



General Purposes Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Monday, May 4, 2020
4:00 p.m.**

Pg. # ITEM

MINUTES

GP-5 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on April 20, 2020.*



ENGINEERING AND PUBLIC WORKS DIVISION

1. **CAPITAL REGIONAL DISTRICT BIOFUEL INCINERATION AT THE RICHMOND LAFARGE CEMENT MANUFACTURING SITE**
(File Ref. No. 10-6175-03-01) (REDMS No. 6440871 v. 6)

GP-9

See Page GP-9 for full report

Designated Speaker: Chad Paulin

STAFF RECOMMENDATION

That the comments outlined in the staff report titled “Capital Regional District Biofuel Incineration at the Richmond Lafarge Cement Manufacturing Site” dated March 30, 2020, from the Director, Sustainability and District Energy be endorsed and directed to Metro Vancouver and the Capital Regional District.



Pg. # ITEM

COMMUNITY SAFETY DIVISION

2. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10127 PART TEN: KARAOKE BOX ROOM REGULATION**
(File Ref. No. 12-8060-02-01) (REDMS No. 6392006)

GP-14

See Page GP-14 for full report

Designated Speaker: Carli Williams

STAFF RECOMMENDATION

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10127, which amends Part Ten: Karaoke Box Room Regulation to prevent mosaic patterns of glass coverage, be introduced and given first, second and third readings.



PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY DAVID LIN FOR A HERITAGE ALTERATION PERMIT AT 6471 DYKE ROAD (MCKINNEY HOUSE)**
(File Ref. No. HA 20-893182) (REDMS No. 6431249 v. 5)

GP-18

See Page GP-18 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That a Heritage Alteration Permit be issued which would:

- (1) *Permit the following maintenance work to the heritage-designated house at 6471 Dyke Road, on a site zoned “Single Detached Housing (ZS1) - London Landing (Steveston)”:*
- (a) *Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;*
 - (b) *Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;*
 - (c) *Installation of new building wrap material to seal the dwelling from water ingress;*
 - (d) *Installation of metal flashing to all openings and joints; and*

- (e) *Incidental repair of existing soffits, as needed, on a like-for-like basis.*



4. **APPLICATION BY YUANHENG SEASIDE DEVELOPMENTS LTD. / YUANHENG SEAVIEW DEVELOPMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “RESIDENTIAL/LIMITED COMMERCIAL AND COMMUNITY AMENITY (ZMU30) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE AT 3399 CORVETTE WAY AND 3311 AND 3331 NO. 3 ROAD**

(File Ref. No. 12-8060-20-010162; ZT 19-872212) (REDMS No. 6447538)

GP-61

See Page GP-61 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10162, for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone, a site-specific zone applicable at 3399 Corvette Way and 3311 and 3331 No. 3 Road, to permit:*
 - (a) *The relocation of 964 m² (10,371 ft²) of permitted (unbuilt) floor area from the development’s first phase at 3331 No. 3 Road to its second phase at 3311 No. 3 Road and third phase at 3399 Corvette Way; and*
 - (b) *An increase in the maximum combined total number of permitted dwelling units from 850 to 960 (without any increase in residential floor area);*

be introduced and given first reading;
- (2) *That the terms of the voluntary developer community amenity contribution secured through the original rezoning of 3399 Corvette Way and 3311 and 3331 No. 3 Road (RZ 12-603040) be amended to permit the completion of the proposed City Centre North Community Centre, at 3311 No. 3 Road, to be deferred from December 31, 2021 to December 31, 2023; and*
- (3) *That the Public Hearing for Richmond Zoning Bylaw 8500, Amendment Bylaw 10162, be waived.*



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ITEM

ADJOURNMENT





General Purposes Committee

Date: Monday, April 20, 2020

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (attending via teleconference)
Councillor Kelly Greene (attending via teleconference)
Councillor Alexa Loo (attending via teleconference)
Councillor Bill McNulty (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Councillor Harold Steves (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

Call to Order: The Chair called the meeting to order at 4:01 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on April 6, 2020, be adopted as circulated.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

1. **REPORT 2019: CONTINUOUS IMPROVEMENT FOR SUSTAINABLE WASTE MANAGEMENT**

(File Ref. No. 10-6370-01) (REDMS No. 6433406 v. 3)

In reply to queries from Committee regarding the use of reusable bags during the COVID-19 pandemic, staff noted that during this time it is anticipated that the widespread use of single-use plastic bags and styrofoam containers will be temporary and staff can examine provisions to allow use of single-use plastics in extraordinary circumstances.

1.

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It was moved and seconded

That the annual report titled, "Report 2019: Continuous Improvement for Sustainable Waste Management" be endorsed and be made available to the community on the City's website and through various communication tools including social media channels and as part of community outreach initiatives.

The question on the motion was not called as discussion ensued with regard to (i) options to repurpose or recondition repairable items from the Richmond Recycling Depot, (ii) the timeline to expand the Recycling Depot's operating hours to seven days a week, (iii) improving the traffic management in the area around the Recycling Depot, (iv) collaborating with Richmond School District No. 38 on expanding the Flexible Plastic Packaging Recycling Campaign Pilot Project, (v) potential initiatives to recycle grease and produce biofuels, and (vi) options to enhance commercial recycling.

The question on the motion was then called and it was **CARRIED**.

2. **2019 WINTER RAINFALL AND 2020 FLOOD PROTECTION UPDATE**

(File Ref. No. 10-6060-01) (REDMS No. 6389311 v. 7)

It was moved and seconded

That the staff report titled, "2019 Winter Rainfall and 2020 Flood Protection Update", dated April 9, 2020 from the Director, Engineering, be received for information.

The question on the motion was not called as discussion ensued with regard to the response to drainage issues caused by construction activity in the Hamilton area.

The question on the motion was then called and it was **CARRIED**.

COMMUNITY SERVICES DIVISION

3. **AGRICULTURAL LAND COMMISSION NON-FARM USE APPLICATION BY THE CITY OF RICHMOND FOR THE GARDEN CITY LANDS COMMUNITY FARM AND CONSERVATION BOG AREA AT 5560 GARDEN CITY ROAD**

(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 6414306 v. 11)

Staff provided an overview of the proposed application, and highlighted the site's (i) proposed farming features and soil deposits, (ii) perimeter trail and proposed boardwalk, (iii) proposed layout and trail features, (iv) proposed access points, and (v) options for community gardens.

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Discussion ensued with regard to (i) focusing design of the site for farm use and reducing proposed non-farm structures and park use features, (ii) reviewing the proposed number of parking spaces on-site, (iii) reviewing the proposed materials to be used for trails and the boardwalk, (iv) collaborating with Kwantlen Polytechnic University (KPU) on the site's farm programming, (v) increasing the number of community garden plots on-site, (vi) reviewing placement of washrooms and water fountains on-site, and (vii) reviewing options to limit ambient light at night on-site.

Staff spoke on the Agricultural Land Commission non-farm use application process and in reply to queries, staff noted that the proposed community gardens would be considered as a farm use. Staff added that trail design and trail features can be reviewed to reduce impact to the site's environmentally sensitive areas.

Discussion then ensued with regard to reviewing the site's development and proposed features, and as a result, the following **referral motion** was introduced:

It was moved and seconded

- (1) *That the staff report titled "Agricultural Land Commission Non-Farm Use Application by the City of Richmond for the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road", dated March 27, 2020, from the Director, Park Services be referred back to staff; and*
- (2) *That staff schedule a workshop on the proposed development of the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:10 p.m.).

CARRIED

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Monday, April 20, 2020

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, April 20, 2020.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** March 30, 2020
From: Peter Russell, BAsC, MSc, MCIP, RPP **File:** 10-6175-03-01/2020-Vol 01
 Director, Sustainability and District Energy
Re: **Capital Regional District Biofuel Incineration at the Richmond Lafarge Cement Manufacturing Site**

Staff Recommendation

That the comments outlined in the staff report titled "Capital Regional District Biofuel Incineration at the Richmond Lafarge Cement Manufacturing Site" dated March 30, 2020, from the Director, Sustainability and District Energy be endorsed and directed to Metro Vancouver and the Capital Regional District.

