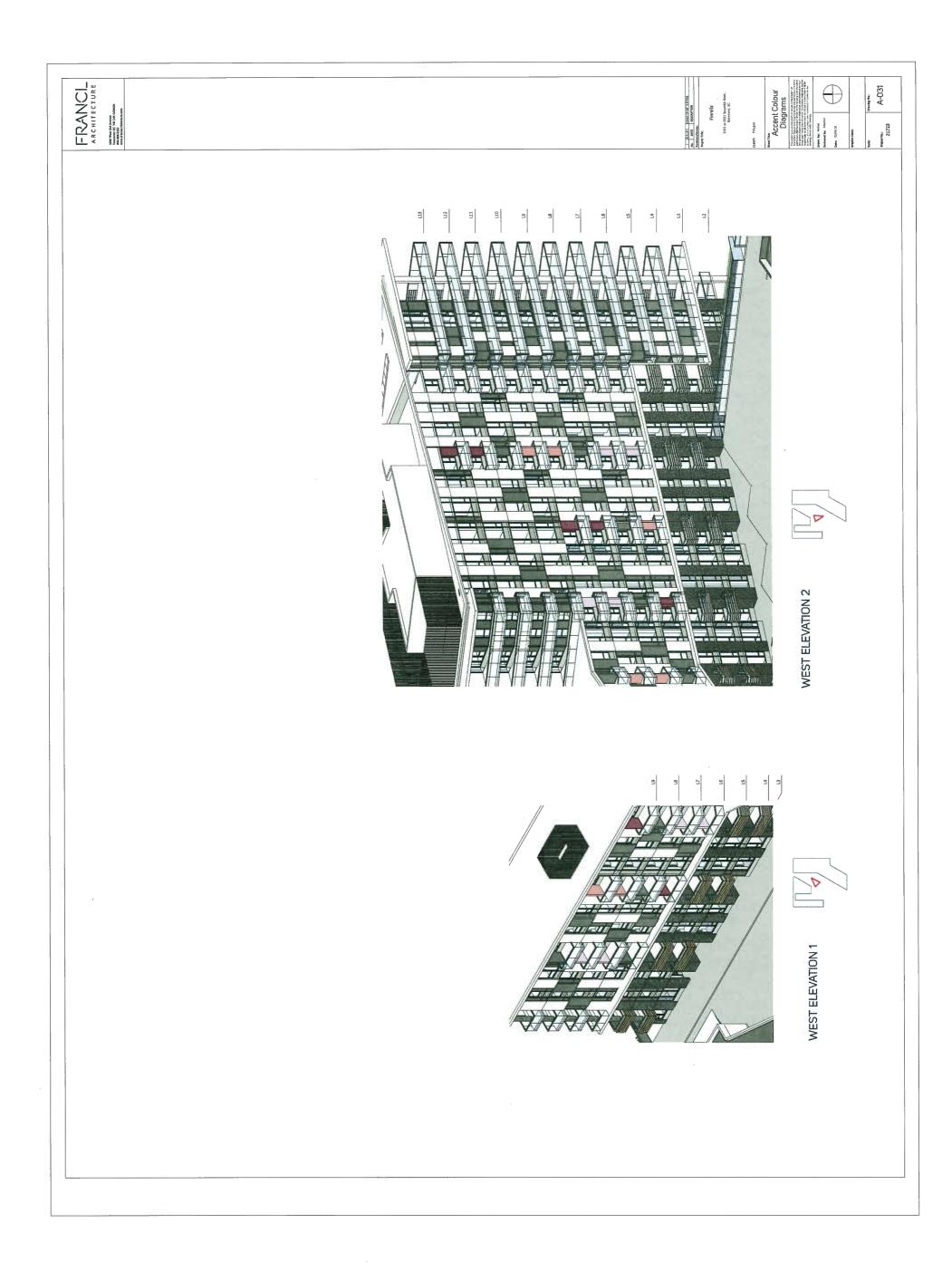
PAINTED CONCRETE BENJAMIN MOORE - 2108-60 ABALONE

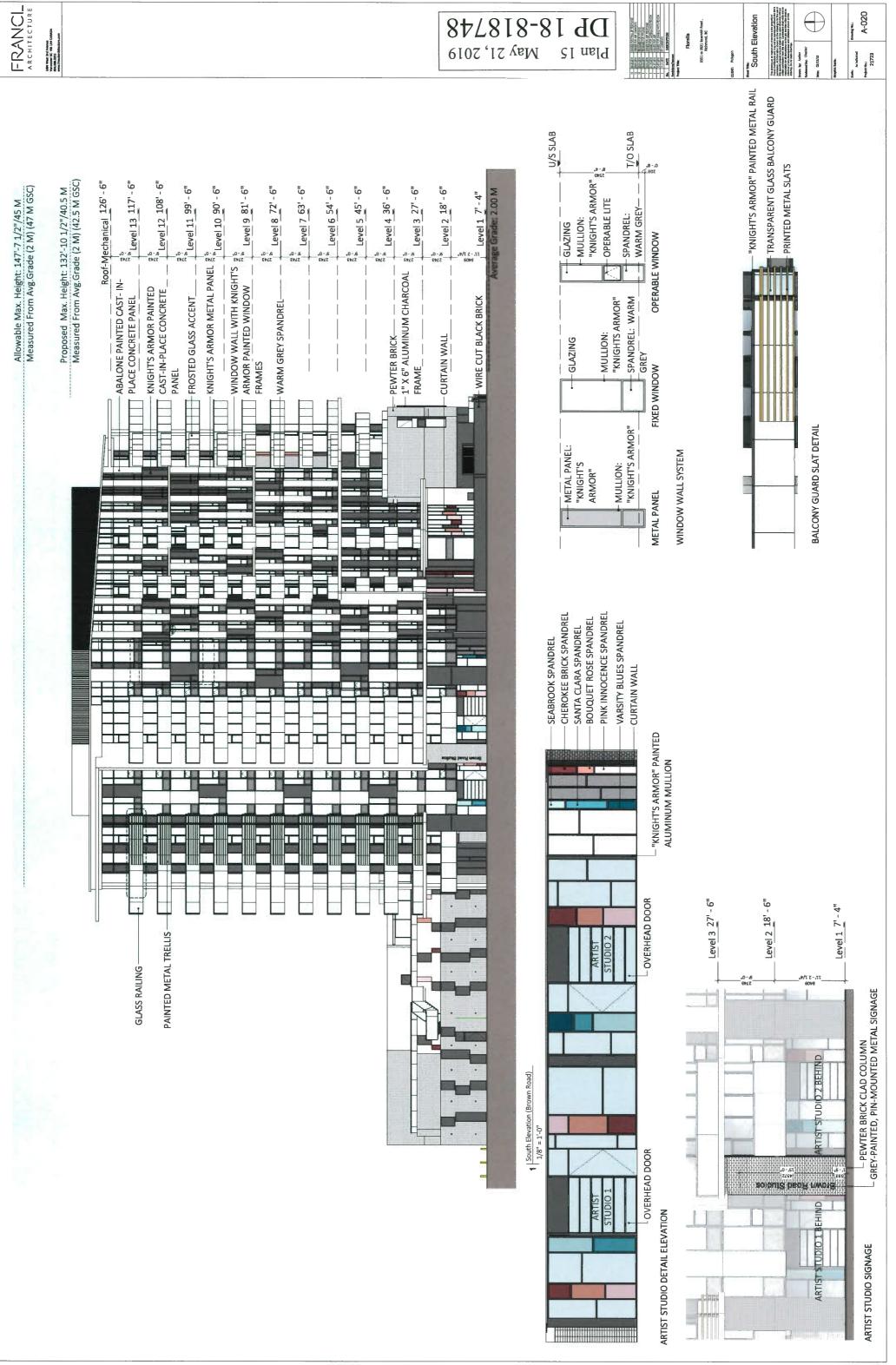


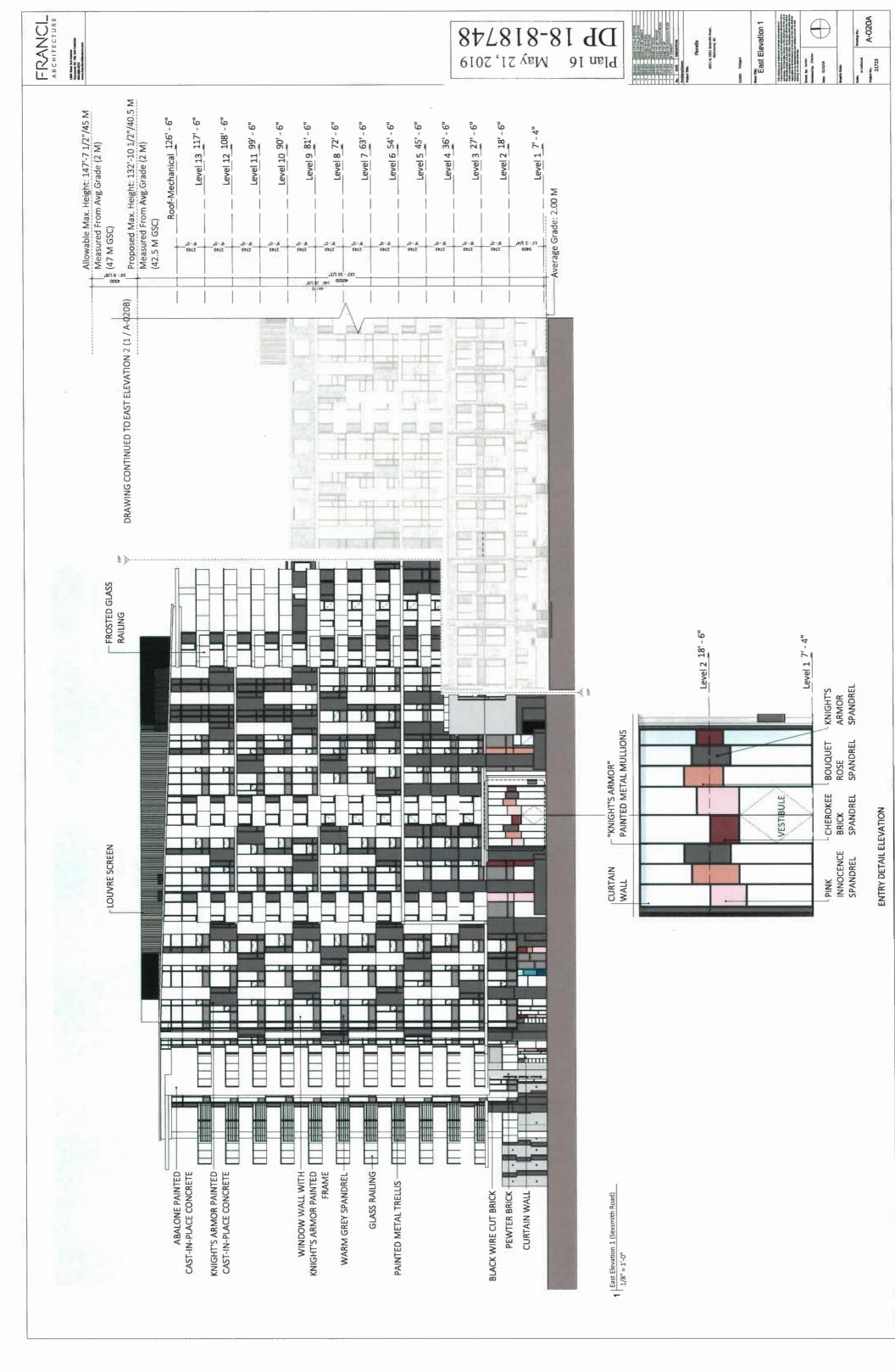
Plan 13 May 21, 2019 847818-818748



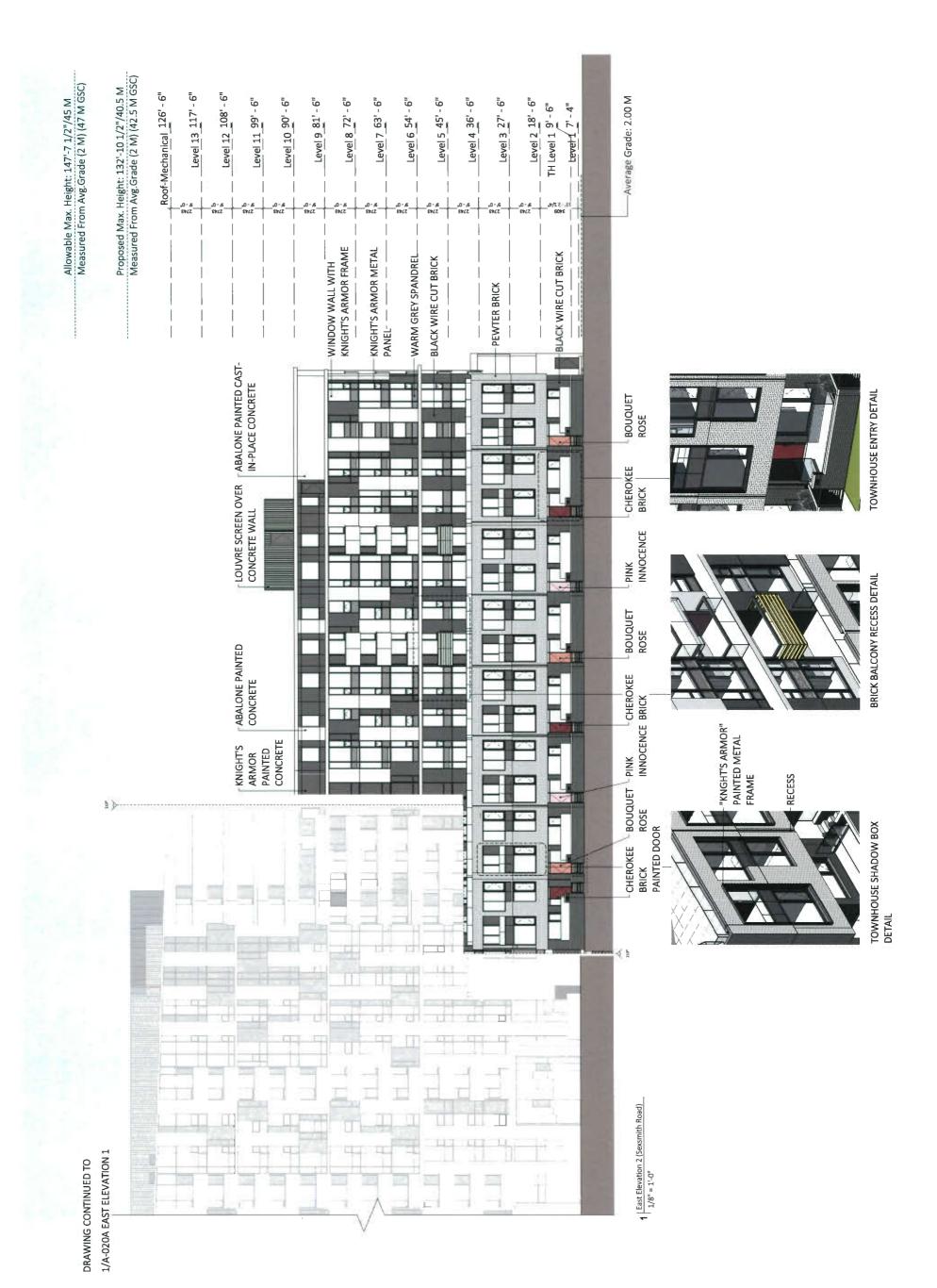












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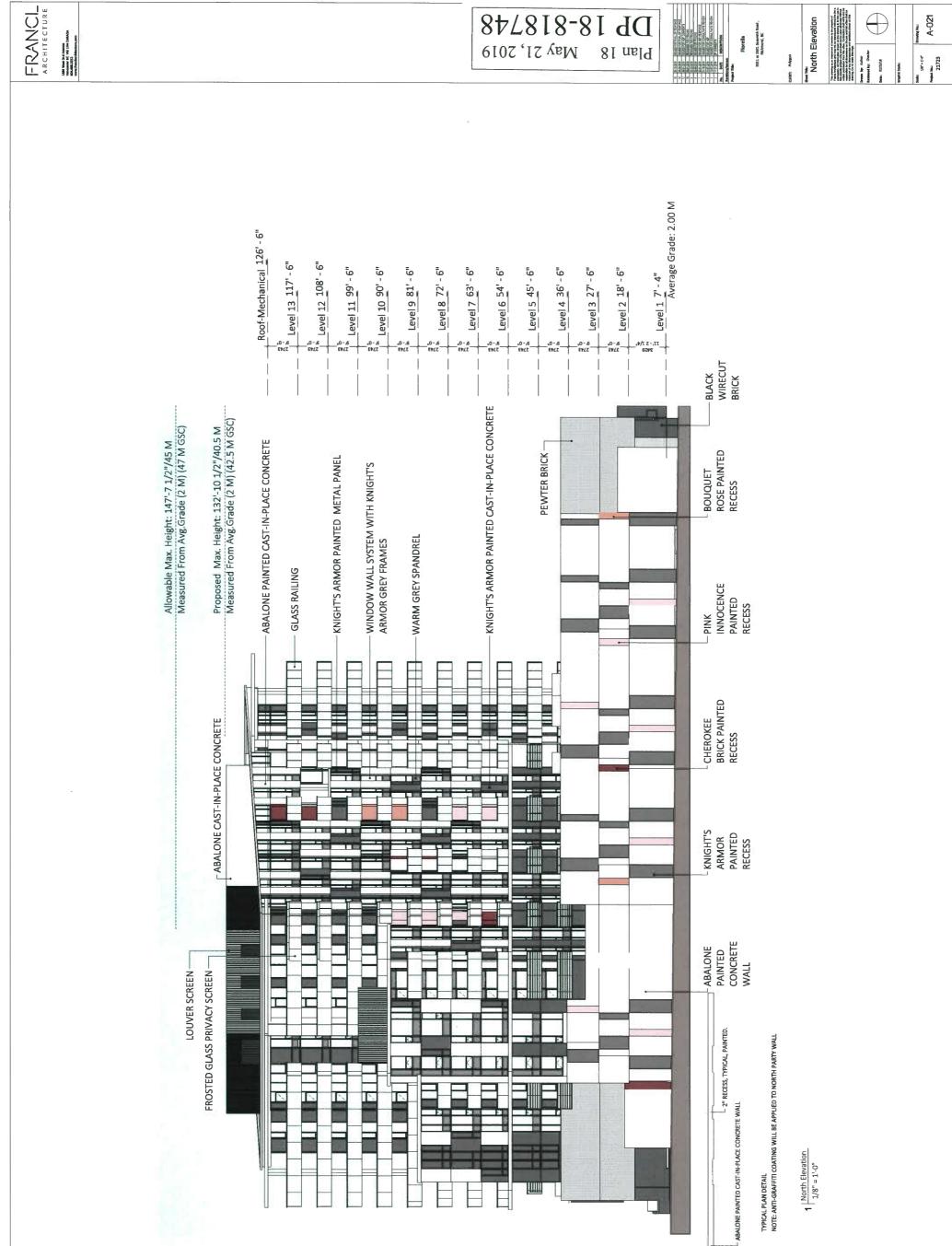
talle 10°-1'0' Projection: 21723