Peter Russell, BAsC, MSc, MCIP, RPP
 Director, Sustainability and District Energy
 (604-276-4130)

REPORT CONCURRENCE		
ROUTED TO: Building Approvals	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER DocuSigned by: 9352CB09CEDB448...
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

March 30, 2020

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Staff Report

Origin

The purpose of this report is to provide an update on biosolid management in Metro Vancouver and inform Council of the Capital Regional District's plan to export refined biosolid pellets from the Hartland Residuals Treatment Facility on Vancouver Island to Lafarge Canada Incorporated's (Lafarge) cement plant in Richmond. This report also recommends that comments regarding this project be endorsed and directed to Metro Vancouver and the Capital Regional District.

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.4 Foster a safe, caring and resilient environment.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.1 Continued leadership in addressing climate change and promoting circular economic principles.

Analysis

Biosolids in Metro Vancouver

Biosolids are the stabilized products recovered from the wastewater treatment process and are provincially regulated. Biosolids can be beneficially used in energy production or in land application (as a fertilizer or soil amendment). Biosolids can be further refined to produce biosolid pellets. As a biofuel, refined biosolid pellets can provide a high-heat alternative.

Biosolids from the region's five wastewater treatment facilities are managed by Metro Vancouver, from which 55,000 bulk tonnes of biosolids is generated annually. Metro Vancouver currently relies on land application projects throughout BC for reuse of the product. Metro Vancouver is forecasting this quantity to substantially increase to 150,000 tonnes per year by 2050 but does not expect it can secure sufficient new land application projects to meet the demand, due to fluctuations in customer markets and public concern. Metro Vancouver is currently considering future solutions to resolve this issue including constructing a drying facility at one of the regional wastewater treatment plants.

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Biofuel Imports to Metro Vancouver

The Capital Regional District (CRD) prepared the Core Area Wastewater Program, Biosolids Management Plan in 2009. Under the plan, CRD is planning to pipe residual solids from the McLoughlin Point Wastewater Treatment Plant to a Residuals Treatment Facility located at the Hartland Landfill, where they will produce dried biosolid pellets that can be used as a biofuel. The CRD banned land application of biosolids in 2011 and recently relaxed the ban this year to allow biosolids to be used as fertilizer at the Hartland Landfill. The region remains reliant on the demand of independent vendors such as Lafarge Canada Incorporated (Lafarge) to meet its short-term waste management objectives.

The CRD expects to export up to 7,000 tonnes of biofuel annually to two locations in Metro Vancouver. Lafarge, located at 7611 No. 9 Rd. in Richmond, expects to receive 3,500 tonnes per year beginning in 2020, and the remaining 3,500 tonnes per year is expected to be delivered annually to the Lehigh Cement site located in Delta in subsequent years. The CRD will have the dried, granular by-product exported by truck and ferry in bulk trailers to Lafarge where it will be used to displace coal or natural gas in cement kiln burners for cement manufacturing. Lafarge received a Development Variance permit from the City in 2017 to upgrade its kiln and new material handling system. Lafarge is planning to construct a new silo and closed-loop, conveyance system for handling the biofuel. The new infrastructure will be designed to manage fugitive dust and reduce the potential for odours. Lafarge has committed to the necessary work and has secured provincial funding from the CleanBC Industry Fund to support the upgrades. Staff have held preliminary meetings with Lafarge to discuss concerns related to odours being generated through shipping into Richmond and management on their Richmond site. Potential requirement for City-issued permits related to the upgrades were also discussed. Staff are currently anticipating a building permit application in the coming months.

Lafarge estimates that the CRD's annual supply of biosolids will only satisfy approximately 1% of their future alternative fuel offsetting needs, leaving capacity for locally refined biosolids and biofuels should they be produced in the future.

Metro Vancouver Permitting Requirements

The overall project must consider the environmental and human health risks including managing odours, the risk of ignition, and human exposure through authorized transporting, handling, and storing procedures. Lafarge currently has an air discharge permit and a solid waste license issued by Metro Vancouver under delegated authority from the Province. The existing solid waste permit allows Lafarge to accept select alternative fuels such as biosolid pellets for onsite incineration. The air discharge permit includes provisions for Lafarge to conduct air quality pilot studies, including assessing odours from new fuels. Lafarge has advised staff that they intend to undertake a pilot study to assess the biofuel during incineration. Results from the pilot study would be submitted to Metro Vancouver for review to determine if permit amendments are required for the release of additional contaminants into the air. No additional environmental permits are required to transport, store, or incinerate the refined biosolid pellets.

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Literature from the Environmental Protection Agency in the United States suggests that odours from transporting, handling, storing and incinerating the refined biofuel can be managed effectively with technology and best management practices. The City is also aware that approximately 8,000 tonnes of biosolids (recovered regionally) was used to amend soils for use at the Ecowaste facility in Richmond last year, and no odour complaints were filed with Metro Vancouver during that time. Nonetheless, the City of Richmond's (the City) concerns related to odour and air quality have already been communicated to Metro Vancouver and Lafarge. The City met with Lafarge staff in February 2020 and at the City's request, Lafarge has agreed to add carbon air filters to the silo design to further mitigate potential odour releases to the environment. Meetings with Metro Vancouver staff have taken place to get more information about the project and relay the City's concerns.

Recommended Comments for Metro Vancouver

After evaluating the project and reviewing Metro Vancouver's Biosolids Management Plan Framework, it is recommended that the following comments be endorsed and sent to appropriate departments at Metro Vancouver and the CRD for consideration:

- That Metro Vancouver review the scope of Lafarge's proposed incineration pilot study and ensure that information relating to odour, metals and pathogens emissions are included as part of the air quality testing, and that Metro Vancouver complete third party sampling during that time to verify the results;
- That a copy of all of the test results, in a suitable format, be made available for the City to review and evaluate;
- That Metro Vancouver be requested to investigate the benefit of developing biosolids-specific air quality standards to ensure that regional air quality standards continue to be achieved;
- That Lafarge be required to prepare and submit a biosolids management plan to outline the measures and best management practices that will be in place to reduce the risk to the community including management of odours, loading and offloading, transportation, storage and incineration;
- That Metro Vancouver begins preparing regional best management practices including evaluating suitable technologies in preparation for an increase in the beneficial uses of biosolids in the region;
- Given that Lafarge has agreed to the City's request that carbon filters be added onto the future silo to further reduce the potential for odours, that Metro Vancouver staff ensure that suitable carbon filters are present and operational prior to allowing future air discharges; and
- That Metro Vancouver appropriately notifies the community, in particular neighbouring businesses, regarding Lafarge's plan to incinerate biosolid pellets.

Financial Impact

None.

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Conclusion

The development of well-managed, biosolids projects in Metro Vancouver can reduce costs, conserve nutrients, and can benefit local circular economy initiatives. The Lafarge project, if managed responsibly, will provide a case study for the future use of biosolids refined locally.

The City will remain engaged in the project to ensure the City's odour and air quality concerns are addressed and will report back to Council accordingly.



Chad Paulin
Manager, Environment
(604-247-4672)



Warren Mills
Coordinator, Environmental
(604-247-4694)



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** April 22, 2020
From: Cecilia Achiam **File:** 12-8060-02-01/2020-
 General Manager, Community Safety Vol 01
Re: **Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10127**
Part Ten: Karaoke Box Room Regulation

Staff Recommendation

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10127, which amends Part Ten: Karaoke Box Room Regulation to prevent mosaic patterns of glass coverage, be introduced and given first, second and third readings.

Cecilia Achiam
 General Manager, Community Safety
 (604-276-4122)

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Law	<input checked="" type="checkbox"/>
SENIOR STAFF REPORT REVIEW	INITIALS:
	CJ
APPROVED BY CAO	

Staff Report

Origin

The Business Regulation Bylaw No. 7538, Part Ten: Karaoke Box Room Regulation (hereinafter referred to as: Karaoke Box Room Regulation), requires every room used for karaoke to be easily accessible and visible from the main entrance or restaurant area. The regulations further specify that at least half of the wall be constructed of clear, non-glare, non-reflected, non-tinted glass which must remain unobstructed at all times.

This report deals with an additional amendment to the regulation to prevent future applicants from introducing mosaic glass which can have a detrimental effect on visibility into the rooms and the intent of the Karaoke Box Room Regulation.

This report supports Council's Strategic Plan 2018-2022 Strategy #7 A Supported Economic Sector:

Facilitate diversified economic growth through innovative and sustainable policies, practices and partnerships.

Analysis

Since the inception of the Karaoke Box Room Regulation, new businesses have conformed to the regulations and have provided the required glass coverage over the middle half of every room. This makes it easy for staff or others to see inside the rooms and gives the occupants of the rooms a sense of safety and awareness that they can be seen. This also aids inspections of the businesses when either RCMP presence or bylaw enforcement is required.