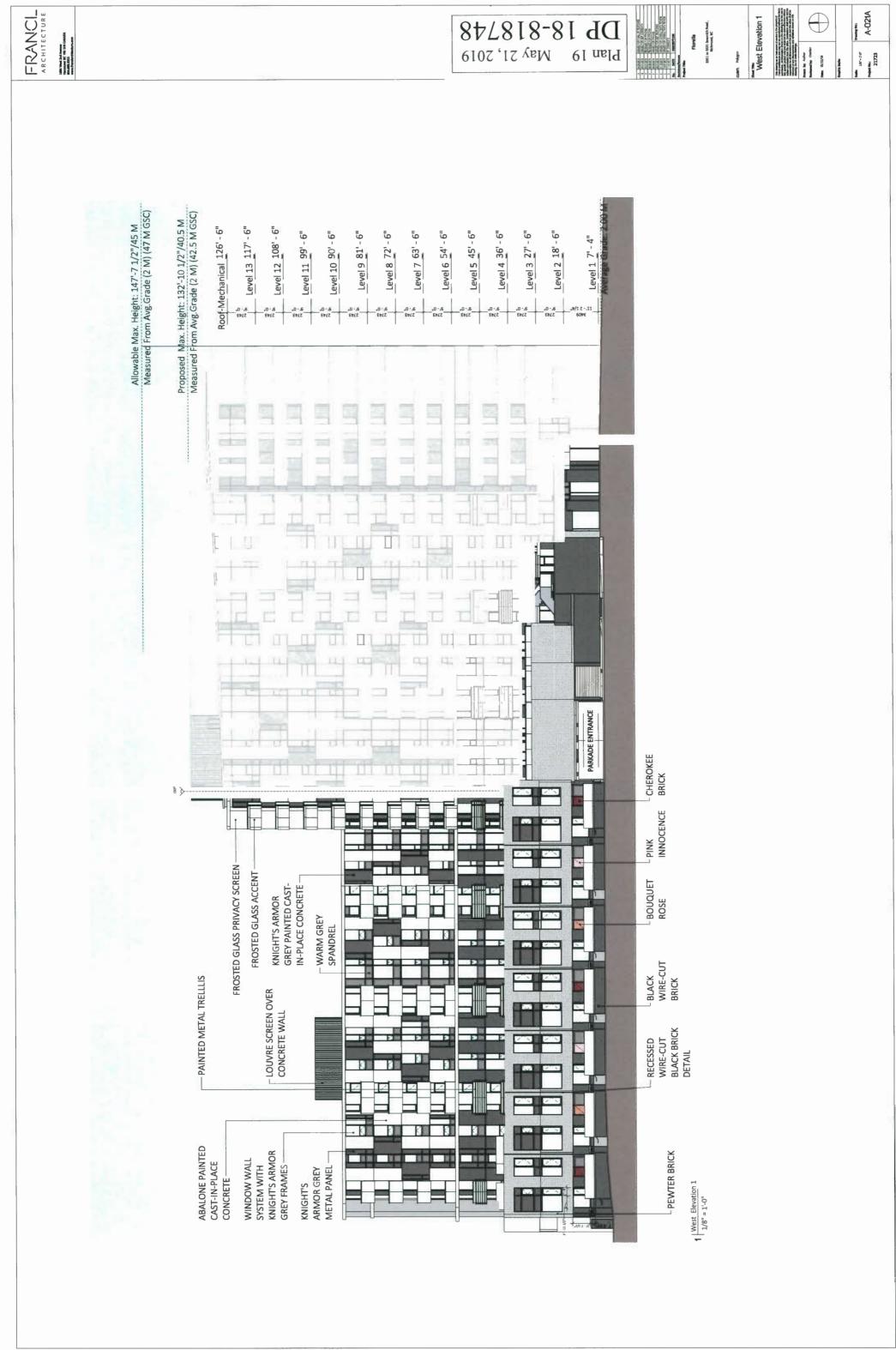
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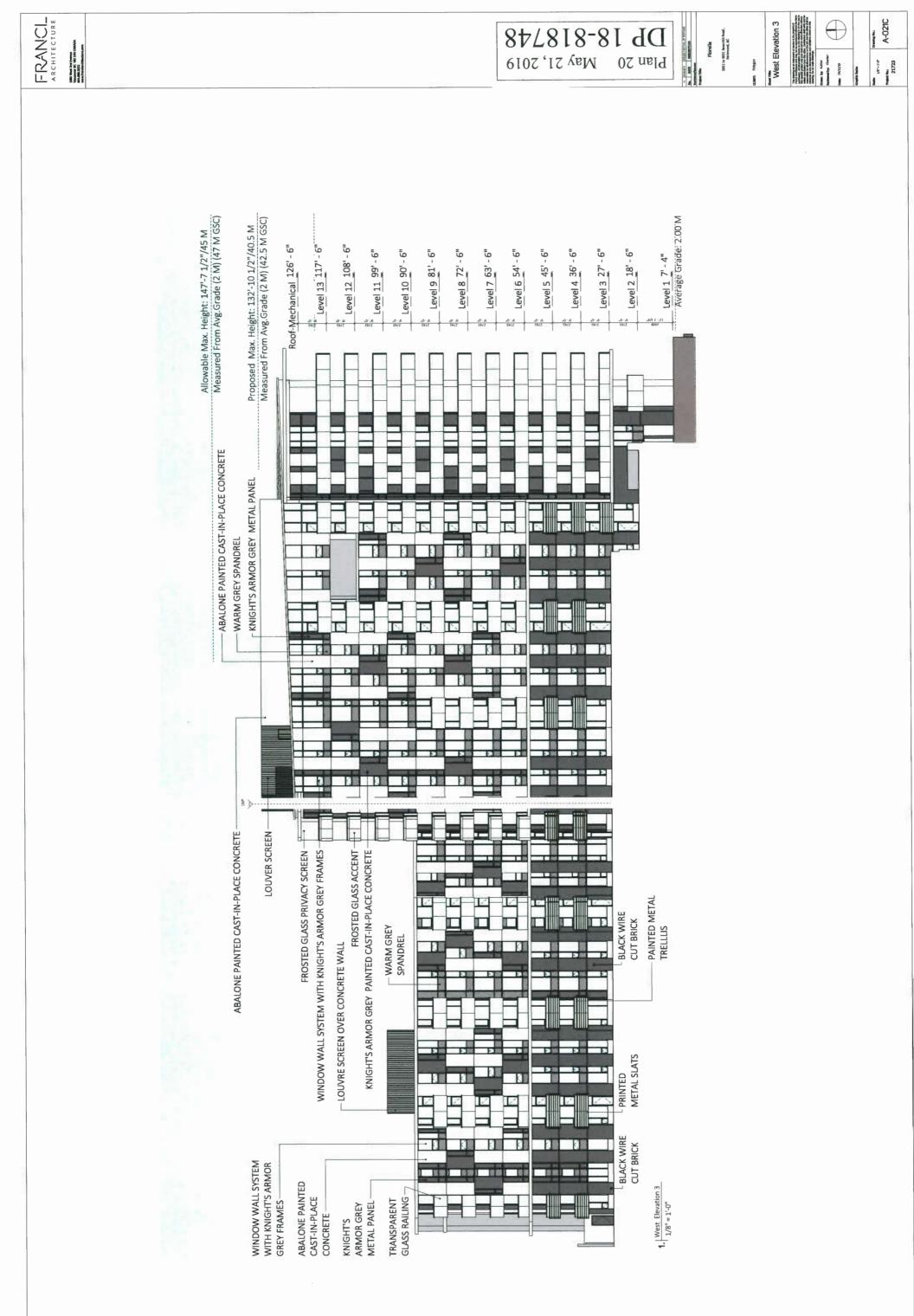
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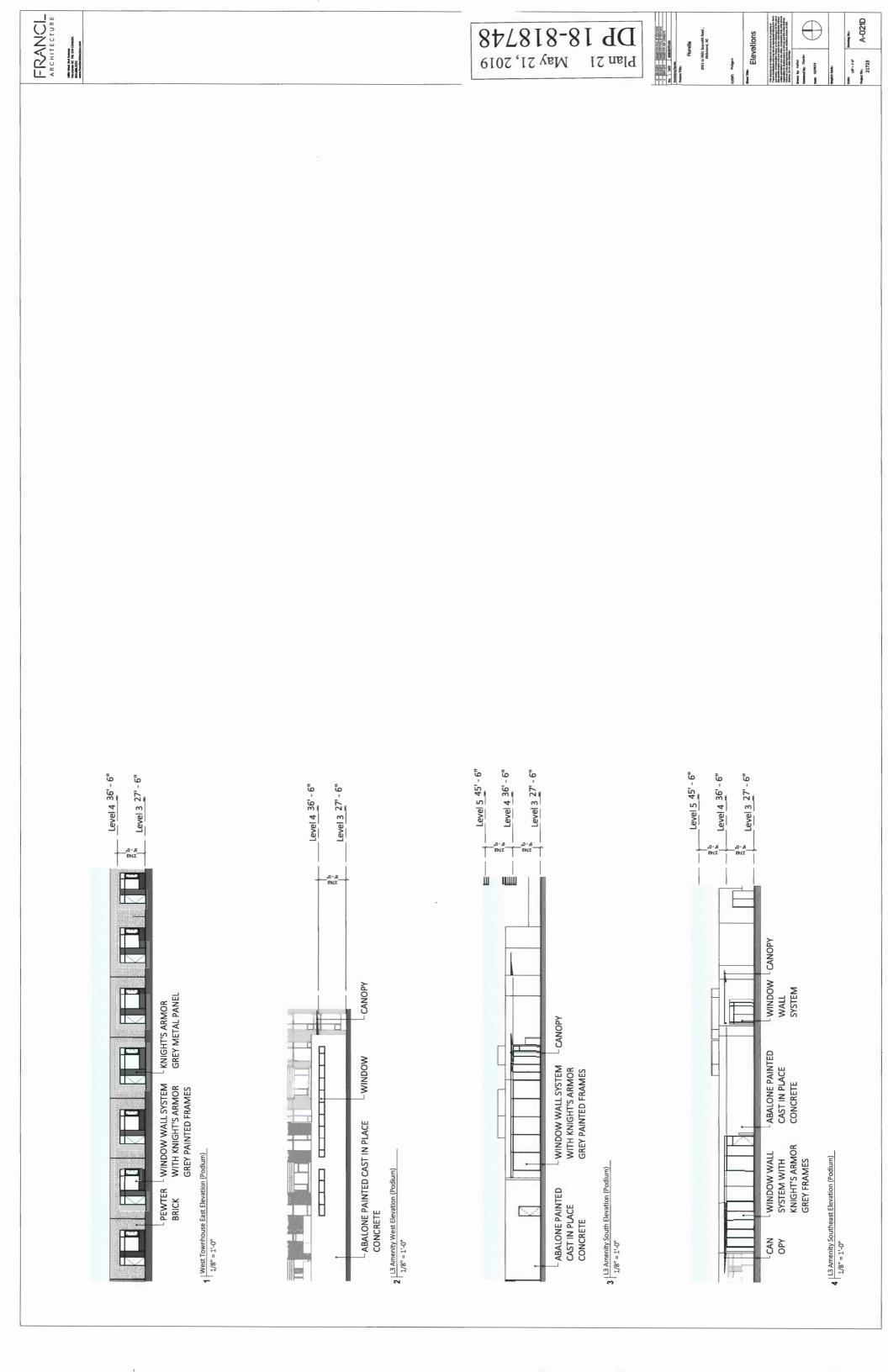
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Orren by: Author Reviewed by: Chadur

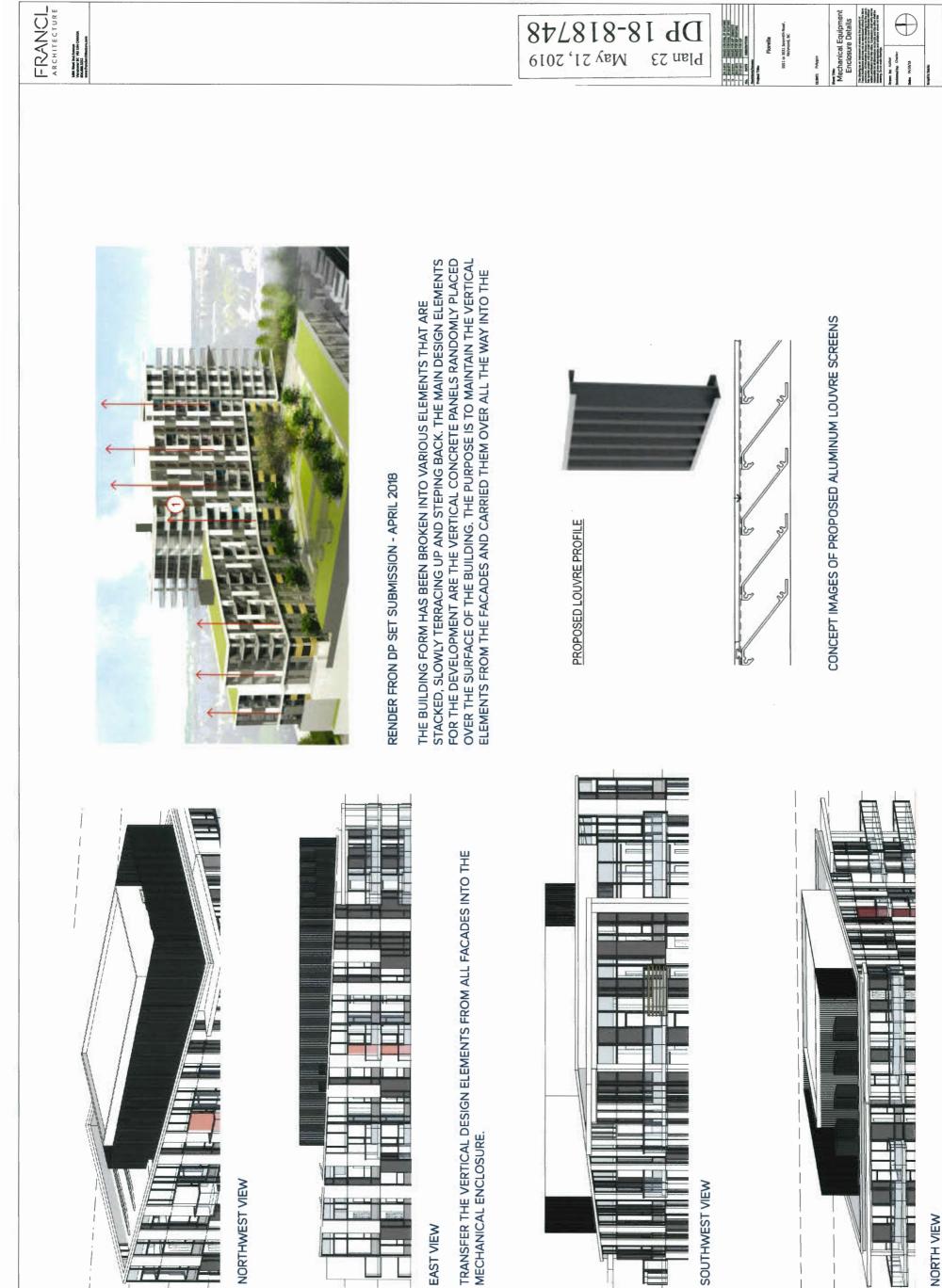














NORTHWEST VIEW



EAST VIEW



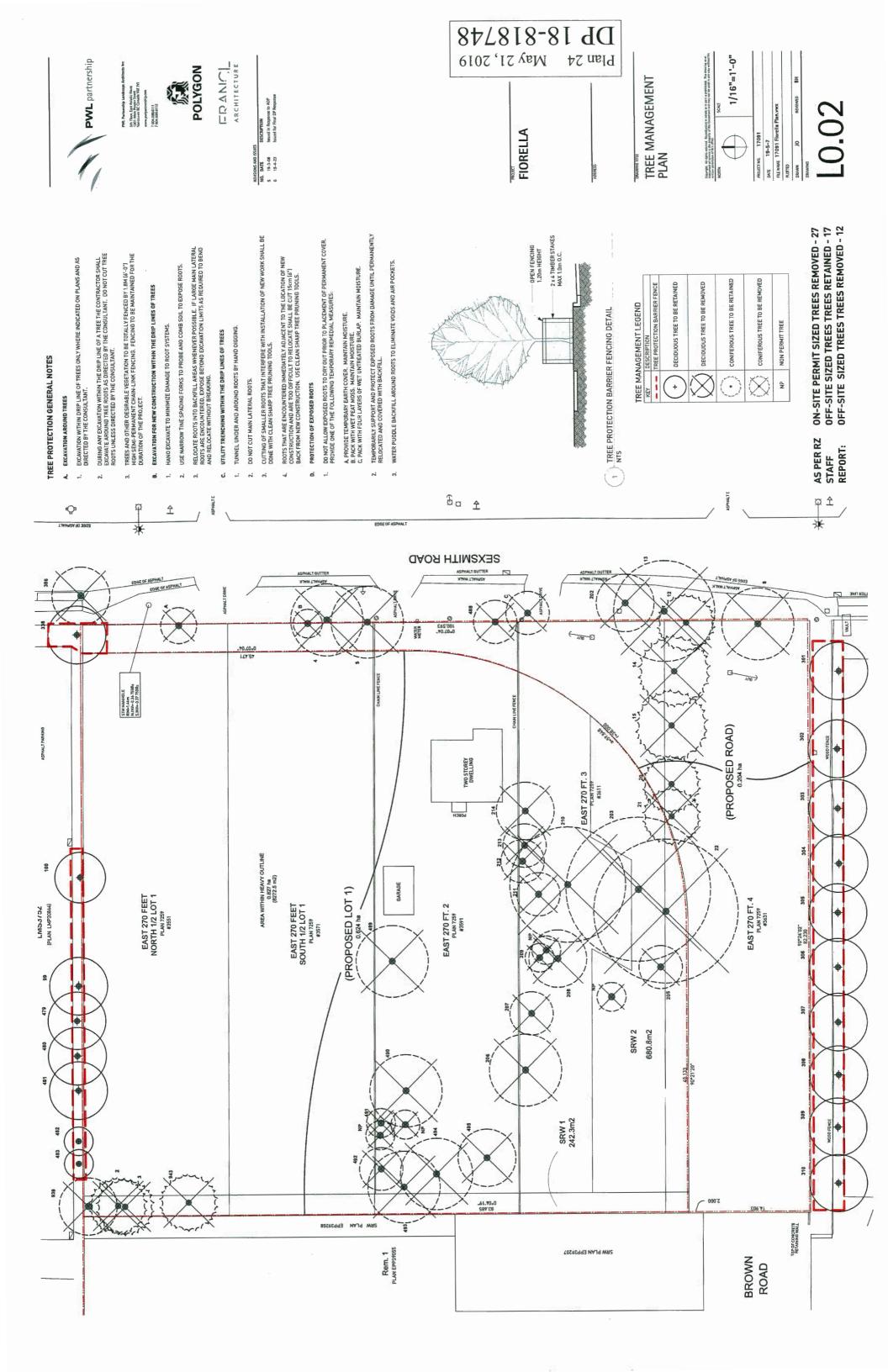


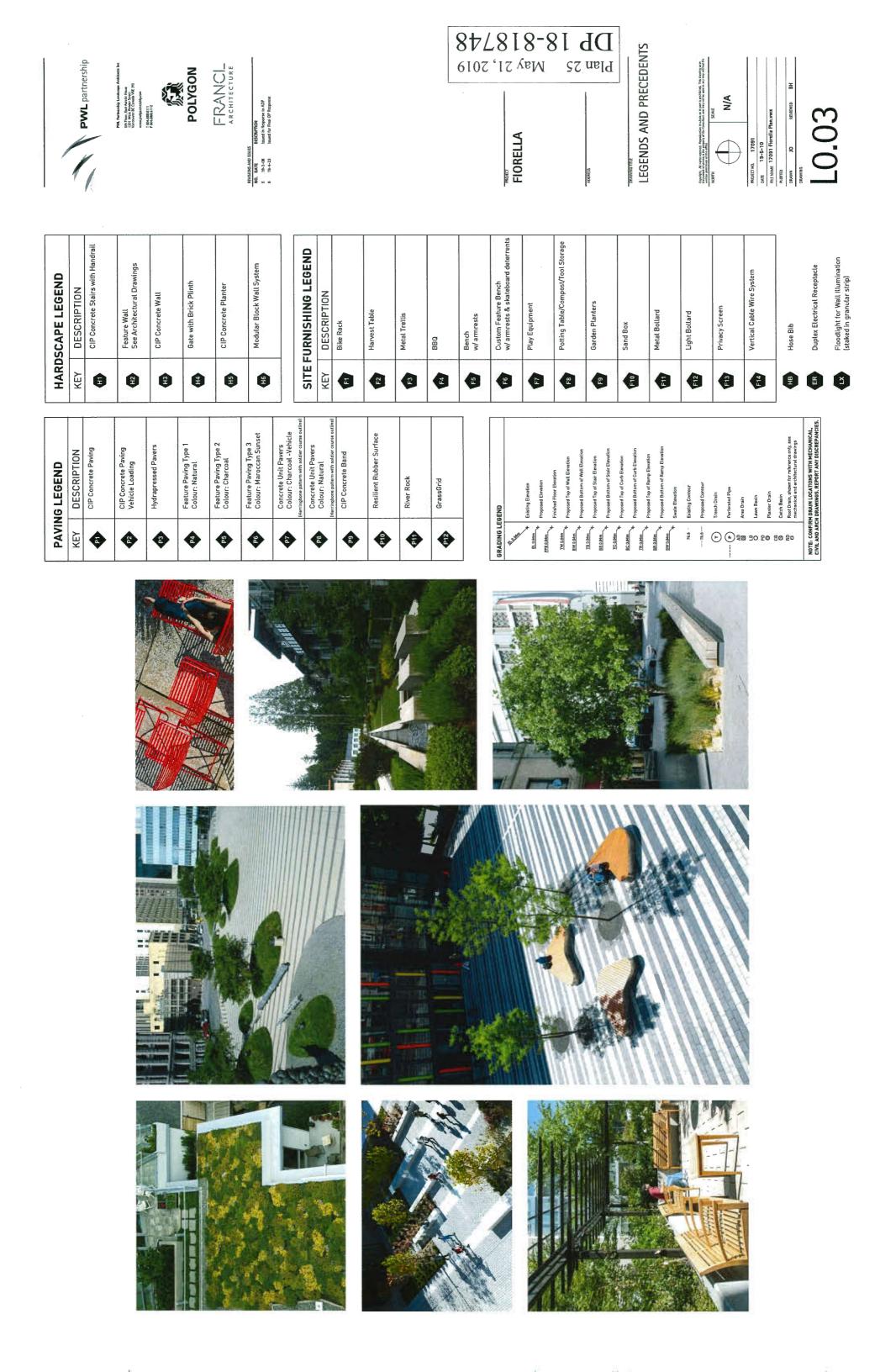
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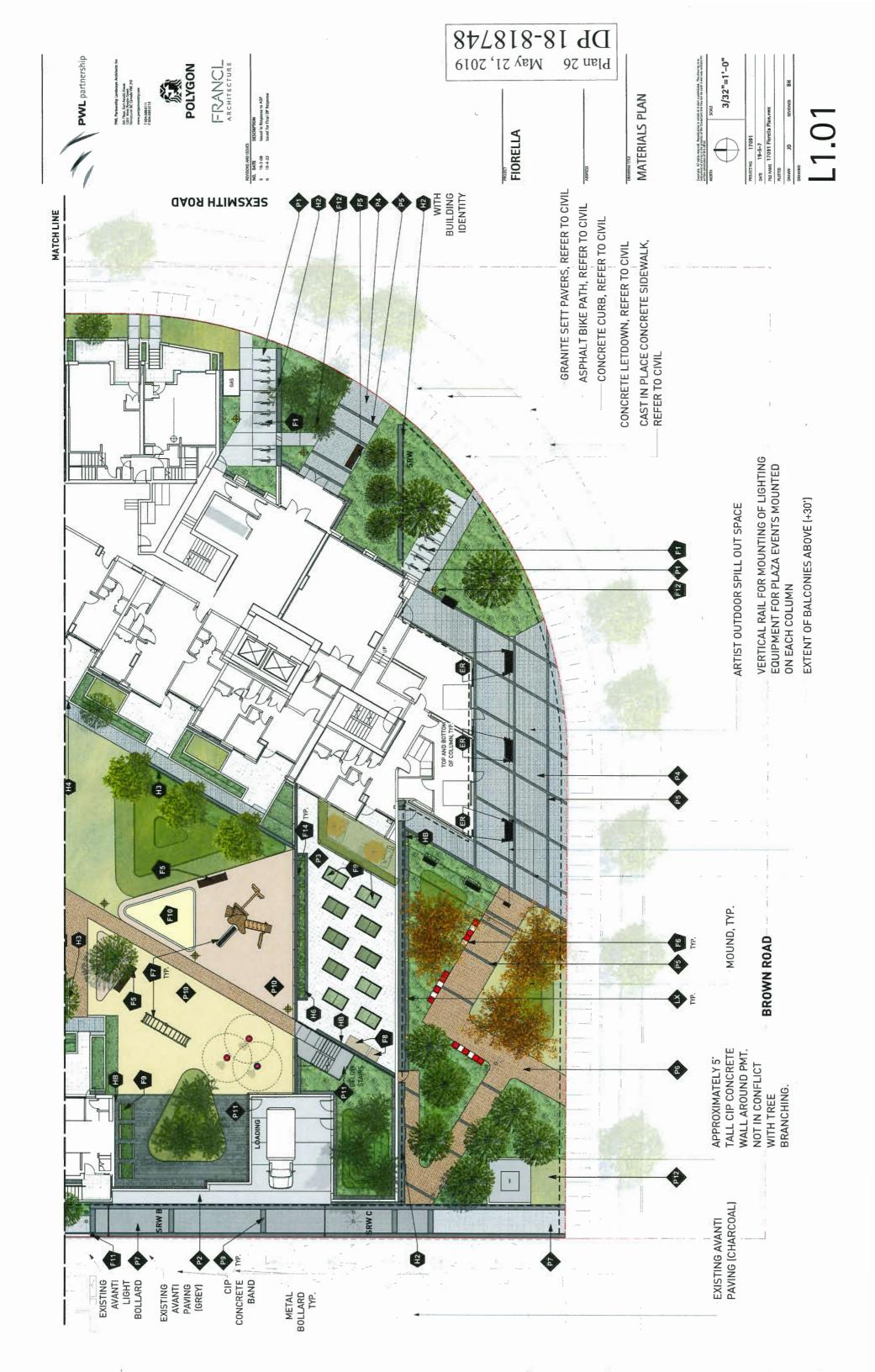
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NORTH VIEW

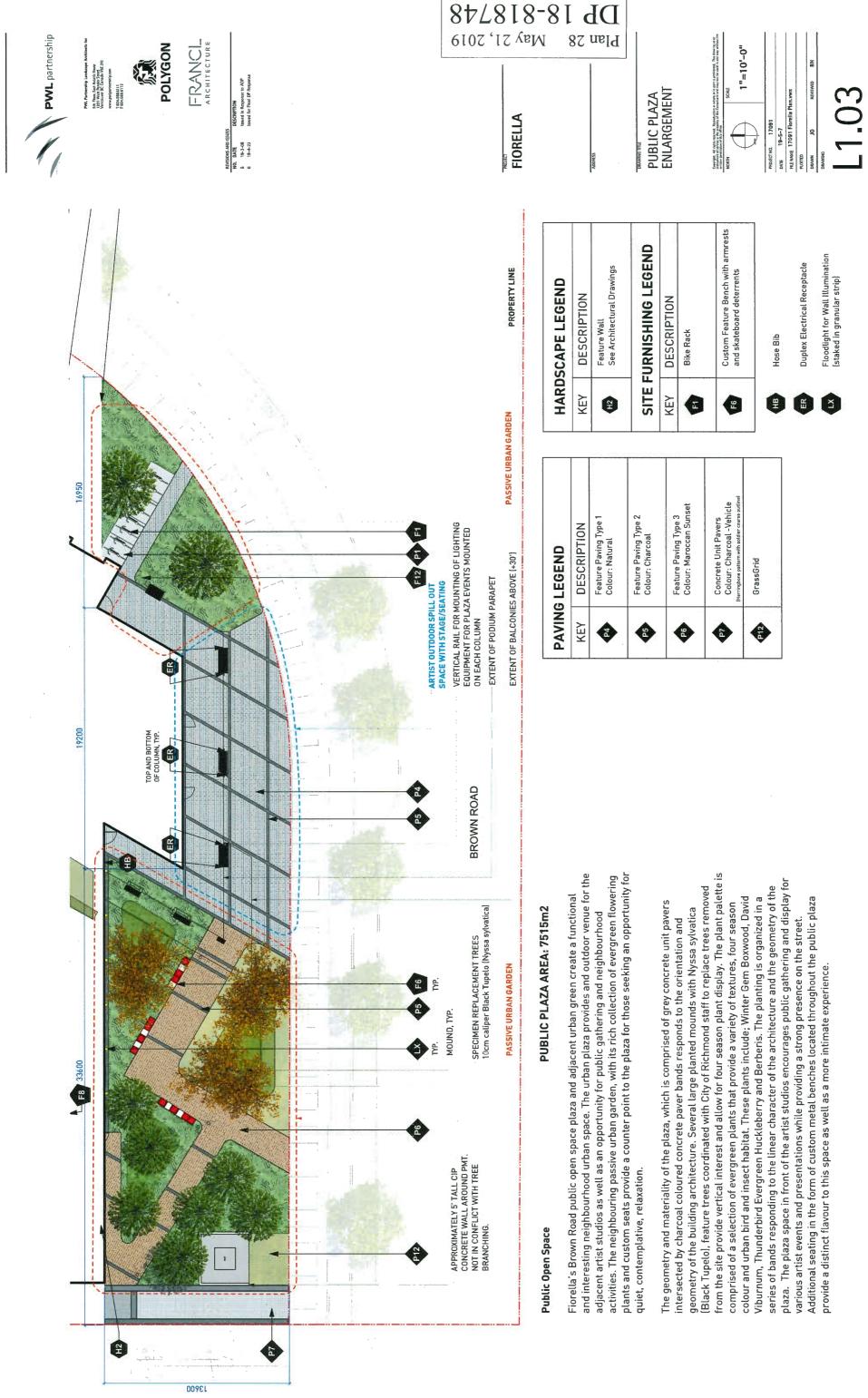


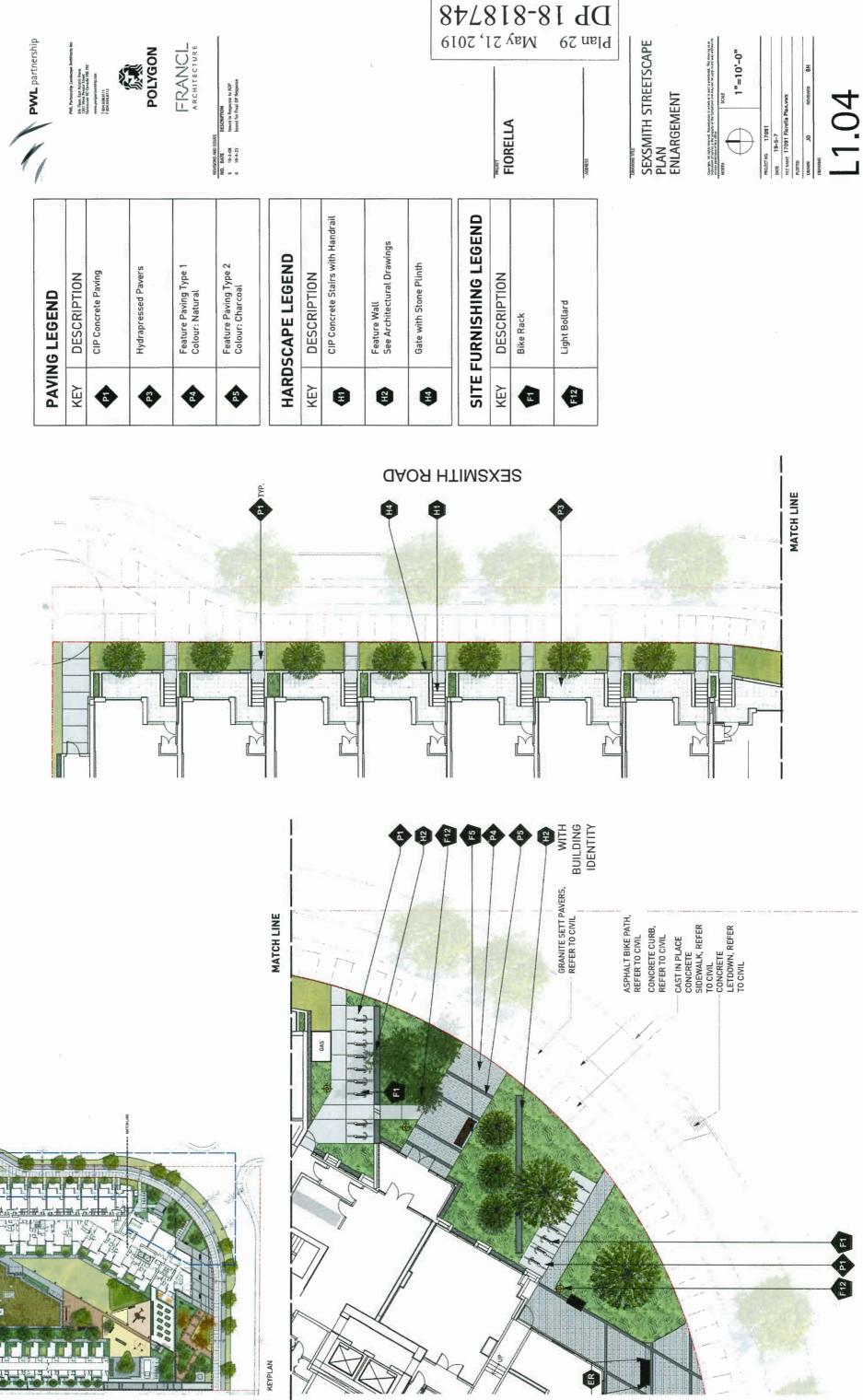




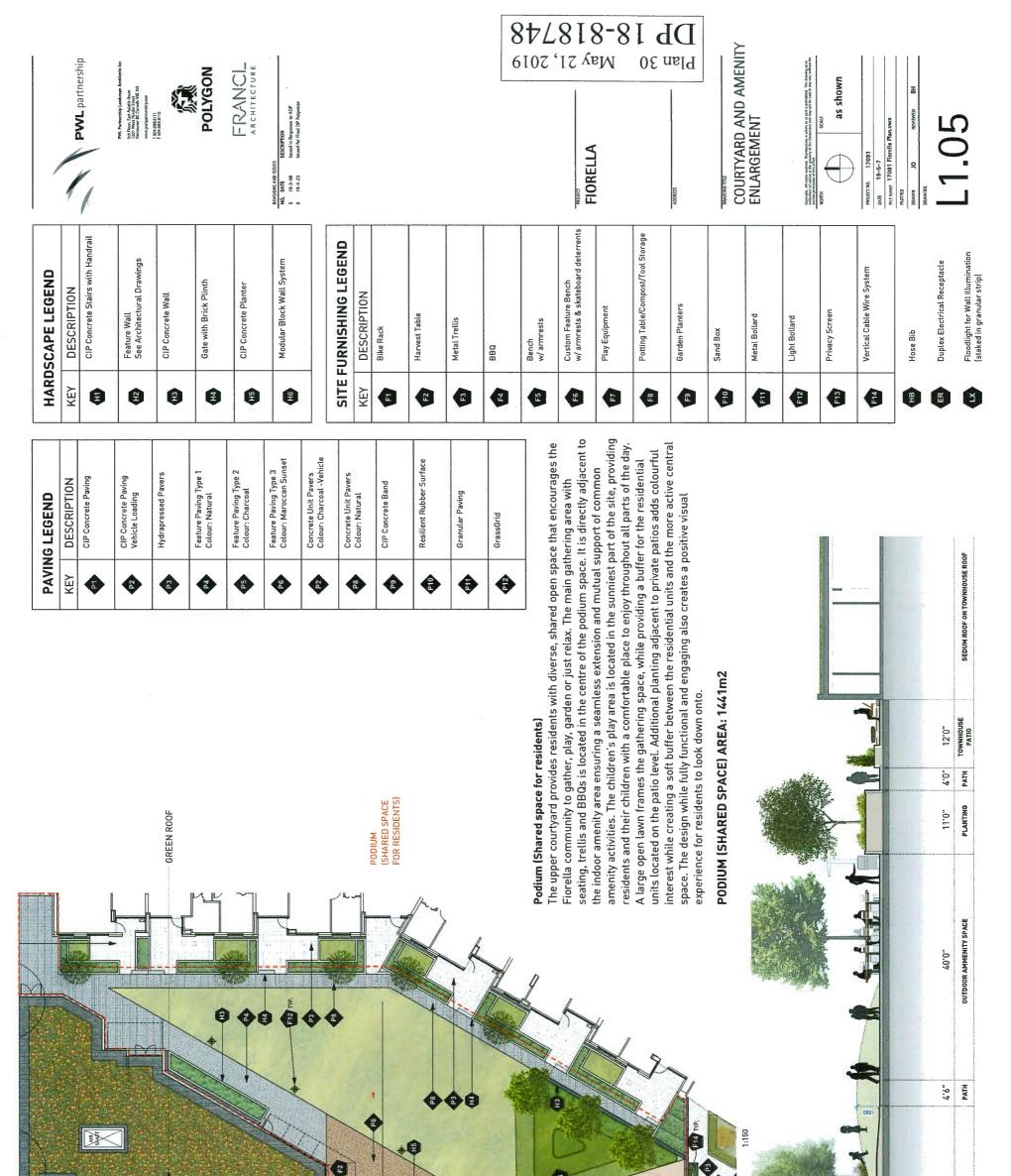


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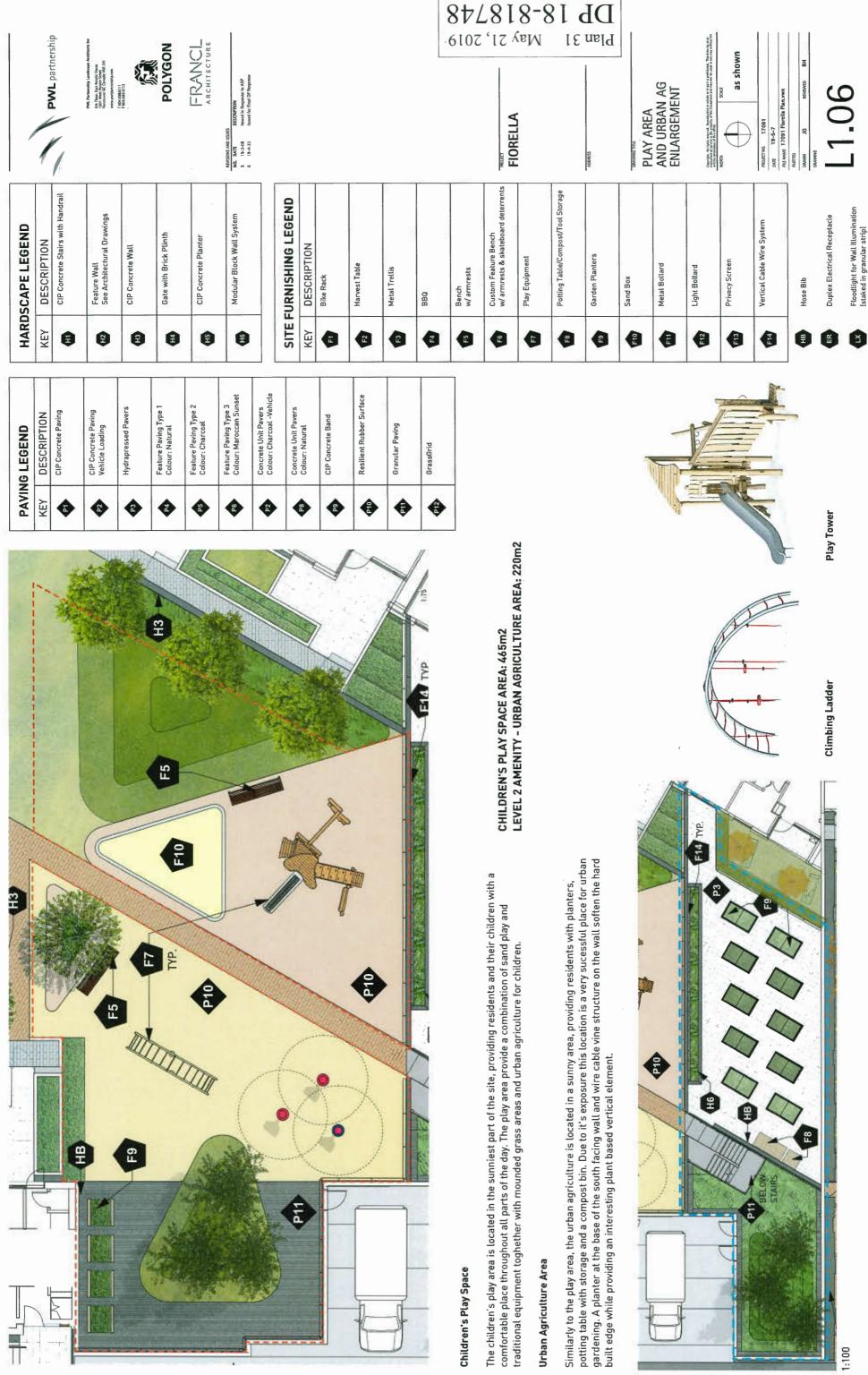