More recently, an application was submitted with a mosaic pattern on room visibility windows. The mosaic includes numerous separated glass areas throughout the wall and door. The intent of the applicant was to use the mosaic pattern to contribute to an extensive lighting system around the mosaic patterns and the rest of the walls. While the pattern met the technical requirements of the regulation, the pattern makes it more difficult to see into the rooms and does not meet the intent of the Karaoke Box Room Regulation. This application was approved as the mosaic glass met the 50% requirement as stipulated by the Karaoke Box Room Regulation.

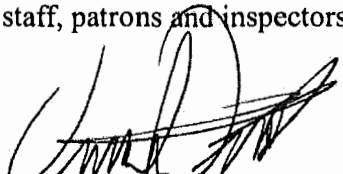
The proposed bylaw amendment will prevent further mosaic patterns from being introduced and provide clarity for applications on the approval process. The specific wording proposed for the Karaoke Box Room Regulation will require glass coverage with no more than one continuous piece, for the wall and door. This will ensure that all new karaoke rooms have sufficient visibility for staff, patrons and inspectors.

Financial Impact

None.

Conclusion

The amendments presented in this report will provide more specific requirements for glass viewing areas into karaoke rooms as part of Business Regulation Bylaw No. 7538, Part Ten: Karaoke Box Room Regulation. Staff are recommending the approval of the amendment so that all future business meet the intent of this regulation by providing visibility into the rooms for staff, patrons and inspectors.



Victor M. Duarte
Supervisor, Business Licences
(604-276-4389)



Carli Williams
Manager, Business Licence & Bylaws
Chief Licence Inspector
(604-276-4136)

VMD:vmd



Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10127

The Council of the City of Richmond enacts as follows:

1. Business Regulation Bylaw No. 7538, as amended, is further amended at Section 10.3 by inserting the following new sub-section (c):

“(c) be constructed such that the glass portion of any wall or door, required to satisfy subsection 10.3(b), is one uninterrupted section of glass.”
2. This Bylaw is cited as “**Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10127**”.

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 7, 2020

From: Wayne Craig,
Director, Development

File: HA 20-893182

Re: **Application by David Lin for a Heritage Alteration Permit at 6471 Dyke Road (McKinney House)**

Staff Recommendation

That a Heritage Alteration Permit be issued which would:

1. Permit the following maintenance work to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) - London Landing (Steveston)":
 - a) Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;
 - b) Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;
 - c) Installation of new building wrap material to seal the dwelling from water ingress;
 - d) Installation of metal flashing to all openings and joints; and,
 - e) Incidental repair of existing soffits, as needed, on a like-for-like basis.

Wayne Craig
Director, Development

WC: cl
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

David Lin has applied to the City of Richmond for a Heritage Alteration Permit (HAP) to alter the heritage-designated house, known as the McKinney House, at 6471 Dyke Road (Attachment 1). An HAP issued by City Council is required for the proposed alterations consistent with the provincial *Local Government Act* and the City's *Heritage Procedures Bylaw No. 8400*, as the property is protected by Heritage Designation Bylaw No. 6130. The scope of the proposed alterations is to remove and replace the existing wood shingle and horizontal lap siding cladding on a like-for-like basis, as well as to repair, replace, and install new components of the wall assembly to address water ingress. Incidental repair of existing soffits may also be required, as needed, where the proposed new cladding meets up with it.

Background

The McKinney House was constructed in 1911 and is an excellent example of Foursquare Edwardian-era architecture with Craftsman influences. The house became a protected heritage building in 1988 through Heritage Designation Bylaw No. 5186.

In 1993, the house was moved from its original location at 5791 Steveston Highway to its current location at 6471 Dyke Road, and Bylaw 5186 was repealed and replaced with a new Heritage Designation Bylaw No. 6130 to reflect the new location.

The Statement of Significance which describes the heritage value of the building is included in Attachment 2.

In 2018, Richmond City Council issued a HAP for restoration and rehabilitation of exterior building features and construction of an addition to the house (HA 17- 775892). The scope of work approved included alterations in the form of repair and restoration of historic windows, hardware, and sashes, doors, porch, and upper balcony, painting of the exterior cladding, removal of an existing non-historic rear addition and other non-historic elements of the building, and construction of a larger two-storey rear addition to the house. A variance to reduce the required minimum rear yard setback from 5.0 m to 4.2 m for a minor encroachment of a portion of the new addition was also approved as part of the HAP.

The proposed painting of the existing exterior wood cladding approved under the previously-issued HAP could not be completed as it was discovered while undertaking the approved construction that it was extensively rotted and further rot was discovered in the shiplap sheathing. Photos illustrating the condition of the exterior cladding are included in Attachment 3.

Since the proposed new alterations are modifications to the scope of work approved under the 2018 HAP, this new HAP application is required.

Surrounding Development

Existing development immediately surrounding the subject property is as follows:

- To the north is a multi-family development zoned “Town Housing (ZT43) – London Landing (Steveston)”.
- To the south, across Dyke Road, is the South Dyke Trail, and the south arm of the Fraser River beyond that.
- To the east is the City-owned London Farm, which is protected by Heritage Designation Bylaws No. 3515, 3528 and 3711, on a site zoned “Agriculture (AG1)”.
- To the west is a duplex on a site zoned “Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)”.

Development Information

The attached Development Application Data Sheet provides a comparison of the proposed development with the applicable requirements (Attachment 4).

Related Policies & Regulations

2041 Official Community Plan and Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject property is “Neighbourhood Residential”. The Steveston Area Plan’s London/Princess Land Use Map designation for the subject property is “Heritage Residential” (Attachment 5), which accommodates residential structures of recognized historic significance and new structures designed to a distinctive heritage appearance reflective of Steveston’s character. The proposal at the subject site is consistent with the land use map designations in the OCP and Steveston Area Plan.

The OCP and Steveston Area Plan also include policy to preserve, promote and celebrate community heritage city-wide and to conserve significant heritage resources throughout the Steveston Area. The Steveston Area Plan specifies that the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) be used for heritage resource management. Assessment of the impact of the proposed alterations on the heritage value and character-defining elements of the McKinney House in the context of the Standards and Guidelines is provided under the “Analysis” section of this report.

Heritage Procedures Bylaw No. 8400

The City’s Heritage Procedures Bylaw No. 8400 requires a Heritage Alteration Permit for alterations to property that is included on Richmond’s Heritage Register or that is the subject of a Heritage Designation Bylaw. As the McKinney House at 6471 Dyke Road is both on the Heritage Register and protected under Heritage Designation Bylaw No. 6130, a Heritage Alteration Permit is required for the proposed alterations to the house.

Public Consultation

During the review process for the previously-issued HAP, a notification sign was installed on-site and written correspondence from the neighbours to the north and west was received in support of the proposal.

As this application is a modification from the previously-issued HAP at the subject site, and involves like-for-like replacement of cladding materials, thereby extending the life of the building while preserving the exterior character of the building, City staff did not require a new development sign to be installed on-site.

Richmond Heritage Commission

The proposed application was presented to the Richmond Heritage Commission on March 4, 2020 and was supported. An excerpt of the Richmond Heritage Commission meeting minutes is included in Attachment 6.

Analysis

The architectural plans submitted by the applicant (Plans # 1 to 3.d) illustrate the proposed modifications to the originally approved HAP drawings.

Heritage Impact Assessment

The following is a detailed list of the proposed alterations:

- Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;
- Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;
- Installation of new building wrap material to seal the dwelling from water ingress;
- Installation of metal flashing to all openings and joints, to prevent water ingress; and
- Incidental

Following the proposed alterations, the new wood cladding will be painted in the colours proposed in the previously-issued HAP, specifically: “Newburyport Blue” and “Monterey White”, from Benjamin Moore’s Historic Colour collection.

National Standards and Guidelines

The guidelines that apply to heritage resources in the Steveston Planning Area are Parks Canada’s Standards and Guidelines. The “standards” are principles that apply to all historic places and features, whereas the “guidelines” are specific to each type of historic place and/or materials; together they are applied to assess the overall impact of proposed alterations on the heritage value and character-defining elements of historic places.