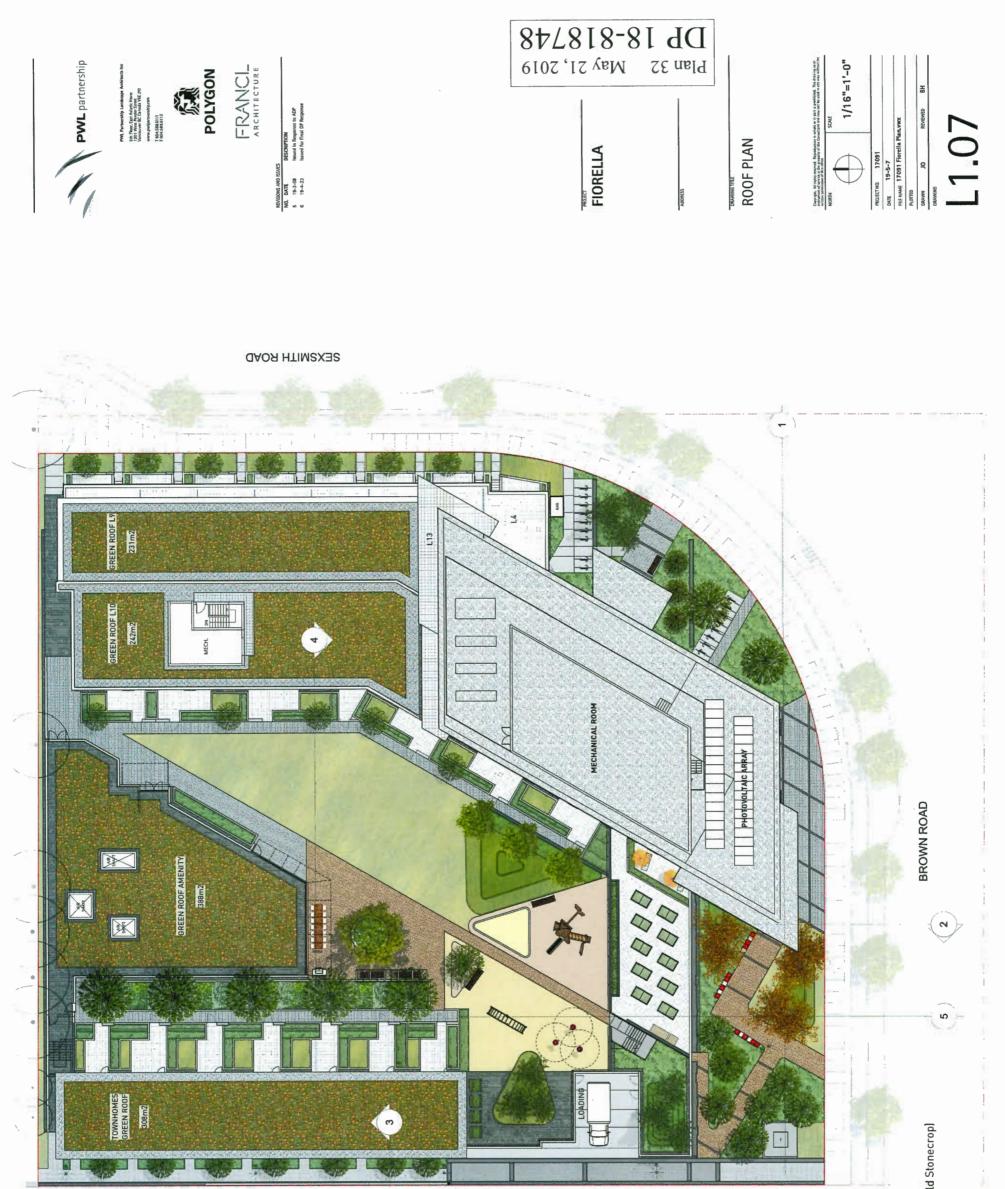












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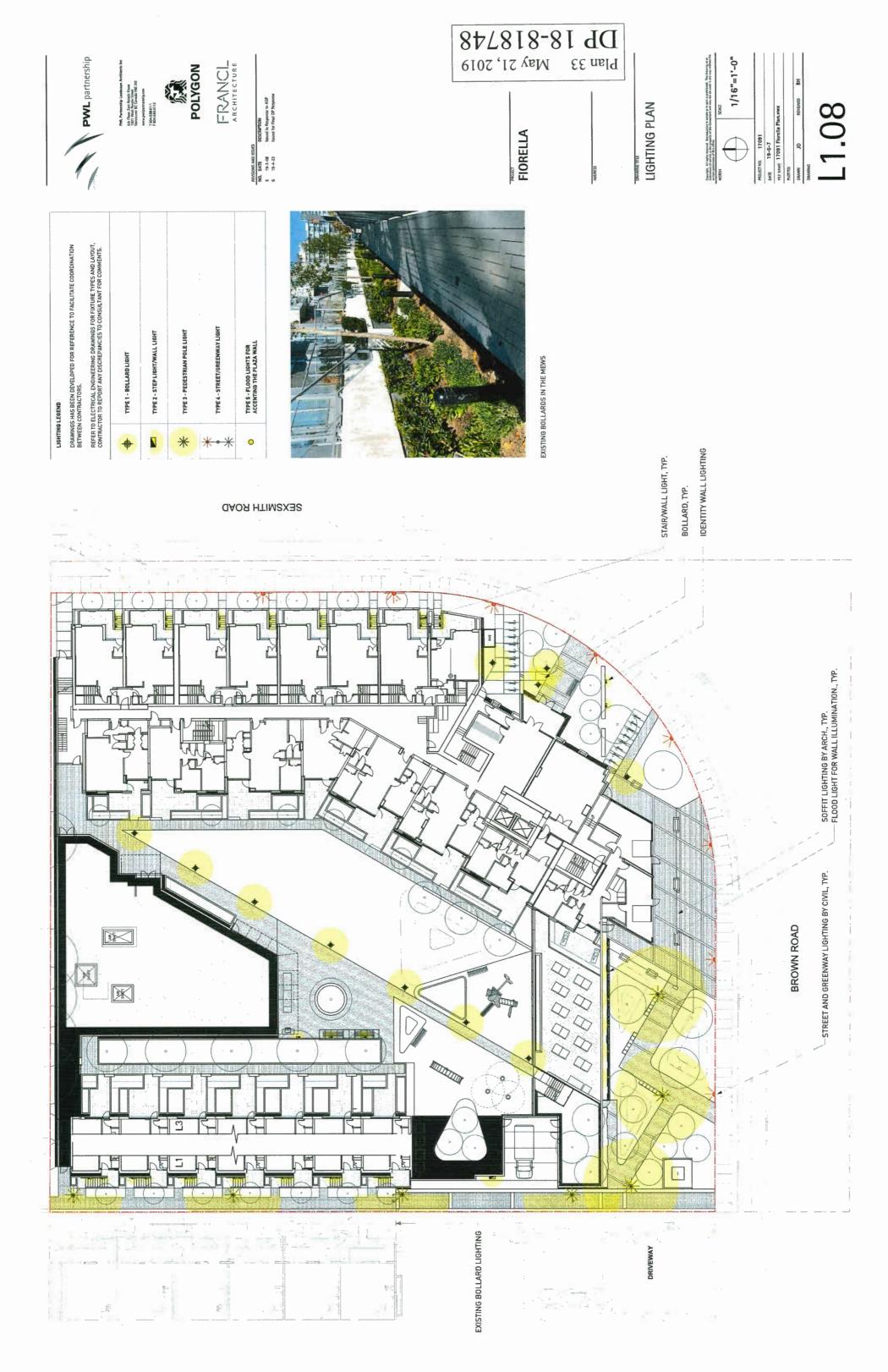
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Sedum - Green Roof Mix:

Sedum spathulifolium (Broad-leaved Stonecrop)
 Sedum album 'Murale'(Murale Stonecrop)
 Sedum floriferum 'Weihenstephaner Gold'(Weihenstephaner Gold Stonecrop)
 Sedum hybridum 'Immergrunchen'(Immergrunchen Stonecrop)
 Sedum rupestre (Rupestre Stonecrop)
 Sedum spurium 'Dragons Blood'(Two-Row Stonecrop)

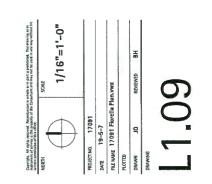


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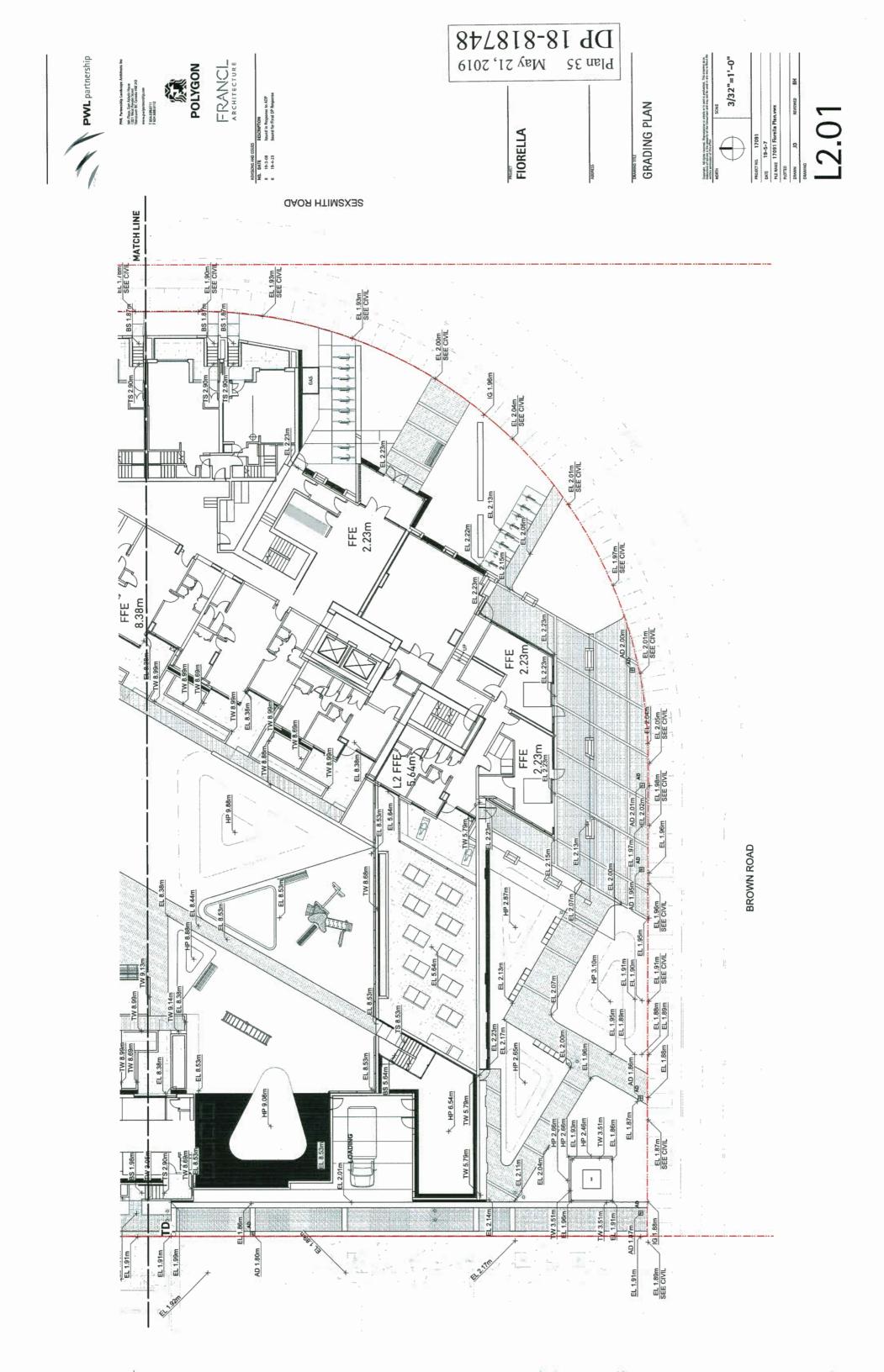
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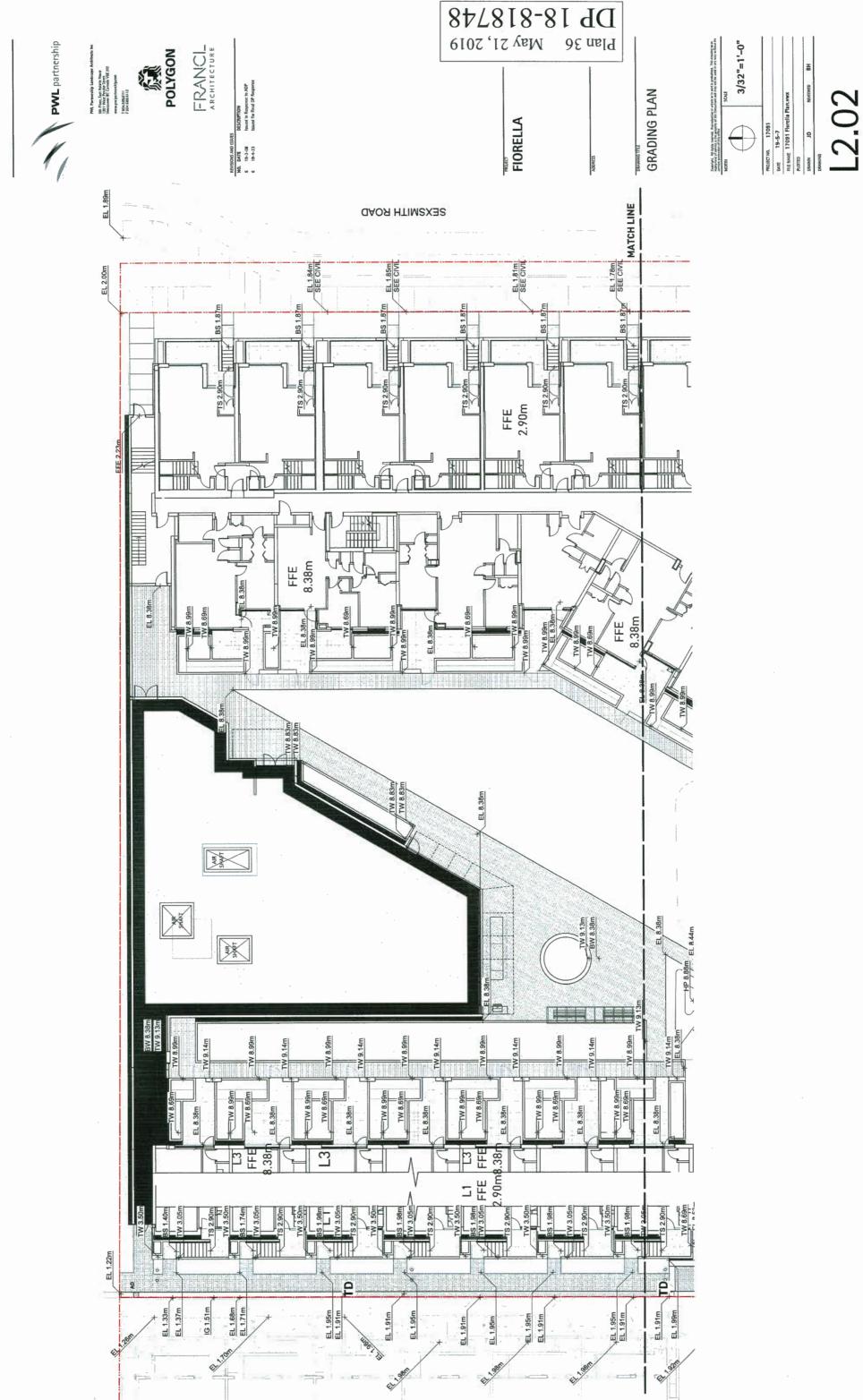


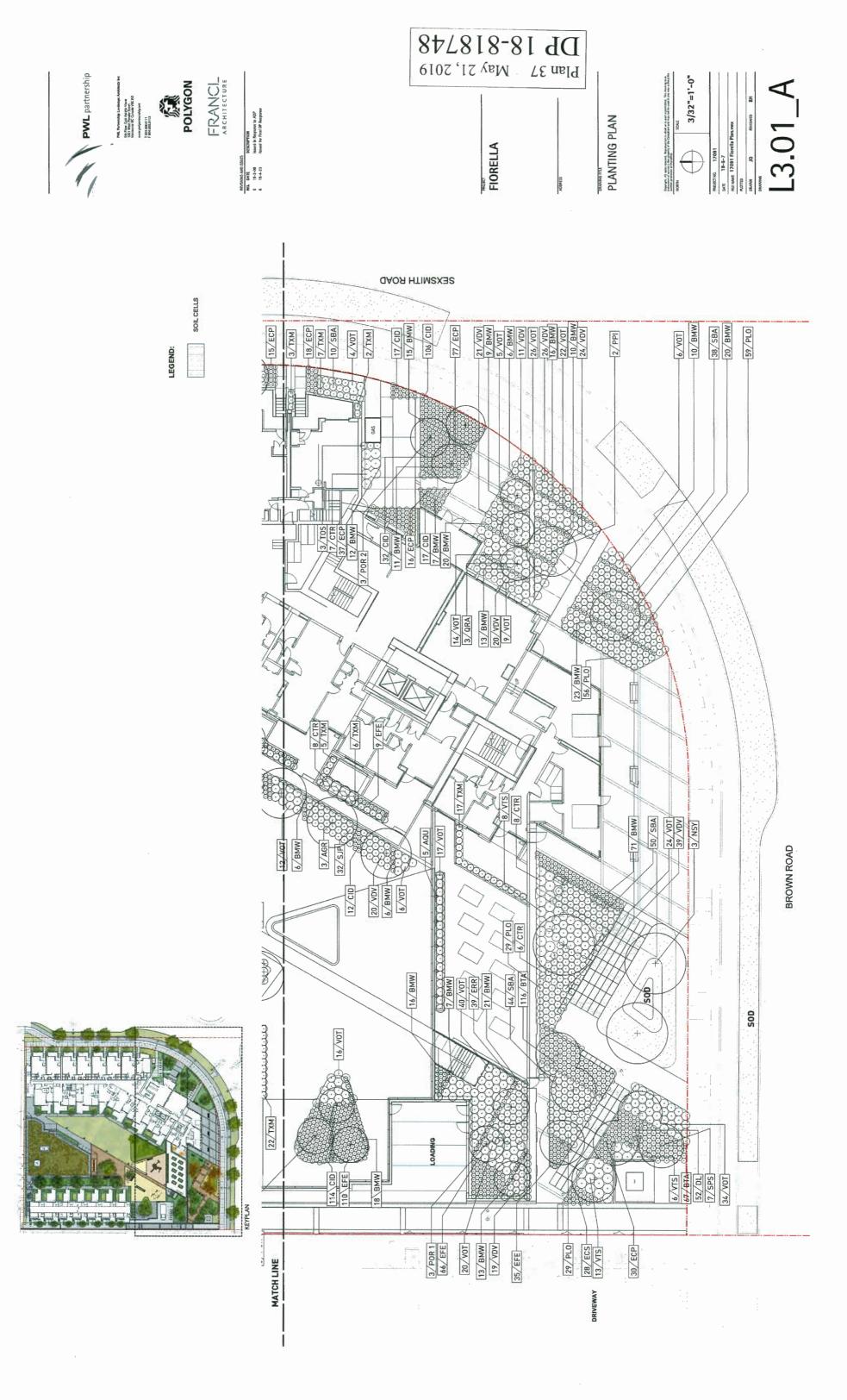




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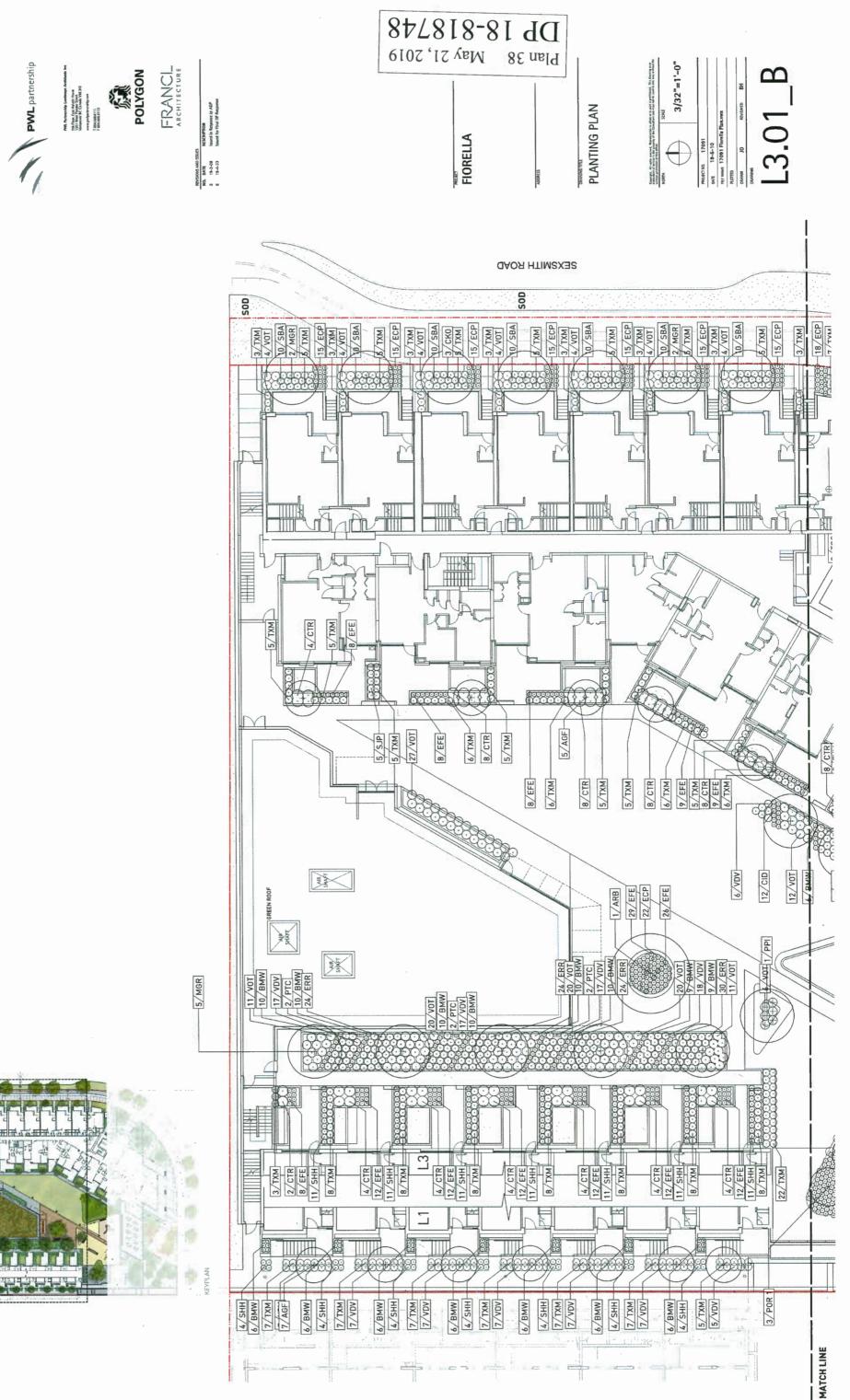