The following are the relevant “standards” against which to assess the proposed alterations to the McKinney House (Attachment 7):

Chapter Standards

- 3 7 a) *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed.*
- 10 b) *Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*

The following are the relevant “guidelines” against which to assess the proposed alterations (Attachment 8):

Chapter Guidelines

- 4.3.4 14 *Repairing an exterior wall assembly, including its functional and decorative elements, by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement using an appropriate substitute material of irreparable or missing elements, based on documentary or physical evidence.*
- Repairs might also include dismantling and rebuilding a masonry or wood wall, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.*
- 17 *Replacing in kind an irreparable exterior wall assembly...If using the same kind of material is not environmentally sound, or technically or economically feasible, then a compatible substitute material may be considered.*
- 4.5.1 14 *Repairing or replacing materials to match the original as closely as possible, both visually and physically.*
- 4.5.2 17 *Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.*

The proposal is supportable because the applicant has sufficiently demonstrated, and the City’s Building Inspector has confirmed, that the originally approved approach to retain and paint the existing wood cladding materials is not possible as the materials are too severely deteriorated to repair. The proposed cladding replacement with new materials that match the existing wood cladding maintain the dwelling’s heritage character-defining elements. The proposed alterations to the wall assembly address water ingress and extend the building’s longevity. On this basis, the proposal is consistent with the Standards and Guidelines.

Financial Impact

None.

Conclusion

This proposal involves modifications to the scope of work approved under the 2018 HAP at 6471 Dyke Road, on which is located the heritage-designated McKinney House.

The proposed removal and replacement of the existing wood shingle and horizontal lap siding cladding on a like-for-like basis, as well as repair, replacement, and installation of new components of the wall assembly to address water ingress and ultimately extend the building's longevity is consistent with Parks Canada's Standards and Guidelines.

Staff recommend that the Heritage Alteration Permit be endorsed, and issuance by City Council be recommended.



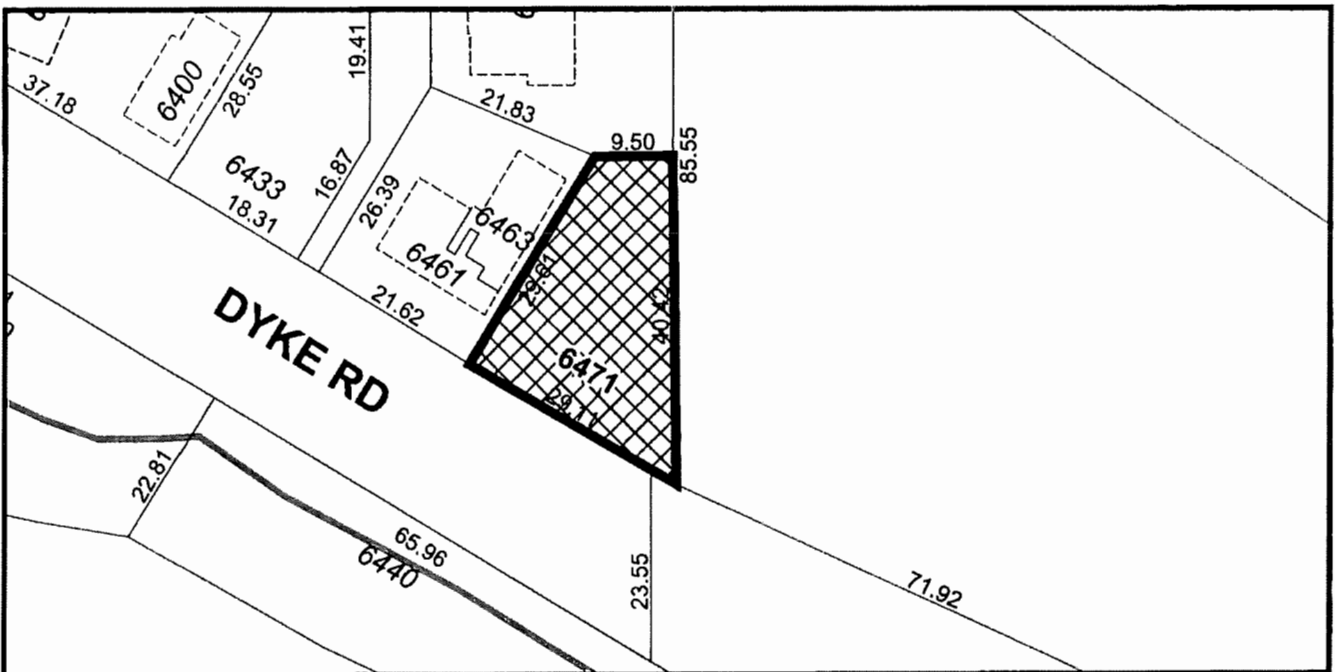
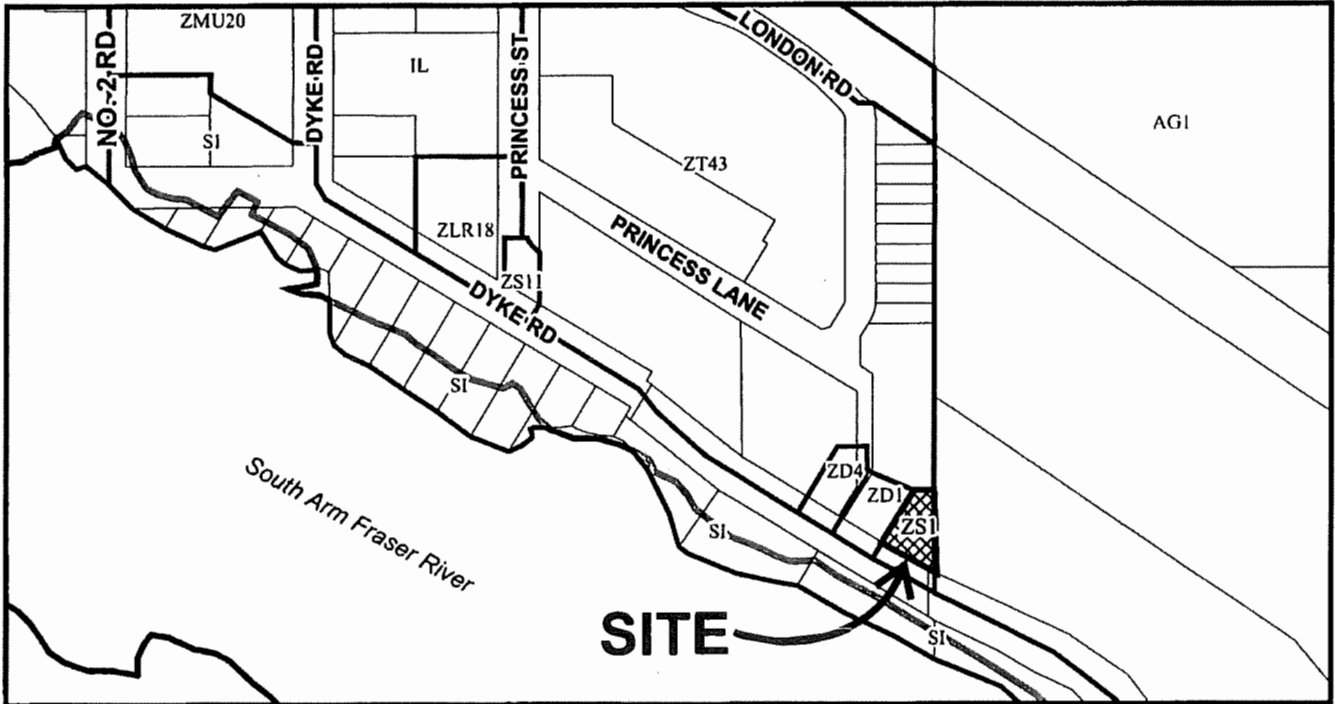
Cynthia Lussier
Planner 2
(604-276-4108)

CL:cas

- Attachment 1: Location Map/Aerial Photo of the subject site at 6471 Dyke Rd
- Attachment 2: Statement of Significance for the McKinney House
- Attachment 3: Photos illustrating the condition of the exterior cladding
- Attachment 4: Development Application Data Sheet
- Attachment 5: Steveston Area Plan's London/Princess Land Use Map
- Attachment 6: Excerpt from the March 4, 2020 Richmond Heritage Commission Meeting Minutes
- Attachment 7: Excerpt from the National Standards
- Attachment 8: Excerpt from the National Guidelines



City of Richmond



HA 20-893182

Original Date: 02/11/20

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



HA 20-893182

Original Date: 02/11/20

Revision Date:

Note: Dimensions are in METRES



MCKINNEY HOUSE

STATEMENT OF SIGNIFICANCE

JULY 2017

**DONALD LUXTON
AND ASSOCIATES INC**



STATEMENT OF SIGNIFICANCE



Current Address: 6471 Dyke Road, Richmond, British Columbia

Original Owners: James and Jane McKinney

Date of Construction: 1911

Description of Historic Place

The two and one-half storey McKinney House is located at 6471 Dyke Road along the Fraser River in the historic Steveston neighbourhood of Richmond. The Foursquare style, Edwardian-era, Sears, Roebuck and Company Catalogue residence was constructed in 1911, originally along Steveston Highway, and moved to its present location in 1993. Situated on a large, south-facing lot, the house is characterized by its hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows, and full-width verandah.

Heritage Value of Historic Place

The McKinney House is valued as one of the oldest remaining houses in Steveston and for its association with original owners and prominent residents James and Jane McKinney. The house is also significant as an excellent example of a Sears, Roebuck and Company Catalogue house exhibiting Foursquare Edwardian-era architecture.

Steveston, located at the southern-most end of the city of Richmond, began its modern development in the nineteenth century as an agricultural community. In 1880, William Herbert

Steves, the son of Manoah Steves, the first newcomer in the area, bought land and began to develop a townsite that would rival that developing in Vancouver. Steveston's surrounding agricultural area thrived, producing a wide range of crops. Dairy farming, as well as vegetable and berry growing, were also highly successful. James and Jane McKinney, who had arrived in the area from Ontario, were well-known landowners in early Steveston, buying large swaths of land in the young municipality of Richmond. In addition to traditional farming pursuits on their land, the McKinneys also grew and bred plants, leading to the establishment of the larger of two loganberry wineries in Richmond, the Myrtina (Myrtena) Winery, during the 1930s. The McKinneys built this home in Steveston in 1911 along Steveston Highway, where it was surrounded by newly settled farms and newly-built farmhouses. Their home has been connected to the greater Steveston community for more than century.

The McKinneys were among the early citizens to settle in Steveston. James McKinney arrived in the 1890s as a tax collector and customs agent for the federal government and capitalized on the fervor surrounding the Gold Rush and the subsequent real-estate boom. Though briefly leaving Steveston for Vancouver, James, Jane, and their six children soon moved back, ordering *The Hamilton* home from the Sears, Roebuck and Company Catalogue in 1908. McKinney made significant upgrades to the original Sears plan with the goal of constructing an unrivalled residence in Steveston. The McKinney House arrived from Chicago in 1911, as the pre-war economic boom was reaching its peak. The house was a known centre of community life in the area, as the McKinneys were active residents, assisting in the founding and building of the South Arm Presbyterian Church, volunteering with the Liberal party and the Kiwanis club, and hosting Liberal functions, Red Cross teas and fashion shows in the house. The McKinneys remained in the house until 1948, when it was sold to the Scollon family. In 1992, the house was purchased by Curtis and Eileen Eystone, who subsequently moved the residence to its current location along Dyke Road.

The McKinney House is an excellent example of Foursquare Edwardian-era architecture, with Craftsman influences. The symmetrical design of Foursquare houses originated as a reaction to the more elaborate and flamboyant Victorian styles, which often included ornate mass-produced elements. The typical Foursquare house was constructed from quality local materials, most often fir and cedar in British Columbia. The interior layout was oriented for the maximum amount of interior room space, while large and plentiful windows provided the maximum amount of light and views. The house features a hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows on the ground floor, and a full front verandah with four square tapered porch columns. The McKinney House is a prominent local landmark, and a significant surviving example of Richmond's historic housing stock.

Character-Defining Elements

The elements that define the heritage character of the McKinney House are its:

- residential use for more than a century;
- residential form, scale and massing as expressed by its two and one-half storey height with square plan and hipped-roof;
- wood-frame construction including narrow lapped siding on the ground floor and twin-coursed shingling on the second floor;
- features of the Edwardian-era Foursquare style including: its symmetrical design, hipped-roof structure with hipped roof dormers on each side, bellyband, bay window with hipped-roof on the east elevation, full-width front verandah with hipped roof and balcony above,

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

- square tapered verandah columns and closed balustrade, its closed soffits with dentil coursing, closed soffit ceiling and tongue and groove wooden deck;
- wooden windows including double-hung, casement, and decorative bevelled and stained glass assemblies; and
 - two symmetrical exterior masonry chimneys on both the east and west elevations.

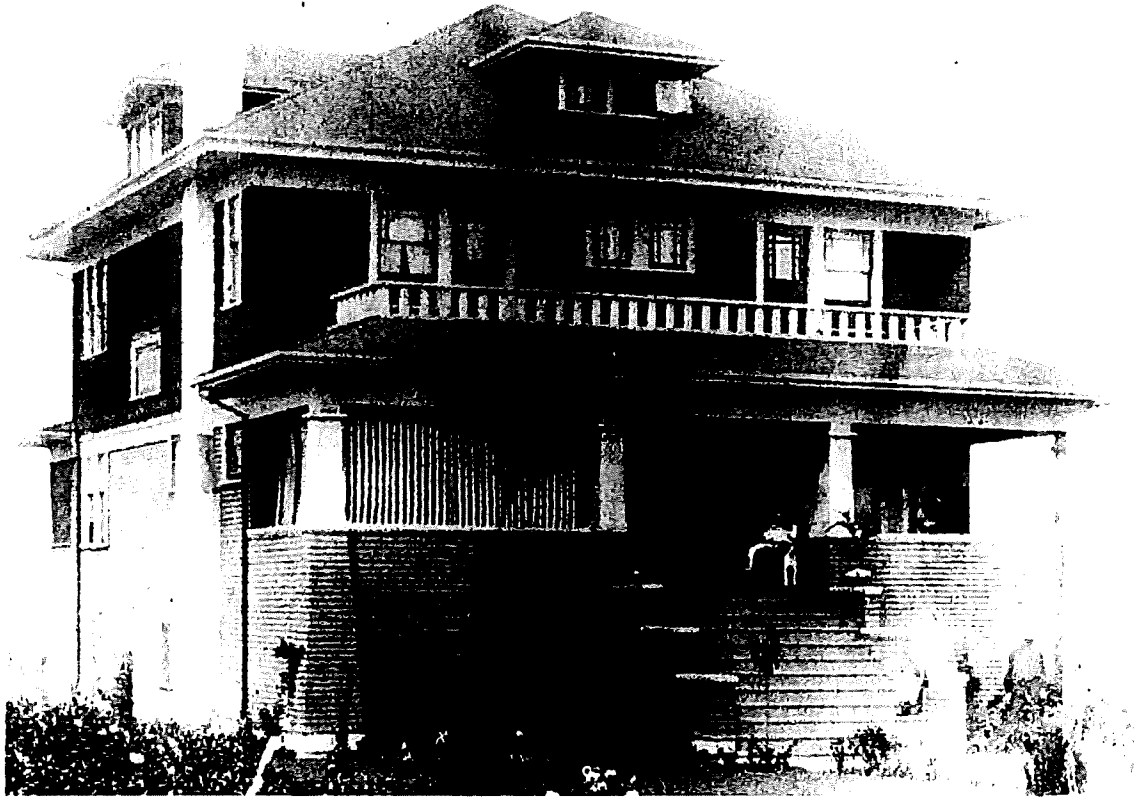
STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

RESEARCH SUMMARY

ADDRESS: 6471 Dyke Road, Richmond, British Columbia

ORIGINAL OWNERS: James and Jane McKinney

DATE OF CONSTRUCTION: 1911, ordered from a 1908 Sears, Roebuck and Company Catalogue

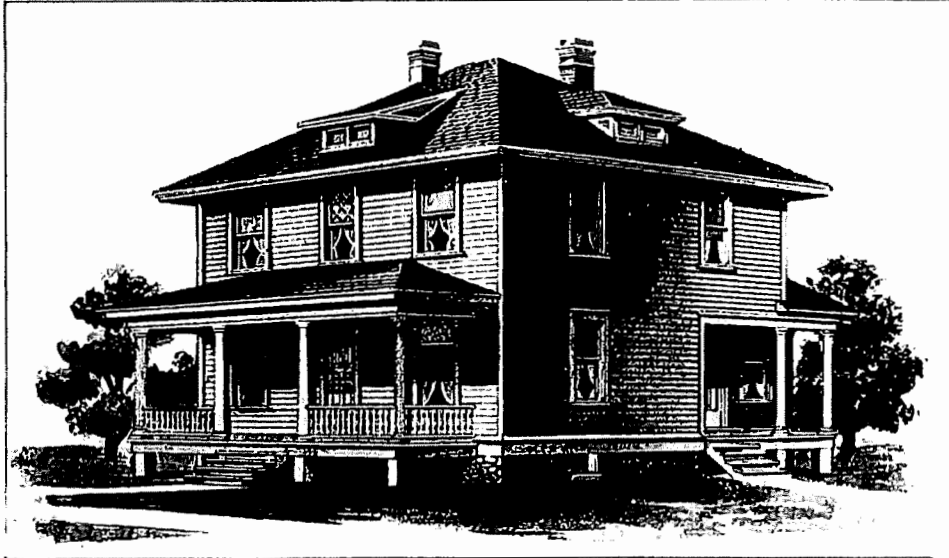


Ca. 1914 image of the McKinney House, shortly after its completion, City of Richmond Archives

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

**\$2,065⁰⁰ Completely BUILDS AND FINISHES
This \$3,000.00 Ten-Room Residence**

As Proven by Our FREE Plans, Specifications and Complete Itemized Bill of Materials.
THESE PLANS ARE FREE OF CHARGE TO YOU ON CONDITIONS EXPLAINED ON PAGE 2.