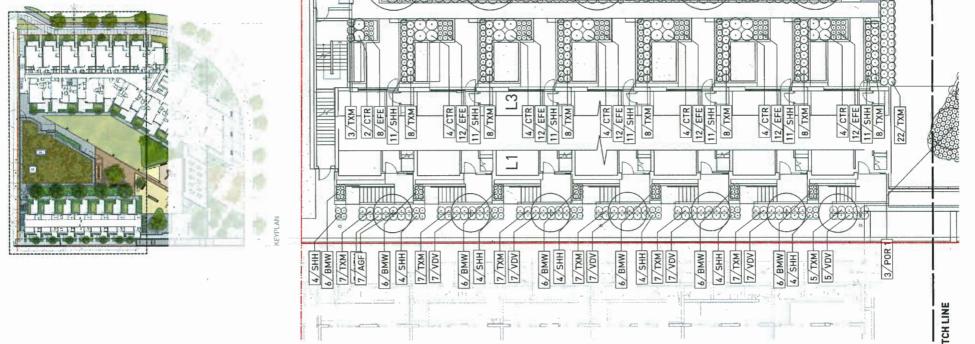




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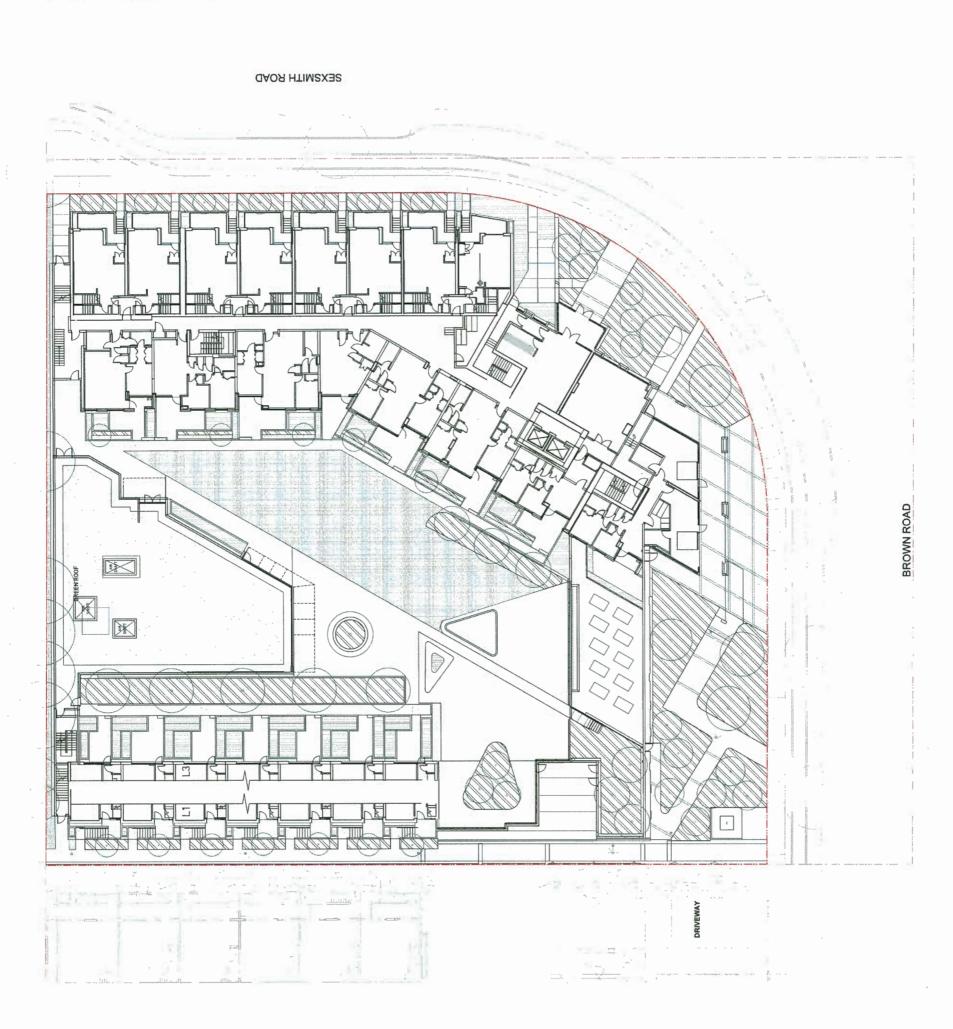


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	Mature Size	1520' 2025'	4050 15'-30' 35'-40'	2040° 30°	35'-45' 35'-45'	15 - 30 20 - 25											
	Remarks			tree, 7' (2.5 m) std. anching, 5' (1.5 m) std.		B&B, Well branched, dense tree B&B, Well branched, dense tree	Well established Well established Well established	Well established Well established Well established	weit established Well established Well established. dense hedding plant / B & B	Well established, dense hedging plant / B & B Well established, nursery grown	Well established Well established	15cm (6°) height 15cm (6°) height 25cm (10°) spread. Minimum 3 leads	Well established	Staked, 1m (31) leads Staked, full development			
	Spacing	(8'-0" hAs Shown As Shown	As Shown As Shown As Shown	As Shown As Shown	As Shown As Shown	As Shown As Shown	90cm[36") 38cm [15"] 90cm [36"]	60cm (24") 60cm (24") 45cm [18")	60cm (24") 60cm (24") 60cm (24")	60cm [24"] 75cm (30")	60cm (24") 90cm (36")	38cm [15"] 38cm [15"] 38cm [15"]	38 cm [15"]	As Shown As Shown	1		
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	Common Name	Flame Amur Mapte Paper Bark Mapte	Bowhall Red Maple Kousa Dogwood Southern Magnolia	Black Tupelo 'IRV' Persian Ironwood	Serbian Spruce Serbian Spruce	Skinny Genes Oak Japanese Stewartia	Japanese Barberry Winter Gem Boxwood Mexican Orange Blossom	Otto Luyken laurel English Roseum Rhododendron Himalayan Sarcococca	Japanese Skinima Anthony Waterer Spiraea H.M. Eddie Yew	Emerald Cedar Thunderbird Evergreen Huckleberry	David Viburnum Spring Bouquet	Spring Pink Winter Heath Dwarf White Heath Ermeral Gaiety Wintercreeper	Variegated Sedge	Five Leaf Akebia Boston Ivy	· · · · · · · · · · · · · · · · · · ·	Roof (TOTAL AREA - 1246m2) um (Broad-leaved Stonecrop) ale 'Murale Stonecrop) Weihenstephane Gold (Weihenstephaner Gold Stonecrop) mmergrunchen (Immergrunchen Stonecrop) upestre Stonecrop) ragons Blood'(Two-Row Stonecrop)	
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and Lawn Areas to be Irrigat		Botanical Name	Trees	Acer griseum	Acer rubrum 'Bowhall'	Cornus kousa	Magnolia grandiflora	Parrotia persica 'Inge's Rub		Picea omorika	Uuercus robur x Alba Stewartia pseudocamellia	Shrubs	Berberis thunbergii 'atropur	Buxus microphylla Winter G Choisva ternata	Daphne cneorum	Prunus laurocerasus 'Otto L	Rhododendron 'English Rose	Skimmia iaponica	Spiraea bumalda 'Anthony V	Taxus x media 'H.M.Eddie'		Viburnum ovatum I nungeri Viburnum davidii	Viburnum tinus 'Spring Bout	<b>Ground Cover</b>	Erica carnea 'Springwood Pi	Erica carnea opringwood w Euonymus fortunei 'Emeralc	Perennials	<b>Ornamental Grasses</b>	Carex morrowii 'Ice Dance'	VINes Ababia muinata	Parthenocissus tricuspidata	Aquatic Plants	Ferns	Bulbs	Sedum - Green Roof (T	18% - Sedum spathulifolium (Bro	18% - Sedum floriferum 'Weihenst		10% - Sedum spurium 'Dragons B
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SOIL DEPTH LEGEND	TREE AREA 36" Depth Growing Medium	SHRUB AREA 18" Depth Growing Medium	LAWN AREA 12" Depth Growing Medium	GREEN RODF 6" Depth Growing Medium
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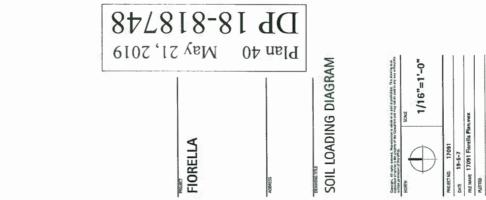
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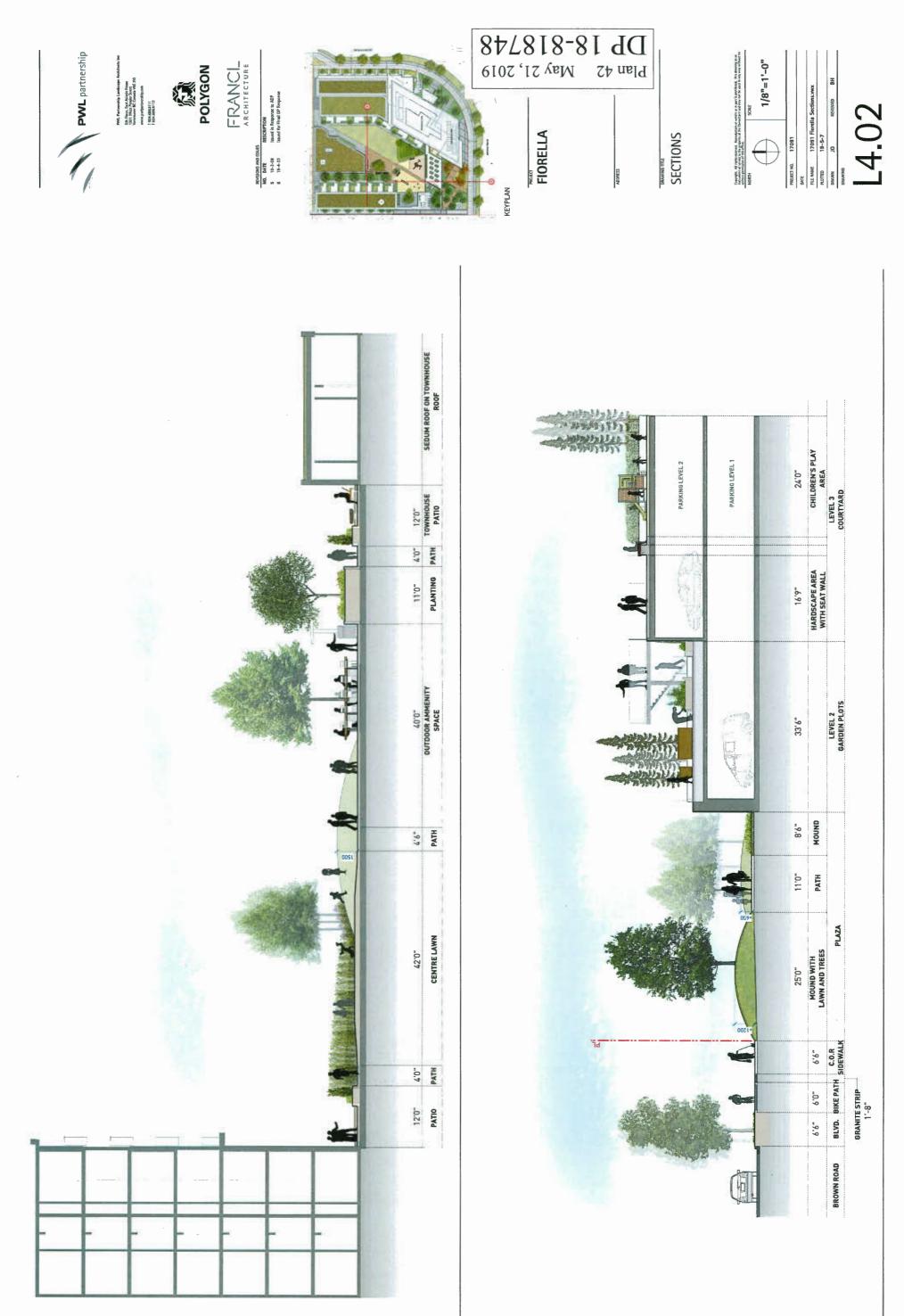


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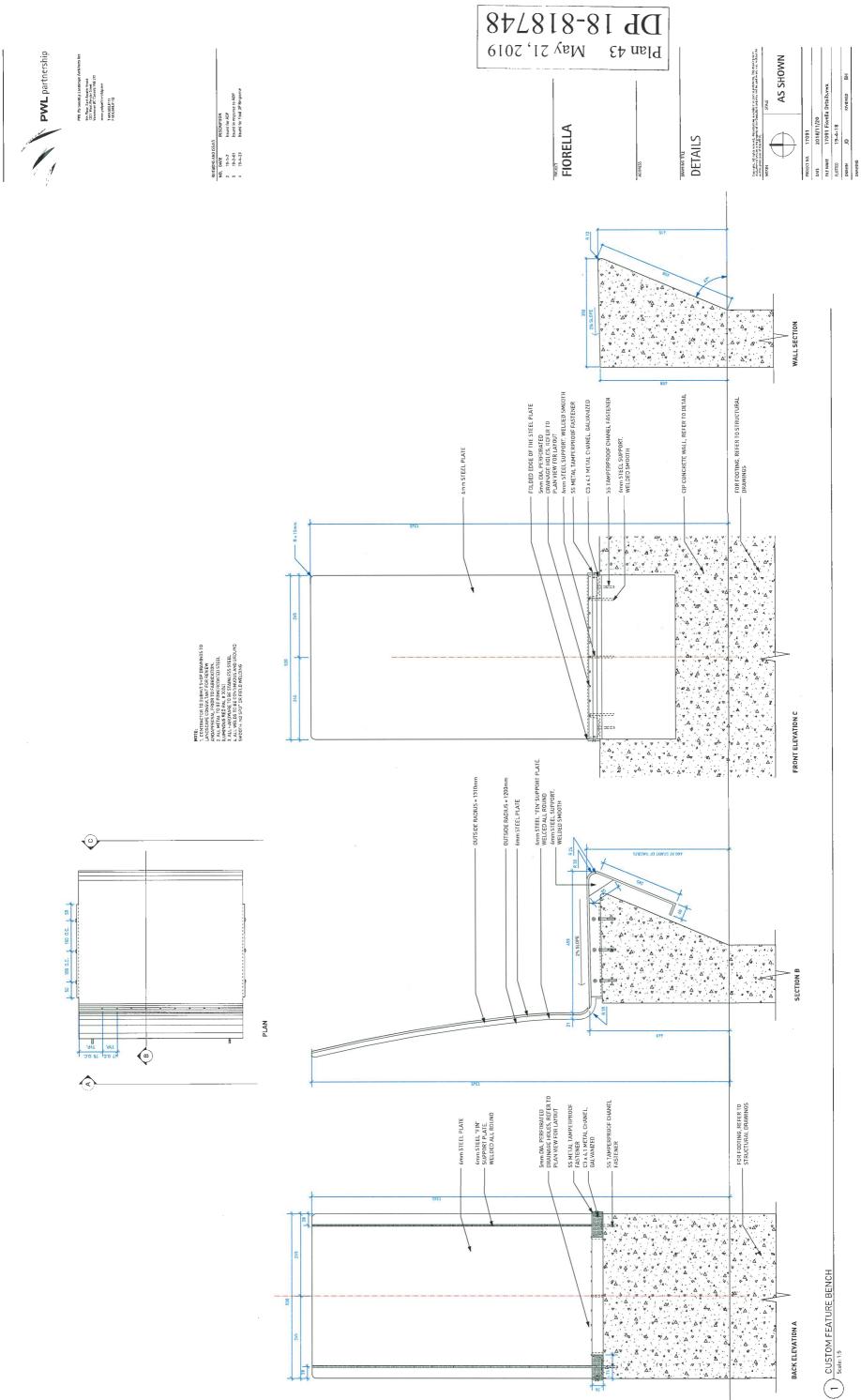
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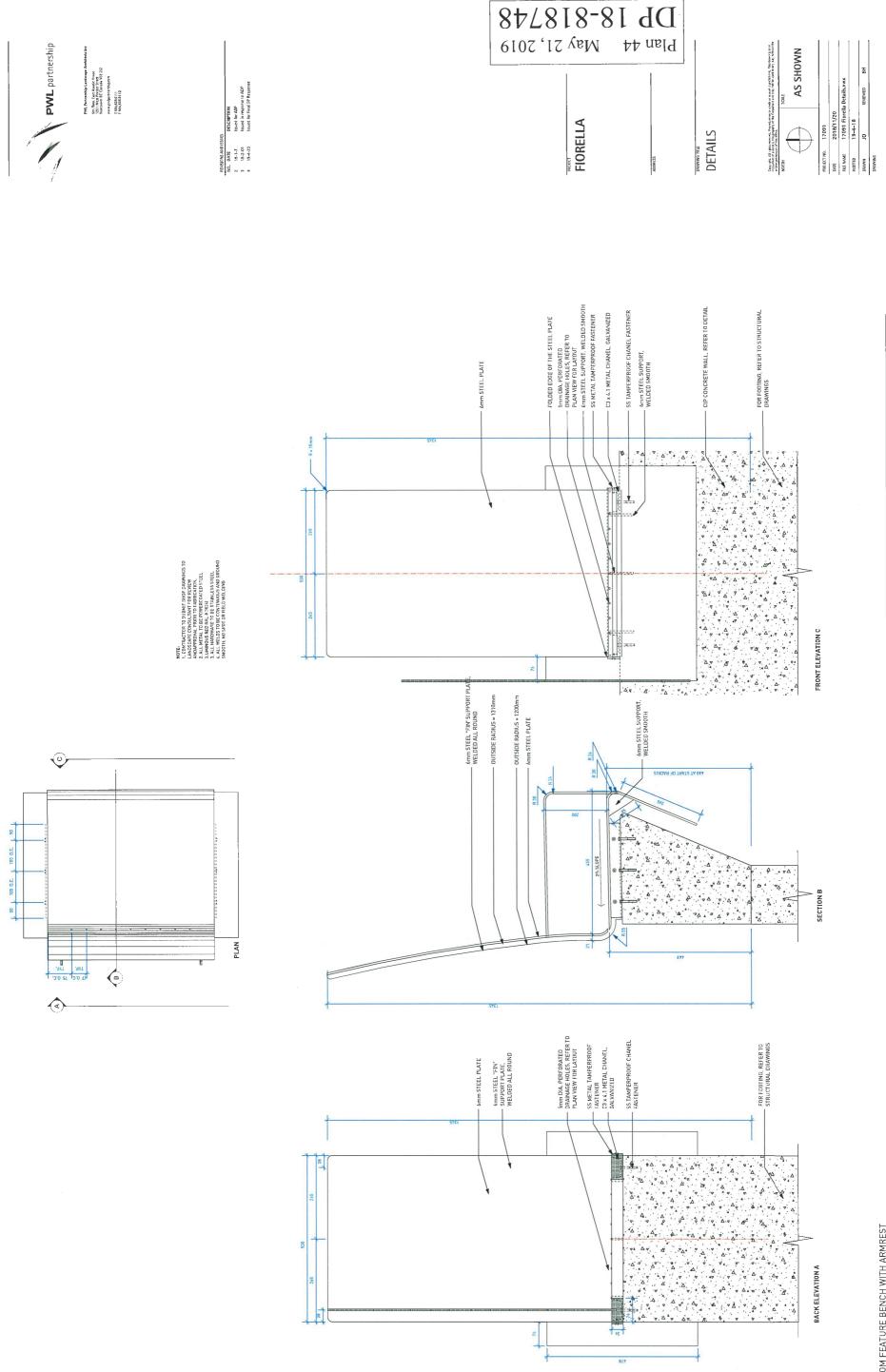