MODERN HOME No. 102

This house contains ten conveniently and economically arranged rooms as shown on the two floor plans.

The arrangement of this house is as follows:

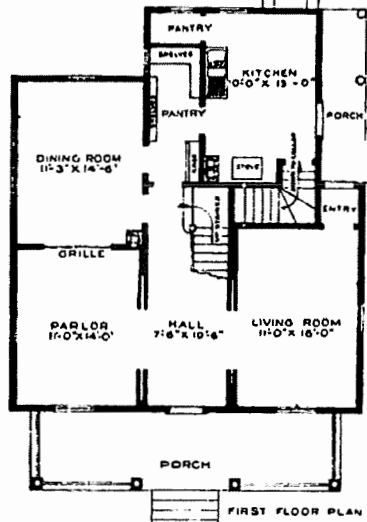
FIRST FLOOR.

Parlor.
Large Reception Hall.
Living Room or Library.
Dining Room.
Kitchen.
Pantry.
Front Porch 7 feet by 25 feet.
Rear Porch, 4 feet by 15 feet 6 inches.

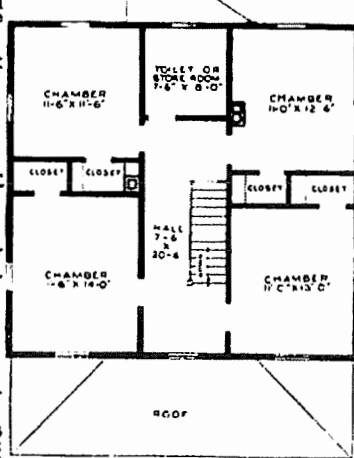
SECOND FLOOR.

Bedroom.
Bedroom.
Bedroom.
Bathroom or Store-room.
Large Hall.
Length of building 36 feet, exclusive of porches; width, 32 feet, exclusive of porches.

This house is one of the most economical to build. Being practically square, every inch of space can be utilized to the very best advantage. It has proven to be a favorite in all parts of the country. It is the best house ever built in recent years under \$3,000.00. The material we specify is always the best. Send for the plans (blue prints), specifications and bill of materials which we will send you free on conditions as explained on Page 2.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Any of the houses shown in this book can be arranged with bathroom for a small additional charge. Write for particulars.

Sears, Roebuck & Co., Chicago, Ill. —12— BOOK OF MODERN HOMES

Sears, Roebuck and Company Hamilton house plan, 1908

DONALD LUXTON & ASSOCIATES INC. JULY 2017

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND



Moving of the McKinney House, August 1, 1993, *The Review*



DONALD LUXTON & ASSOCIATES INC. JULY 2017

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND



DONALD LUXTON & ASSOCIATES INC. JULY 2017

















City of
Richmond

Development Application Data Sheet
Development Applications Department

HA 20-893182

Address: 6471 Dyke Road

Applicant: David Lin

Owner: Ramzi Astifo and Fatin Herbert

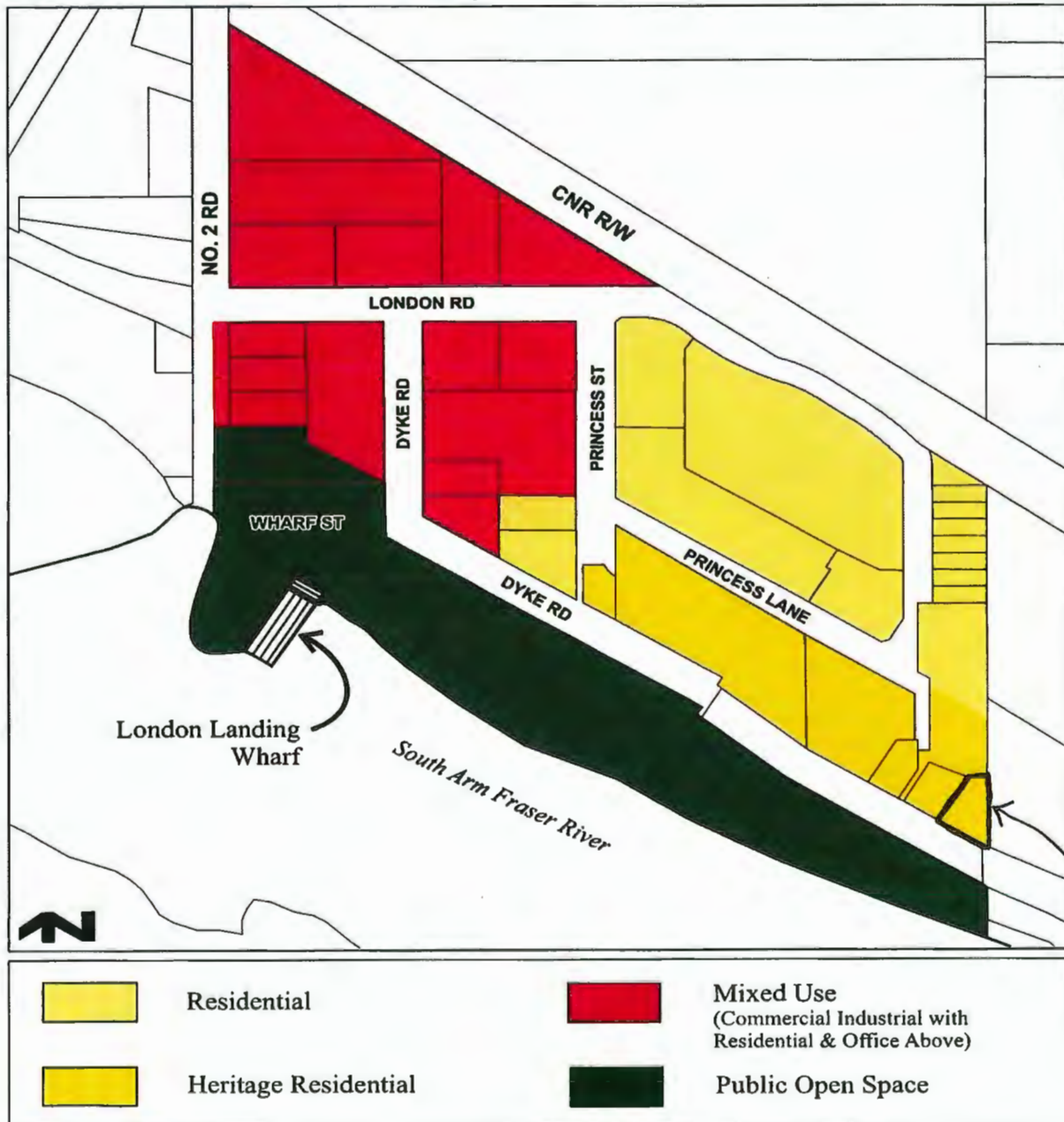
Planning Area(s): Steveston – London/Princess Node

	Existing	Proposed (as part of previously issued HAP)
Site Area:	620 m ²	620 m ²
Land Uses:	Single Detached Housing	Single Detached Housing with Secondary Suite
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Heritage Residential	Heritage Residential
Zoning:	"Single Detached Heritage (ZS1) – London Landing (Steveston)"	"Single Detached Heritage (ZS1) – London Landing (Steveston)"