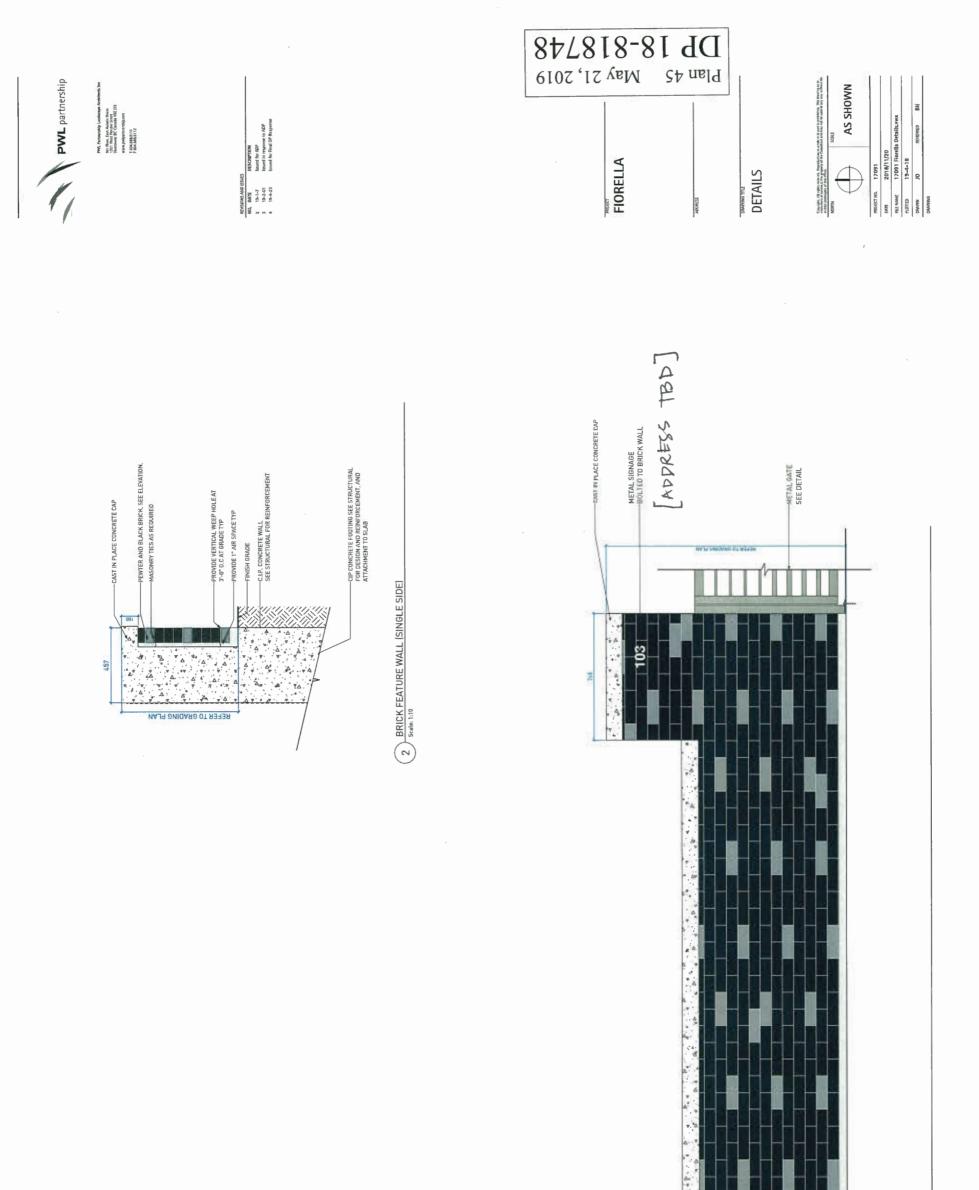




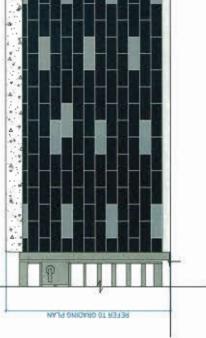




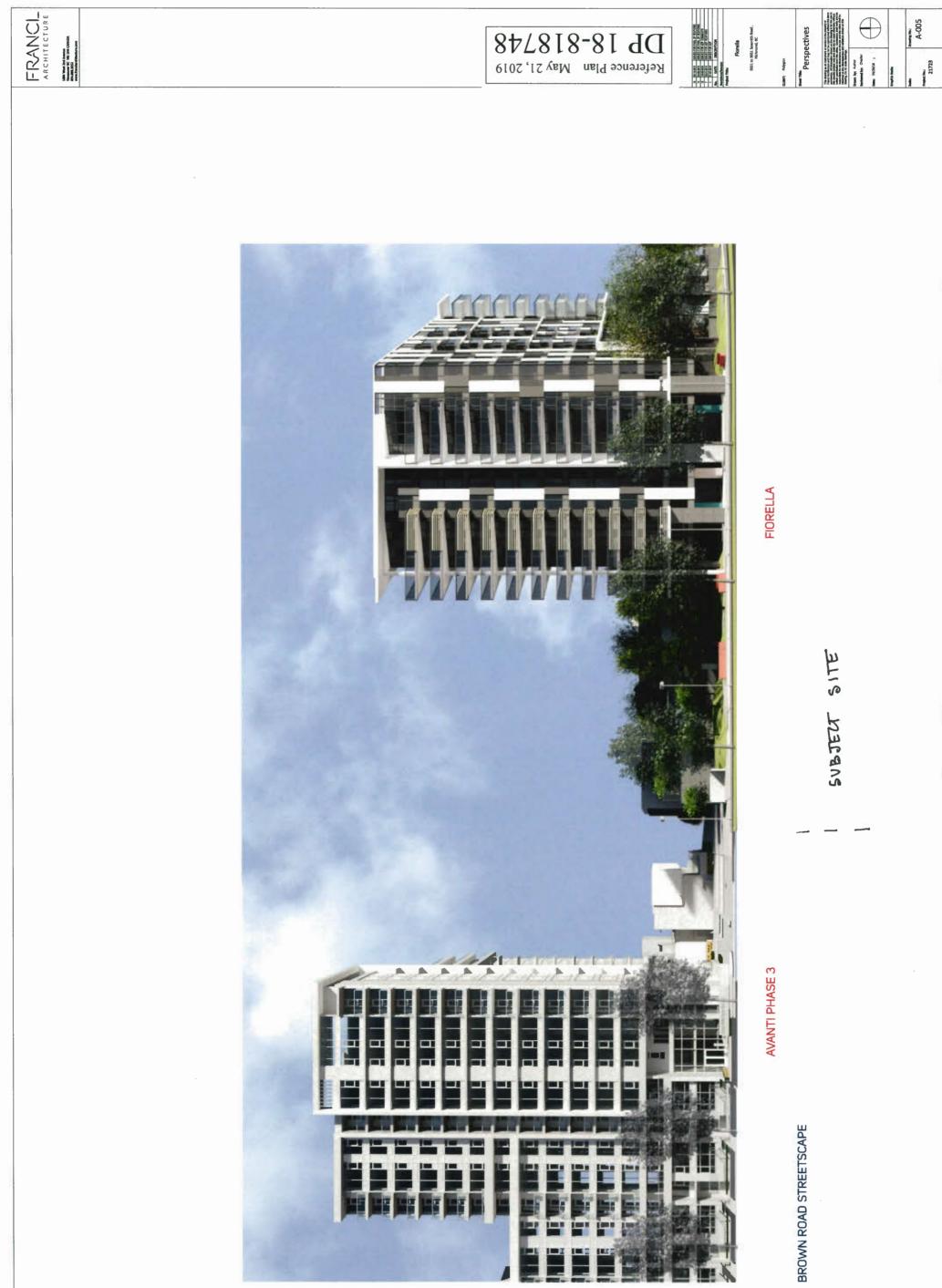




1 BRICK WALL WITH SIGNAGE (LOWRISE PRIVATE ENTRY)

















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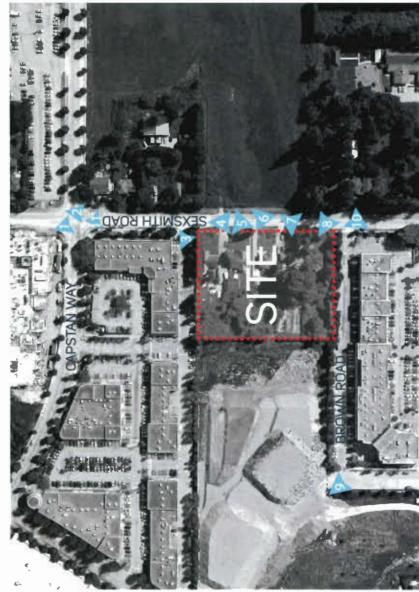
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Location Plan and Streetscape Images

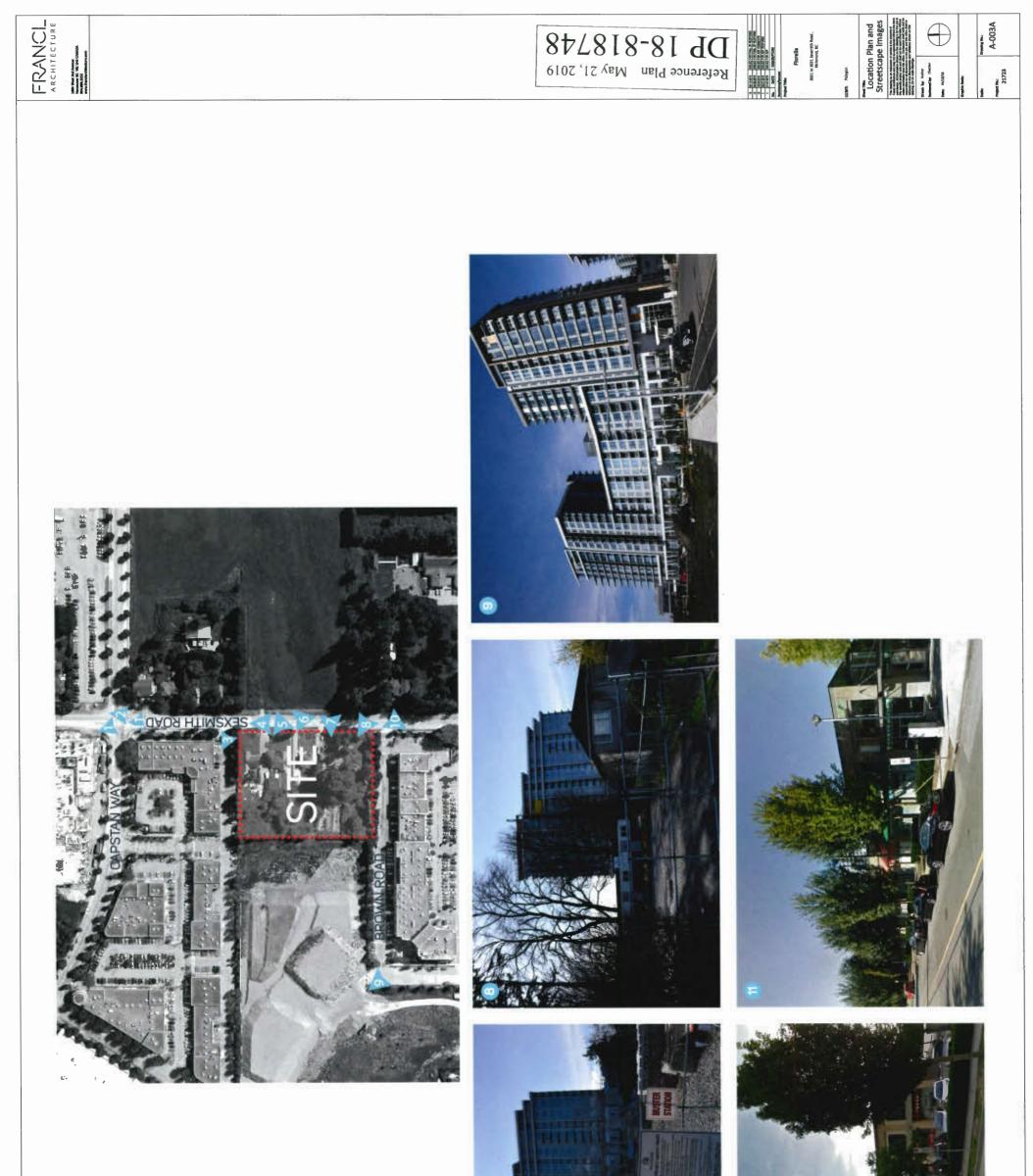
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**Report to Development Permit Panel** 

To: Development Permit Panel From: Wayne Craig

Director, Development

Date: May 22, 2019 File: DP 18-841402

# Re: Application by Curtis Rockwell on Behalf of Wales McLelland Construction for a Development Permit at 12951 Bathgate Way

# **Staff Recommendation**

That a Development Permit be issued which would:

- 1. Permit exterior alterations to the existing warehouse building at 12951 Bathgate Way on a site zoned "Industrial Retail (IR1)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.

Wayne Craig Director, Development (604-247-4625)

WC:na Att. 5

# Staff Report

# Origin

Wales McLelland Construction has applied to the City of Richmond for a Development Permit for permission to undertake exterior renovations to the existing warehouse building at 12951 Bathgate Way on a site zoned "Industrial Retail (IR1)". No additional floor area or vehicle circulation changes are associated with the project. A variance is requested to vary the provisions of Richmond Zoning Bylaw 8500 and reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way. A location map and aerial image is provided in Attachment 1. A survey of the subject property and existing condition is provided in Attachment 2.

The proposed warehouse sales and commercial storage use is consistent with the "Industrial Retail (IR1)" zone. Accordingly, a rezoning application is not required. A Servicing Agreement will be required prior to the issuance of a Building Permit for utility upgrades, site servicing and frontage improvements on both Bathgate Way and Jacombs Road.

# **Development Information**

The existing two-storey and one-storey split building of approximately 2,385 m<sup>2</sup> in size, contains warehouse and storage space with loading bays as well as office space. The applicant proposes exterior and interior changes to the building that reflect a new contemporary style for the Jordan's Outlet brand expansion. Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of proposed development data with the relevant Zoning Bylaw requirements.

# Background

The subject site is located within the Bridgeport Planning Area with primary road frontage and vehicle access from Bathgate Way as well as access from Jacombs Road.

Development surrounding the subject site is as follows:

- To the north: An existing Jordan's warehouse outlet store on a property zoned "Industrial Retail (IR1)" and under the same ownership group as the subject site.
- To the east, across Jacombs Road: The Ikea furniture store on a property zoned "Industrial Retail (IR1)".
- To the south, across Bathgate Way: An office and manufacturing building on a property zoned "Industrial Business Park (IB1)".
- To the west, two warehouse buildings on property zone "Industrial Retail (IR1)."

# **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. The limited scope of the proposed exterior alterations will not significantly impact the overall form of the existing building (Attachment 4). The proposed design complies with the intent of the applicable sections of the Official Community Plan (OCP), including the Development Permit Guidelines and the Bridgeport Area Plan, and is generally in compliance with "Industrial Retail (IR1)" zoning.

# Zoning Compliance/Variances (staff comments in bold italics)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1) Vary Section 6.5.3 of the Zoning Bylaw to reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.

Staff supports the proposed variance as the proposed 2.0 m landscaped area represents a 0.6 m increase above the existing 1.4 m of landscaping in this area. The proposed variance accommodates the required parking, drive isle and a new sidewalk adjacent to the building frontage. Furthermore, the proposed development includes two new landscaped islands in the surface parking area to extend and naturalize the hardscape of the subject property.

# **Advisory Design Panel Comments**

The proposed exterior alterations are limited in scope and will not significantly impact the overall form or massing of the existing building. Therefore, it was not presented to the Advisory Design Panel (ADP) for review and comment.

# Analysis

# Legal Encumbrances

One Statutory Right of Way (SRW) is registered on title that limits the placement of buildings and structures on the site:

• a 3.0 m wide City Services SRW oriented along the entire length of the south and east property line of the site (SRW Plan 51150);

# **Conditions of Adjacency**

- The existing building is located in the northern half of the site, positioned with parking to the south along the site's Bathgate Way frontage. No change to Bathgate Way and Jacombs Road vehicle access is proposed. Two customer entrances and an office entrance are located along the south façade of the building.
- Landscape buffers are provided along the south and east property lines which also follow on-site City services, including a 3.0 m wide statutory-right-of-way (SRW) that runs the entire length of the south and east property line (SRW Plan 51150).

# Urban Design and Site Planning

- Site planning, pedestrian movement through the site, and vehicle circulation were reviewed and Staff is satisfied that, given the existing conditions, the proposed improvements to parking, loading and exterior building elevation alterations enhance the site's urban design.
- Pedestrian and bicycle access is emphasized throughout the site with added clear demarcations for safe walking routes and a central designated bike parking area close to the eastern entrances.

# Parking and Transportation

- Exterior alterations of the existing subject site will improve pedestrian accessibility and site frontages on both Bathgate Way and Jacombs Road and include:
  - Compliance with Zoning Bylaw 8500 for regular and accessible parking spaces and for loading requirements.
  - A new pedestrian connection from Jacombs Road to the building.
  - An existing dedicated bike lane is also situated along Jacombs Road and will continue to be of value in promoting further ease of access to and from the site as new bicycle pavement paint-markings are to be provided.
  - A 4 m by 4 m corner cut road dedication at the southeast corner of the subject site.
  - Transportation off-site frontage improvements provided through a Servicing Agreement include:
    - A 1.5 m wide grass boulevard between the existing property line and the existing north curb along the Bathgate Way site frontage;
    - A concrete multi-purpose sidewalk over the remaining width of the Bathgate Way frontage between the property line and the new boulevard;
    - A 0.15 m wide road curb along the Jacombs Road frontage with 1.5 m sidewalk and 1.5 m grass boulevard treatments that respect the existing trees. For tree protection, sidewalk width reduction to a minimum of 1.0 m and placement between curb and boulevard may be permitted; and
    - Two wheelchair ramps at the northwest corner of the Bathgate Way and Jacombs Road intersection. The wheelchair ramps are to have east-west and north-south orientations for crossing both roadways.

# Architectural Form and Character

- The glass curtain wall is an architecturally prominent feature at the southeast corner of the building which establishes a nice contrast with the addition of corrugated metal panels on the south and east façade.
- Existing building facades are enhanced by subtle revisions to building articulation, refurbished steel canopy, prominent landscape features, and small rectangular landing spaces to highlight the building entrances.
- Design elements incorporate quality materials and landscaping to create façades that animate and tie the public realm along Bathgate Way and Jacombs Road together.
- Pedestrian scale is achieved through the building massing and detailing on the ground level, such as formal entrances, windows, canopies, and accent pieces.
- The design employs strong lines and distinct massing to create a contemporary architectural expression.
- Proposed materials are durable, low maintenance materials, such as painted concrete, corrugated metal panel, steel canopy, anodized aluminum, and glass, which fit with the industrial nature of the surrounding neighbourhood.

# Landscape Design and Open Space Design

• There are 12 existing trees on the subject site (tag# 510-512, 516, 521-524, 526-528, and 594) and 7 existing trees off site (tag# 513-515, 518-520, and 595) along the City boulevard to the south and east of the property line. Four (4) (tag# 510, 511, 512, and 516) of the 12

on-site trees and four (4) (tag# 513, 514, 518, and 519) of the 7 off-site trees are proposed to be retained and protected.

- For the eleven (11) on-site and off-site trees (tag# 515, 520-524, 526-528, 594, and 595) in poor condition, reasons for removal include: historical topping and that 50% of the lower canopies have previously been removed for vehicle clearance. In addition to poor health, these trees cannot be retained as the critical root zone for each tree will be impacted by frontage improvements that require new sidewalks positioned in close proximity to the property line. Therefore, these trees are not good candidates for retention and should be removed and replaced.
- As per the City's OCP policy of 2:1 replacement for private on-site trees the applicant would be required to provide 16 new on-site trees given the removal of 8 existing on-site trees that are in poor condition. The applicant has proposed 4 new on-site trees and voluntary contribution of \$6,000.00 (\$500 per tree) towards the Tree Compensation Fund for the remaining 12 required replacement trees.
- To ensure trees identified for retention are protected, the applicant is required to provide a Tree Survival Security of \$65,000.00 for on-site (\$45,000.00) and off-site (\$20,000.00) as a condition of the Development Permit.
- For the off-site trees being removed and as a condition of the Development Permit, the City requires that \$3,250.00 be contributed by the applicant to the Tree Compensation Fund.
- The streetscape adjacent to both Bathgate Way and Jacombs Road frontages, includes a layering of ground-cover, lower-growing plants and shrubs, and universally-accessible pedestrian pathways.
- Landscaped islands and pedestrian pathways within the subject site will help encourage pedestrian connectivity to and from the entrances of the building. By breaking up the surface parking area with trees, shrubs, and groundcover plantings, this will also help soften the hardscape and complement the architectural expression of the building.
- To ensure the proposed landscape works are completed, the applicant is required to provide a Landscape Security of \$31,579.00 (inclusive of a 10% contingency) as a condition of the Development Permit.

# Crime Prevention Through Environmental Design

- The proposed exterior renovations will have a limited impact on CPTED principles. Exterior lighting and building glazing will be maintained to provide adequate visibility of the site.
- The design was developed to prevent hidden corners and alcoves.
- Along the back portion of the building and the northernmost property line, low rising shrubs will be planted to ensure that natural surveillance is made possible and territoriality acknowledged.
- Pedestrian routes are short, open and visible from the building.
- The building and walkways will be lit at night.

# Sustainability

- Exterior LED lighting is proposed and will help define territoriality and reduce energy use.
- Proposed landscaped parking islands will add greenery and break up the amount of pavement on-site.

recommend that the Development Permit be endorsed, and issuance by Council be recommended.

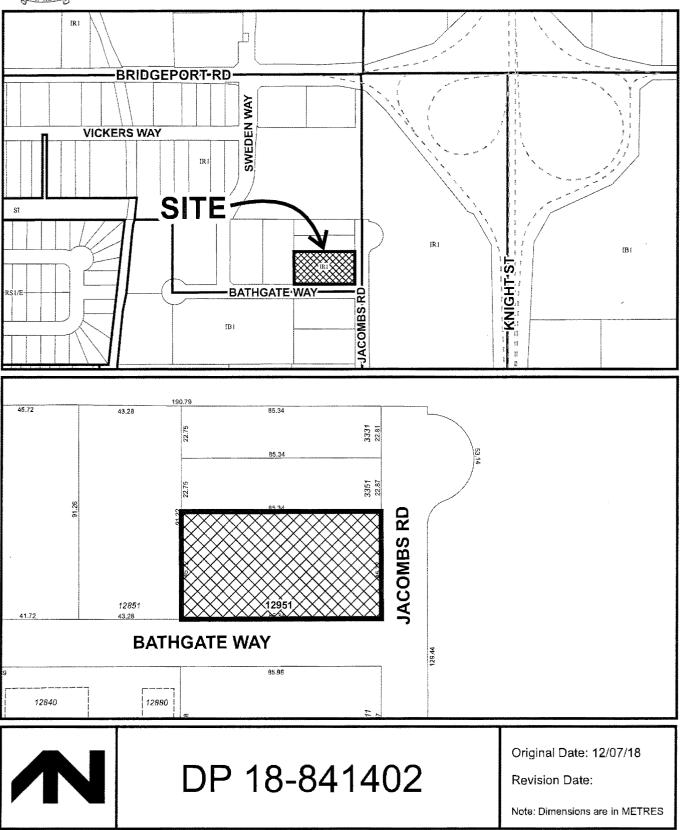
Nathan Andrews Planning Technician (604-247-4911)

NA:blg

<u>Attachments:</u> Attachment 1: Location Map Attachment 2: Site Survey Attachment 3: Development Application Data Sheet Attachment 4: Existing Conditions versus Proposed Plan Attachment 5: Development Considerations

ATTACHMENT 1







City of Richmond



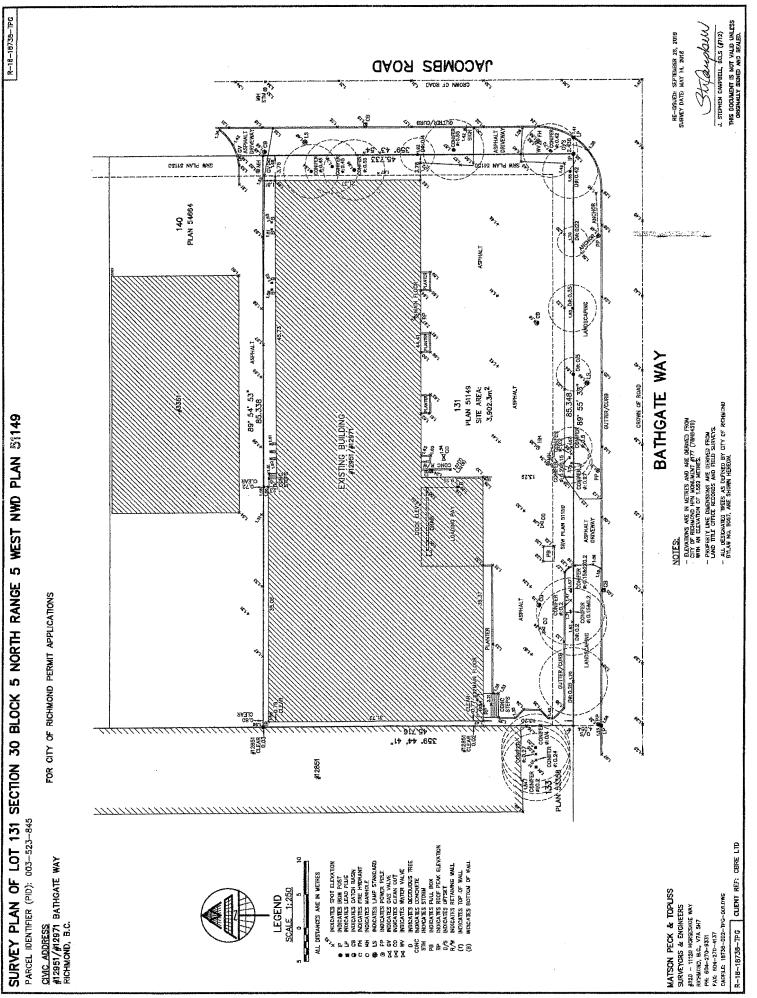
DP 18-841402

Original Date: 05/15/19

**Revision Date:** 

Note: Dimensions are in METRES

ATTACHMENT 2



### **Development Application Data Sheet Development Applications Department** DP 18-841402 Attachment 3 Address: 12951 Bathgate Way Applicant: Curtis Rockwell c/o Wales McLelland Construction Owner: Jordans Rugs Ltd Planning Area(s): Bridgeport Planning Area Floor Area Gross: 2385.3 m<sup>2</sup> Floor Area Net: 2385.3 m<sup>2</sup> Existing Proposed 3902.3 m<sup>2</sup> 3902.3 m<sup>2</sup> Wholesale Wholesale/showroom **OCP Designation:** Mixed Employment (MEMP) Mixed Employment (MEMP) Industrial Retail (IR1) Industrial Retail (IR1) Number of Units: 1 1 **Bylaw Requirement** Proposed Variance Floor Area Ratio: 0.60 none 1 Max. 60% 60% none Setback - Front Yard Min. 3.0 m 3.2 m none (Jacombs Road): Setback – Exterior Side Yard Min. 3.0 m 13.2 m none (Bathgate Way): Setback - Side Yard: Min. 0.0 m 0.0 m none Setback - Rear Yard: Min. 0.0 m 0.0 m none Max. 12.0 m 9.1 m none Off-street Parking Spaces -22 spaces - wholesale 22 and 8 none 8 spaces - storage Wholesale/Storage: Off-street Parking Spaces -1 1 none Total off-street Spaces: 30 30 none

1 medium

5

6

1 medium

6

8

none

none

none



Site Area: Land Uses:

Zoning:

Lot Coverage:

Height (m):

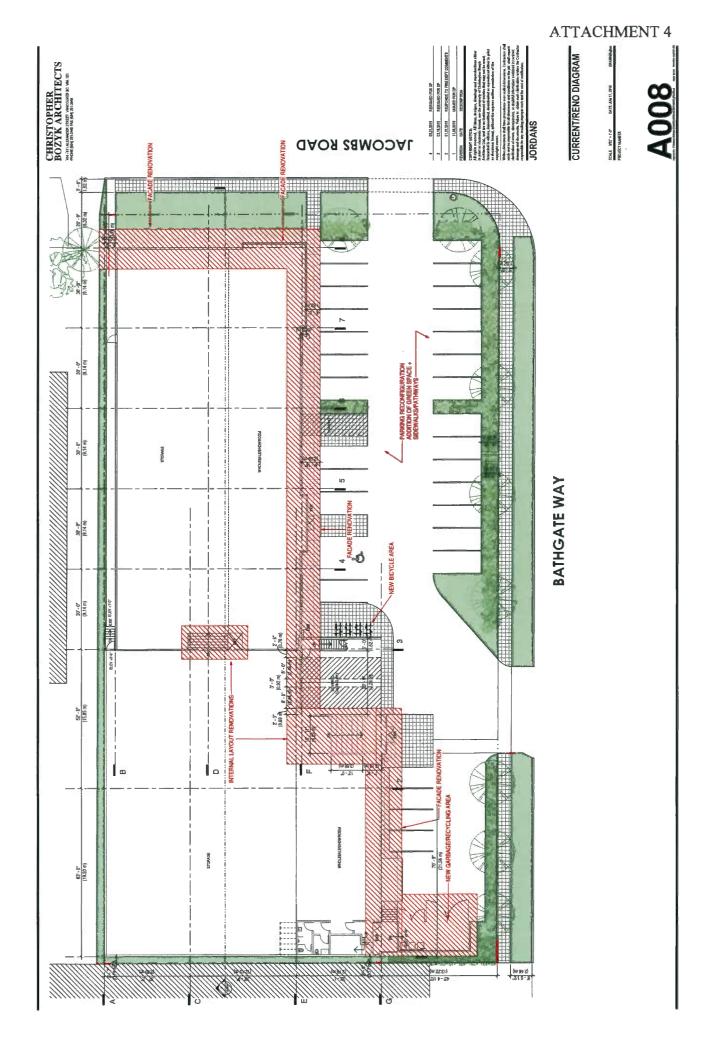
Accessible:

Loading:

Bicycle Parking (Class 1)

Bicycle Parking (Class 2)

Wholesale/Storage





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

# Address: 12951 Bathgate Way

# File No.: DP18-841402

# Prior to approval of the Development Permit, the developer is required to complete the following:

- 1. Dedication of a 4.0 m x 4.0 m corner cut is required at the southeast corner of the subject site (northwest corner of the Bathgate Way and Jacombs Road intersection).
- 2. Receipt of a Cash Security or Letter of Credit for on-site landscaping in the amount of \$31,579.00 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
- 3. Receipt of a Cash Security or Letter of Credit for on-site and off-site Tree Survival Security in the amount of \$65,000.
- 4. City acceptance of the developer's offer to voluntarily contribute \$9250.00 to the Tree Compensation Fund for the trees being removed on and off site.
- 5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site 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.
- 6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 7. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.
- 8. Registration of an aircraft noise covenant on Title.

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

1. Enter into a Servicing Agreement\* for the design and construction of engineering and transportation infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

# Water Works:

 Using the OCP Model, there is 000 L/s of water available at a 20 psi residual at the hydrant fronting the southeast corner of 12951 Bathgate Way and is 000 L/s of water available at a 20 psi residual at the hydrant fronting the northwest corner of 3511 Jacombs Road. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.

- At the developer's cost, the developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on the building design at Building Permit Stage.
  - Via the Servicing Agreement, the City will review the impact of the proposed frontage improvement works on the existing 300 mm asbestos cement (AC) watermain on Jacombs Road. If there will be impact on the existing watermain, the replacement of the affected portion shall be included in the servicing agreement scope of work at the developer's cost.
  - Use the existing water service connection at Bathgate Way frontage.
- At the developer's cost, the City will:
  - Relocate the existing hydrant at Jacombs Road frontage if it conflicts with the proposed sidewalk.

## Storm Sewer Works:

- At the developer's cost, the developer is required to:
  - Re-use the existing storm sewer service connections.
  - At Building Permit stage, an Inspection Chamber is to be added to the storm connection at the Bathgate Way frontage.

## Sanitary Sewer Works:

- At the developer's cost, the developer is required to:
  - Re-use the existing sanitary service connection at Bathgate Way frontage.
  - Confirm whether the existing sanitary service connection at the northeast corner is being utilized. If it's not being used, City crews to cut, cap, and remove that existing sanitary service connection at developer's costs.
  - If the existing sanitary y service at the northeast corner (Jacombs Road) is being used, the developer is required to consolidate the two sanitary connections (one on Jacombs Road, one on Bathgate Way) to a single sanitary connection at the Bathgate Way frontage. The Jacombs Road sanitary connection is to be capped by City crews at developer's costs.

## Frontage Improvements:

- The developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers:
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- Complete other frontage improvements as per Transportation's requirements.
- Developer is not to encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.

Bathgate Way Frontage Improvements:

- Between the existing property line and the existing north curb along the Bathgate Way site frontage, provide the following frontage improvements:
- Next to the curb, construct a 1.5 m wide grass boulevard with street trees.
- Over the remaining width between the property line and the new boulevard, construct a concrete "multi-purpose" sidewalk/pathway. The sidewalk/pathway is to have a concrete "saw-cut" surface. (Refer to the similar design at Kingsley Estates, 10388 No. 2 Road).
- As part of the frontage works, construct two wheelchair ramps at the northwest corner of the Bathgate Way/Jacombs Road intersection. The wheelchair ramps are to have east-west and north-south orientations for crossing both roadways.

Jacombs Road Frontage Improvements:

- Measuring from the existing property line, provide the following frontage improvements along the Jacombs Road site frontage:
  - 1.5 m wide concrete sidewalk.
  - 1.5 m wide grass boulevard with street trees.
  - $\circ$  0.15 m wide road curb.
  - If required for tree protection, reduce the sidewalk width to a minimum of 1.0 m and place between curb and boulevard.
- Next to the west curb of Jacombs Road along the site's frontage, provide a southbound bicycle lane. The works are to include pavement paint-marking of a 1.5 m wide on-road bicycle lane with "diamond" and bicycle symbol stencils. The current illegal on-street parking along the west side of Jacombs Road fronting the site's frontage will be removed.
- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. 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 Department 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 owner but also as covenants pursuant to Section 219 of the Land Title Act.
  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and
  encumbrances as is considered advisable by the Director of Development. All agreements to be registered in
  the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the
  Land Title Office prior to enactment of the appropriate bylaw.

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains 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



# **Development Permit**

# No. DP 18-841402

To the Holder:	CURTIS ROCKWELL ON BEHALF OF WALES MCLELLAND CONSTRUCTION
Property Address:	12951 BATHGATE WAY
Address:	C/O 6211 FRASERWOOD PLACE RICHMOND, BC V6W 1J2

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - Reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.
- 4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #10 attached hereto.
- 5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$96,579.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit No. DP 18-841402

To the Holder:	CURTIS ROCKWELL ON BEHALF OF WALES MCLELLAND CONSTRUCTION
Property Address:	12951 BATHGATE WAY
Address:	C/O 6211 FRASERWOOD PLACE RICHMOND, BC V6W 1J2

The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

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This Permit is not a Building Permit.

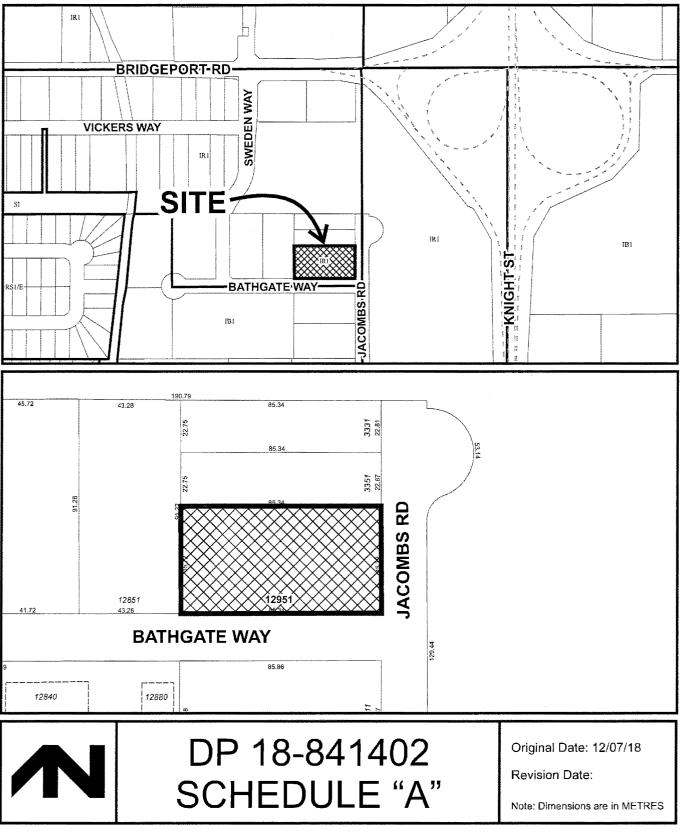
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ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