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.91	None permitted
Lot Coverage:	Max. 45% buildings Max. 70% non-porous Min. 20% live plant material	36% buildings 61% non-porous 20% live plant material	None
Setback – Front Yard (south):	Min. 6.0 m	6.2 m	None
Setback – Rear Yard (north):	Min. 5.0 m	4.2 m*	*variance approved under previously-issued HAP
Setback – Side Yard (west):	1.2 m	2.09 m	None
Setback – Side Yard (east):	1.2 m	1.7 m	None
Height (m):	15 m	10.72 m	None
Minimum Lot Size:	620 m ²	620 m ²	None
Parking Spaces:	2	2	None

London/Princess Land Use Map

Bylaw 8817
2012/09/24



SUBJECT
SITE

**Excerpt from the Minutes of
The Richmond Heritage Commission meeting**

**Wednesday, March 4, 2020 – 7:00 p.m.
Rm. M.1.003
Richmond City Hall**

Heritage Alteration Permit for 6471 Dyke Road (HA 20-893182)

On behalf of Ramzi Astifo (property owner), the applicant David Lin (David Lin Design Studio) presented the alterations proposed to be made to the “McKinney House” on the subject site as part of this Heritage Alteration Permit (HAP) application, as illustrated on the architectural drawings and as described in the Memo from City staff. Photos were presented and material samples provided.

The applicant explained that the existing dwelling is currently undergoing alterations as well as construction of a new rear addition, which was approved through a HAP issued in 2018. As part of the previously issued HAP, the existing exterior wood shingle and horizontal lap siding cladding was proposed to be painted. However, during construction, it was discovered that the majority of the exterior cladding could not be repaired and painted due to extensive rot, further rot in the shiplap sheathing, and the lack of flashing and failing building paper was allowing water ingress. Since the previously issued HAP did not provide for alterations to the exterior cladding and wall assembly to address the issues that were discovered during construction, the applicant is seeking support for this new HAP application.

In response to the Commission’s questions, the following information was provided:

- Where preservation of original materials is not possible, City staff support like-for-like replacement of cladding materials (e.g., wood for wood), rather than the use of contemporary materials that are made to appear as the original materials.
- Rain Screen will be provided as per the BC Building Code

It was moved and seconded

That the Heritage Alteration Permit application for 6471 Dyke Road be supported as presented in order to:

- ***Remove and replace the exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;***
- ***Repair and replace rotted shiplap sheathing with new plywood sheathing as needed;***
- ***Install new building wrap material to seal the dwelling from water ingress; and***
- ***Install metal flashing to all openings and joints;***

CARRIED

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

Recommended	Not Recommended
<p>11 Replacing in kind extensively deteriorated or missing parts of exterior wall assemblies where there are surviving prototypes.</p> <p>12 Testing proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods or assemblies, or creating a mock-up. Testing should be carried out under the same conditions as the proposed intervention.</p> <p>13 Documenting all interventions that affect the exterior walls, and ensuring that the documentation is available to those responsible for future interventions.</p>	<p>Replacing an entire exterior wall assembly when only limited replacement of deteriorated and missing parts is possible.</p> <p>Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the element, nor is physically or visually compatible.</p>

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

Recommended	Not Recommended
<p>14 Repairing an exterior wall assembly, including its functional and decorative elements, by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement using an appropriate substitute material of irreparable or missing elements, based on documentary or physical evidence. Repairs might also include dismantling and rebuilding a masonry or wood wall, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.</p> <p>15 Improving the drying ability of exterior wall assemblies through suitable heating and/or ventilation measures.</p>	<p>Over-cladding a deteriorated or poorly insulated exterior wall with a new material or assembly, without considering the impact on heritage value or the condition of underlying materials.</p> <p>Replacing an entire exterior wall assembly when the repair and limited replacement of deteriorated or missing elements is feasible.</p> <p>Failing to reuse intact cladding when only the internal parts of the wall assembly need replacement.</p> <p>Damaging the masonry of an exterior wall by drilling drainage holes into the masonry units or into the joints, with a drill bit wider than the mortar joints.</p> <p>Introducing a vapour barrier in an exterior wall that was constructed to be permeable or breathable.</p>

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

Recommended	Not Recommended
<p>16 Accommodating the thermal expansion and contraction of masonry, concrete and curtain wall assemblies, by introducing expansion or control joints, and incorporating those joints into existing crack patterns, where feasible, to minimize impact on character-defining elements.</p>	<p>Filling moving cracks or expansion joints in exterior wall assemblies with materials that inhibit or prevent thermal expansion and contraction.</p>
<p>17 Replacing in kind an irreparable exterior wall assembly, based on documentary and physical evidence. If using the same kind of material is not environmentally sound, or technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Removing an irreparable exterior wall assembly, such as a cornice or <i>brise-soleil</i>, and not replacing it, or replacing it with a new element that does not convey the same appearance or serve the same function.</p> <p>Replacing deteriorated elements and materials in curtain wall assemblies that are no longer available, with physically and visually incompatible substitutes.</p>
<p>18 Replacing missing historic features by designing and constructing a new portion of the exterior wall assembly, based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.</p>	<p>Creating a false historical appearance, because the replicated feature is incompatible or based on insufficient physical and documentary evidence.</p>

ADDITIONS OR ALTERATIONS TO EXTERIOR WALLS

- | | |
|--|---|
| <p>19 Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.</p> | |
| <p>20 Designing a new addition in a manner that preserves the character-defining exterior walls of the historic building.</p> | <p>Constructing an addition that requires the removal of character-defining exterior walls.</p> |

HEALTH, SAFETY AND SECURITY CONSIDERATIONS

- | | |
|---|---|
| <p>21 Complying with health, safety and security requirements in a manner that conserves the heritage value of the exterior wall assembly and minimizes impact on its character-defining elements.</p> | <p>Damaging or destroying elements while making modifications to comply with health, safety or security requirements.</p> |
| <p>22 Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.</p> | <p>Making changes to exterior walls, without first exploring equivalent systems, methods or devices that may be less damaging to character-defining elements and the heritage value of the historic building.</p> |
| <p>23 Removing or encapsulating toxic materials, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.</p> | |
| <p>24 Protecting exterior walls against loss or damage by identifying and assessing specific risks, and by implementing an appropriate fire-protection and blast protection strategy that addresses those risks.</p> | <p>Covering flammable character-defining walls with fire-resistant sheathing or coatings that alter their appearance.</p> |

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
10	Updating and adapting maintenance activities, as conditions and knowledge about the materials and maintenance products and methods evolve.	
11	Cleaning materials only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	
12	Carrying out cleaning tests, after it has been determined that a specific cleaning method is appropriate.	
13	Protecting adjacent materials from accidental damage during maintenance or repair work.	Allowing character-defining elements to be exposed to accidental damage by nearby work.
14	Repairing or replacing materials to match the original as closely as possible, both visually and physically.	Using inappropriate or untested materials or consolidants, or using untrained personnel for repair work.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
15	Replacing character-defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials should be as durable as the overall assembly to maintain its expected service life.	Using new materials and new technologies that do not have a proven track record. Replacing deteriorated character-defining elements using new materials or technologies to improve durability, when the original material performs adequately.

ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
16	Documenting materials dating from periods other than the restoration period before their alteration or removal. If possible, selected samples of these materials should be stored to facilitate future research.	Failing to document materials that are not from the restoration period before removing them.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
9	Applying compatible coatings following proper surface preparation, such as cleaning with tri-sodium phosphate.	Failing to follow the manufacturer's product and application instructions when applying coatings.
10	Ensuring that new coatings are physically and visually compatible with the surface to which they are applied in durability, chemical composition, colour and texture.	
11	Applying chemical preservatives to unpainted wood elements that are not exposed to view.	Using chemical preservatives, such as copper naphthanate, if these materials have not been used historically, and are known to change the appearance of wood elements.
12	Preventing the continued deterioration of wood by isolating it from the source of deterioration. For example, blocking windborne sand and grit with a windbreak, or installing wire mesh over floor joists in a crawlspace to thwart rodents.	Neglecting to treat known conditions that threaten wood, such as abrasion, animal gnawing, fungal decay, or insect infestation.
13	Treating active insect infestations by implementing an extermination program specific to that insect.	
14	Retaining all sound and repairable wood that contributes to the heritage value of the historic place.	Replacing wood that can be repaired, such as wood components from old growth timber that is inherently more durable.
15	Stabilizing deteriorated wood by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated wood that can be stabilized or repaired.
16	Repairing wood by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods.	Replacing an entire wood element, when repair and limited replacement of deteriorated or missing parts is appropriate.
17	Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.	Using a substitute material for the replacement part that neither conveys the same appearance as the wood element, nor is physically or chemically compatible.
18	Replacing in kind the entire panel of an extensively deteriorated or missing modular wood product, such as plywood, on a unit-by-unit basis.	