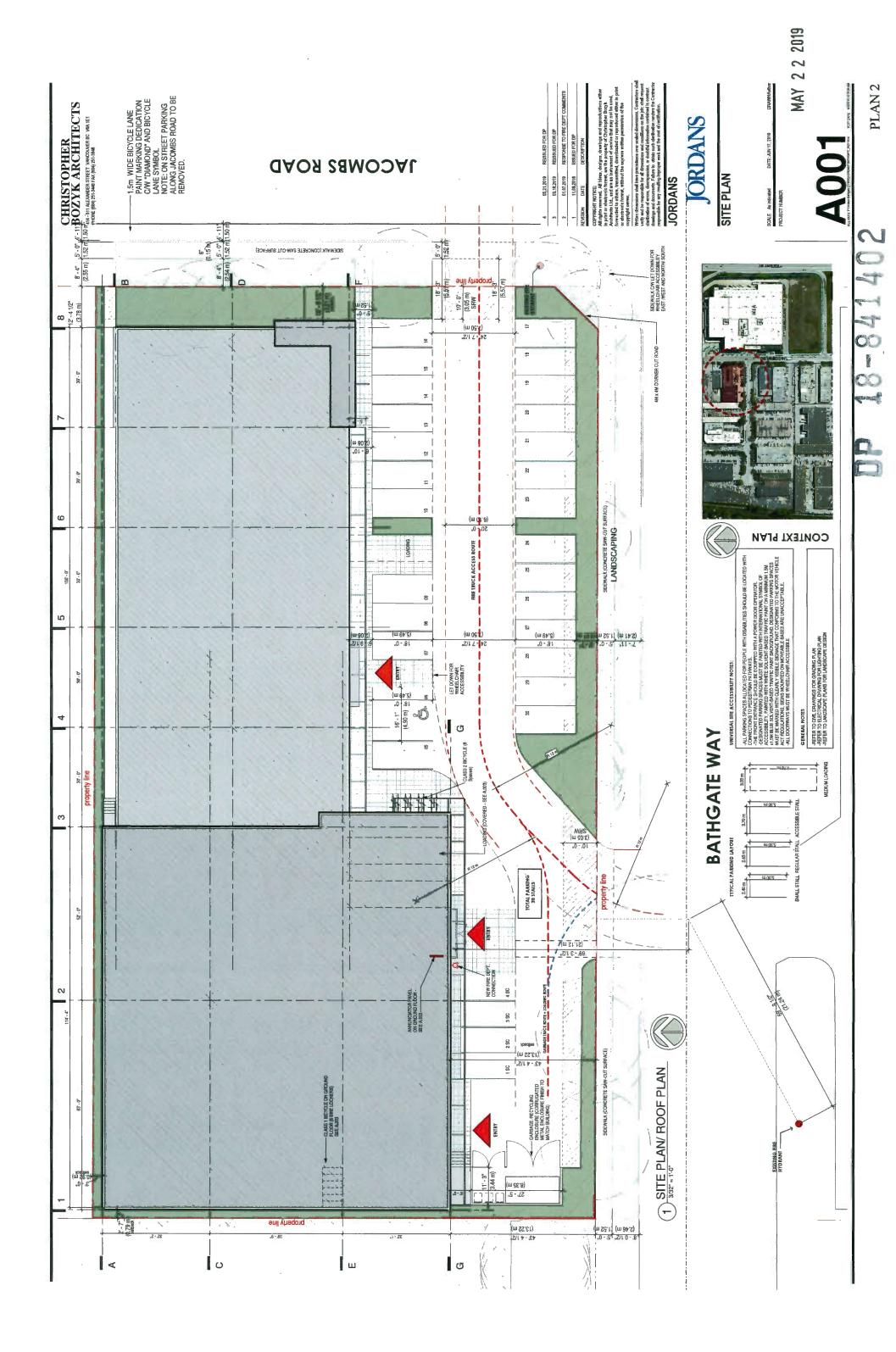




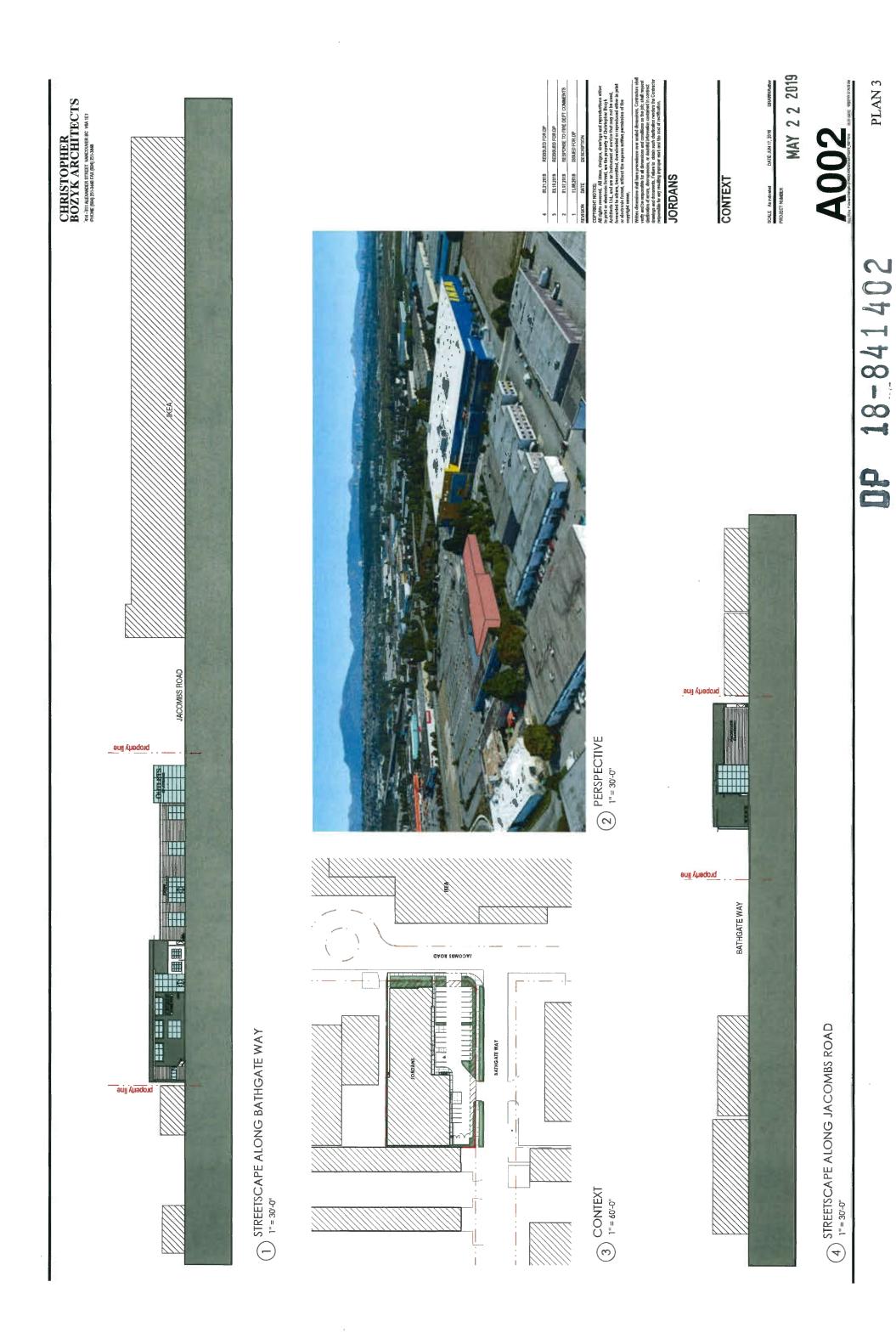
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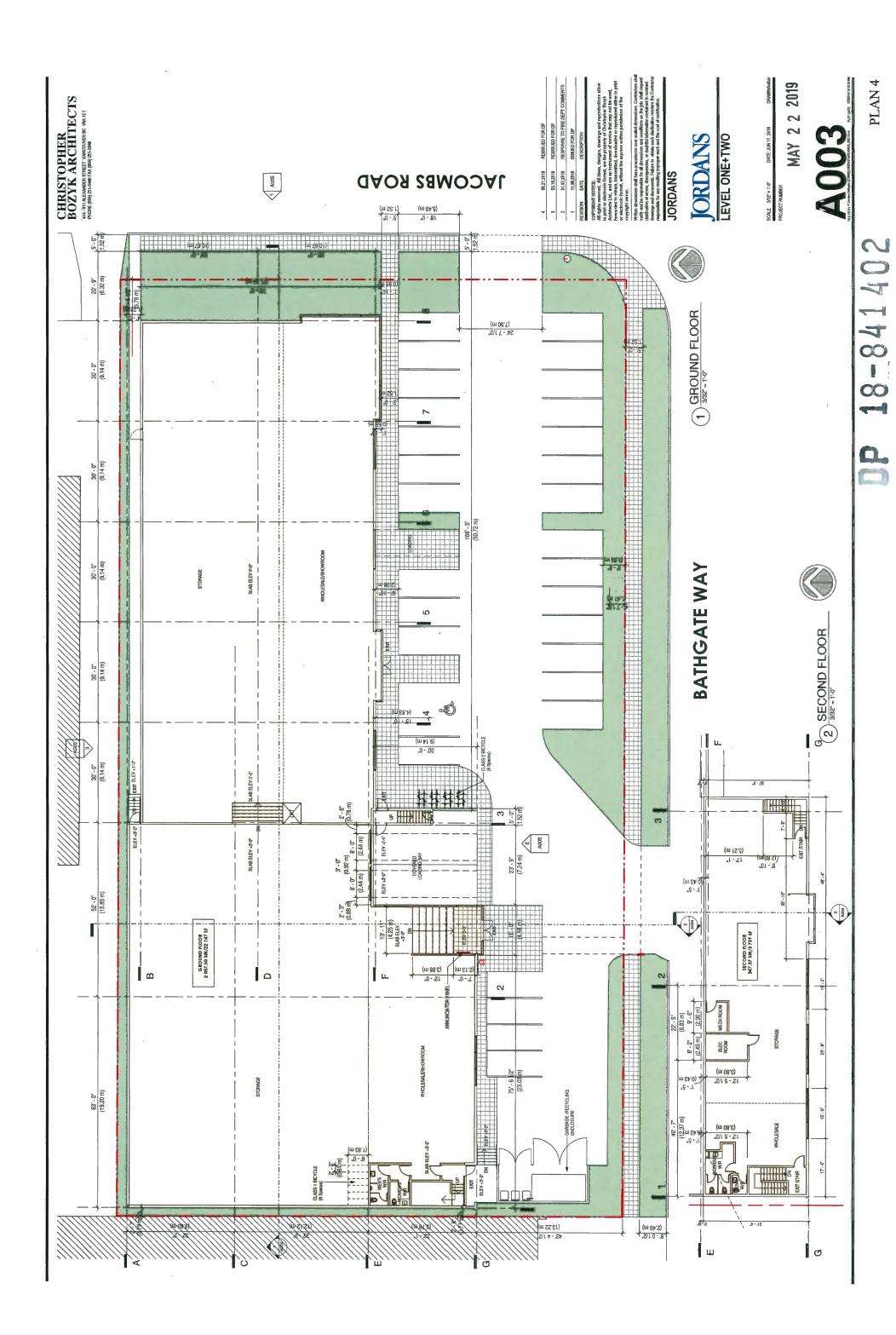
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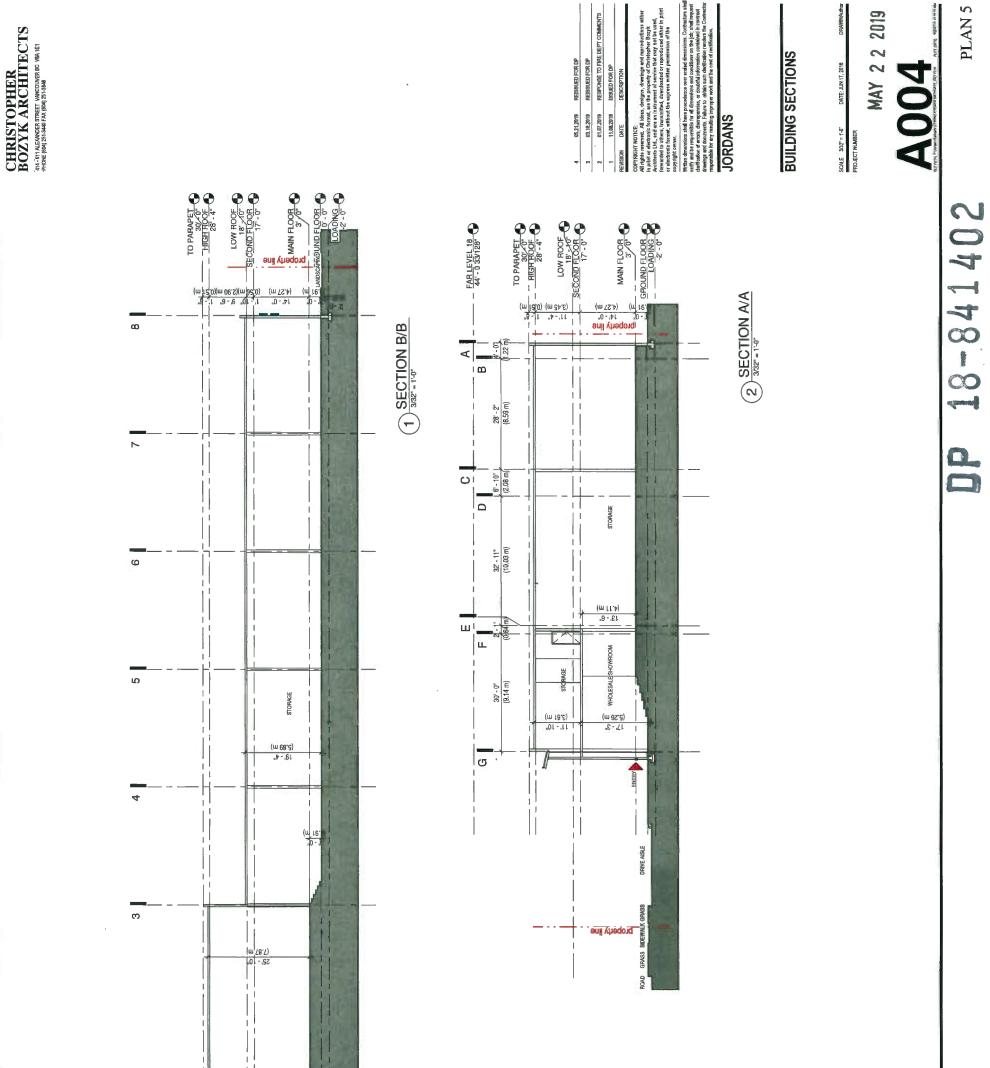
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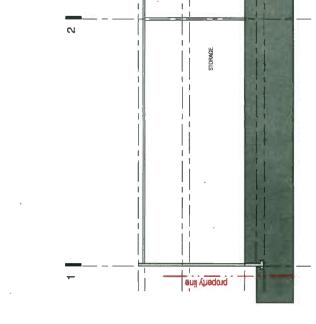


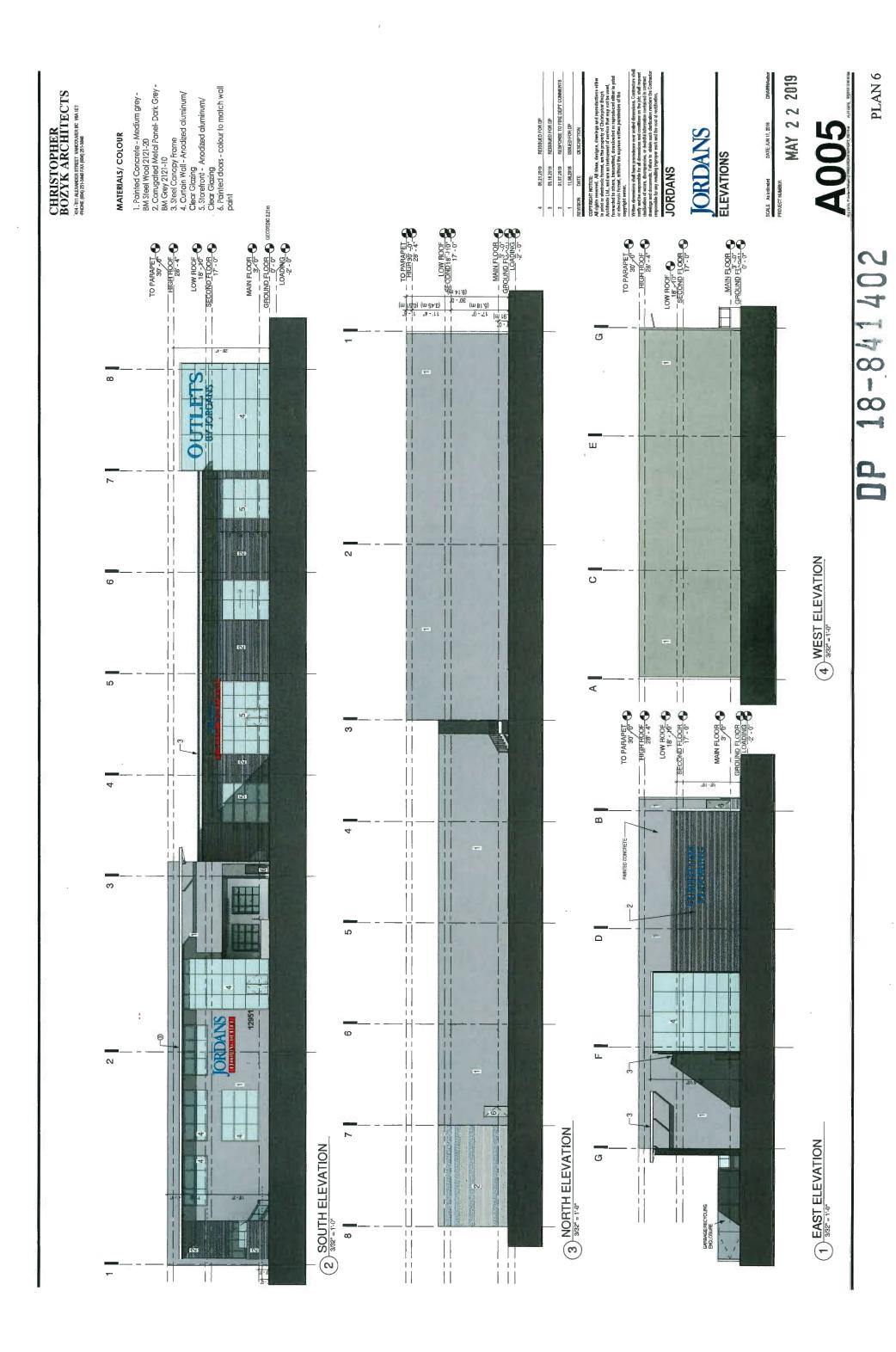
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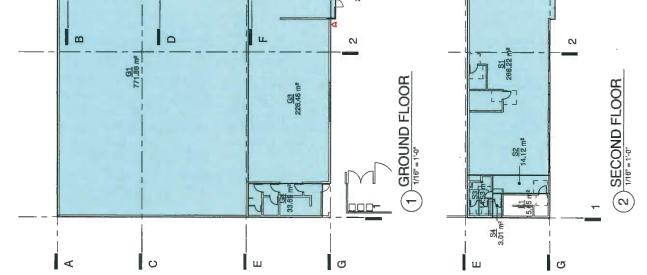


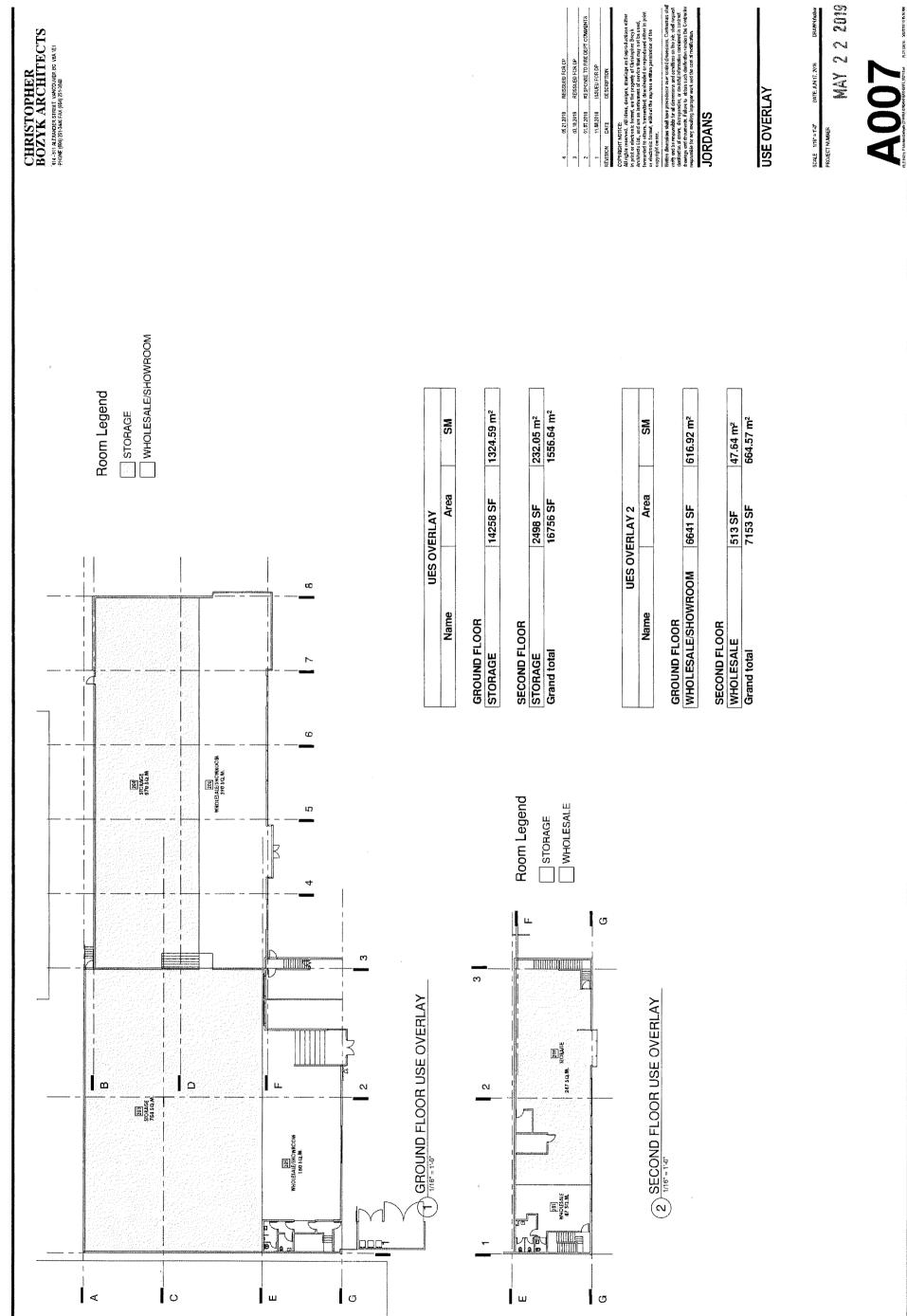
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PLAN 7





PLAN 8

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