File No.: HA 20-893182

To the Holder: David Lin
Property Address: 6471 Dyke Road
Legal Description: LOT 1 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 11588

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued for the following alterations, as illustrated on Plans #1 to Plan #3.d:
 - Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;
 - Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;
 - Installation of new building wrap material to seal the dwelling from water ingress; and
 - Installation of metal flashing to all openings and joints.
3. This Heritage Alteration 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.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2020.

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

David Lin Design Studio
195 Park Street, Suite 100, C. Canada, NB A4A
548-845-1527 | david@lin-design.com

BUILDING FINISHES

- ① EXISTING CEDAR SHAKE ROOF
- ② EXISTING BRICK, MATCHING TO MATCH EXISTING, PAINTED
- ③ NEW WOOD SHINGLES TO MATCH EXISTING, PAINTED
- ④ WOOD WINDOW, DOUBLE GLAZED
- ⑤ WOOD FRENCH DOOR, DOUBLE GLAZED
- ⑥ WOOD GARAGE DOOR, WHITE
- ⑦ CONCRETE FOUNDATION WALL
- ⑧ 4" WOOD TRIM, PAINTED
- ⑨ 4" WOOD TRIM, PAINTED
- ⑩ 2x4 WOOD TRIM, PAINTED MINERAL GUTTER
- ⑪ 2x4 WOOD FASCIA OR EPS TRIM, PAINTED
- ⑫ WOOD POST, TP
- ⑬ WOOD RAILING, PAINTED
- ⑭ BRICK, PAINTED

Project Title:
ZS-1 RESIDENCE
6471 Dyke Road Richmond,
B.C., V7E 3R3
LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6
WEST, N.W.D., PLAN LAMP

Drawing Title:
DESIGN RATIONALE

Sheet No.:
A3

Date: Feb. 7, 2020
Scale: AS SHOWN
Drawn: CC
Reviewed: DL

1 2 3 4 5 6 7 8 9 10

① PROPOSED REAR ELEVATION

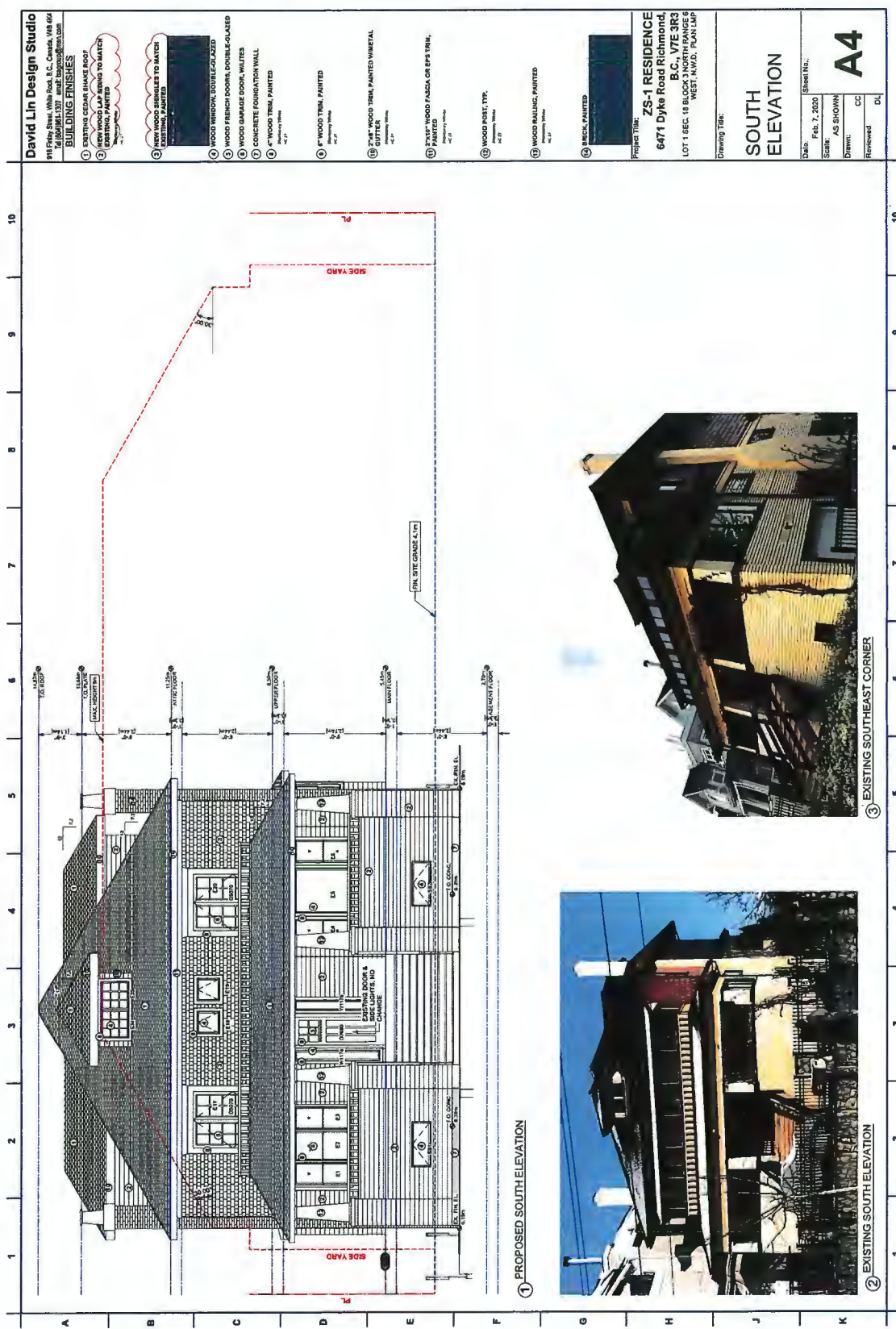
1 2 3 4 5 6 7 8 9 10

A B C D E F G H J K

② EXISTING REAR ELEVATION

1 2 3 4 5 6 7 8 9 10

HA 20-893188 PLAN# 2.6



David Lin Design Studio
 1917 Park Street, Suite 100, B.C. Centre, Vancouver, BC V6J 1S1
 Tel: (604) 681-1307 and 604-681-1308
 www.davidlin.com

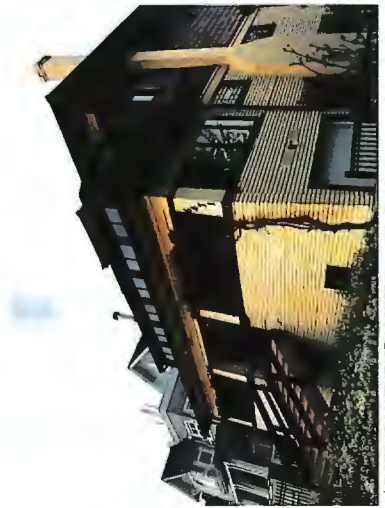
BUILDING FINISHES

- 1 EXISTING CEDAR SHAKE ROOF
- 2 NEW CEDAR SHAKES TO MATCH EXISTING PAINTED
- 3 NEW WOOD SHIMULES TO MATCH EXISTING PAINTED
- 4 WOOD WINDOW DOUBLE-GLAZED
- 5 WOOD FRENCH DOORS DOUBLE-GLAZED
- 6 WOOD GARAGE DOOR, WHITE
- 7 CONCRETE FOUNDATION WALL
- 8 4" WOOD TRIM, PAINTED
- 9 4" WOOD TRIM, PAINTED
- 10 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 11 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 12 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 13 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 14 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 15 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 16 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 17 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 18 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 19 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS
- 20 2" X 4" WOOD TRIM, PAINTED METAL OUTLETS

Project Title:
ZS-1 RESIDENCE
 6471 Dyke Road Richmond, B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6 WEST, N.W. 1/4, T104, L1M1

SOUTH ELEVATION

Date:	Feb. 7, 2020	Sheet No.:	A4	
Scale:	AS SHOWN	Drawn:		CC
Checked:		Reviewed:		DL
Drawing Title:				



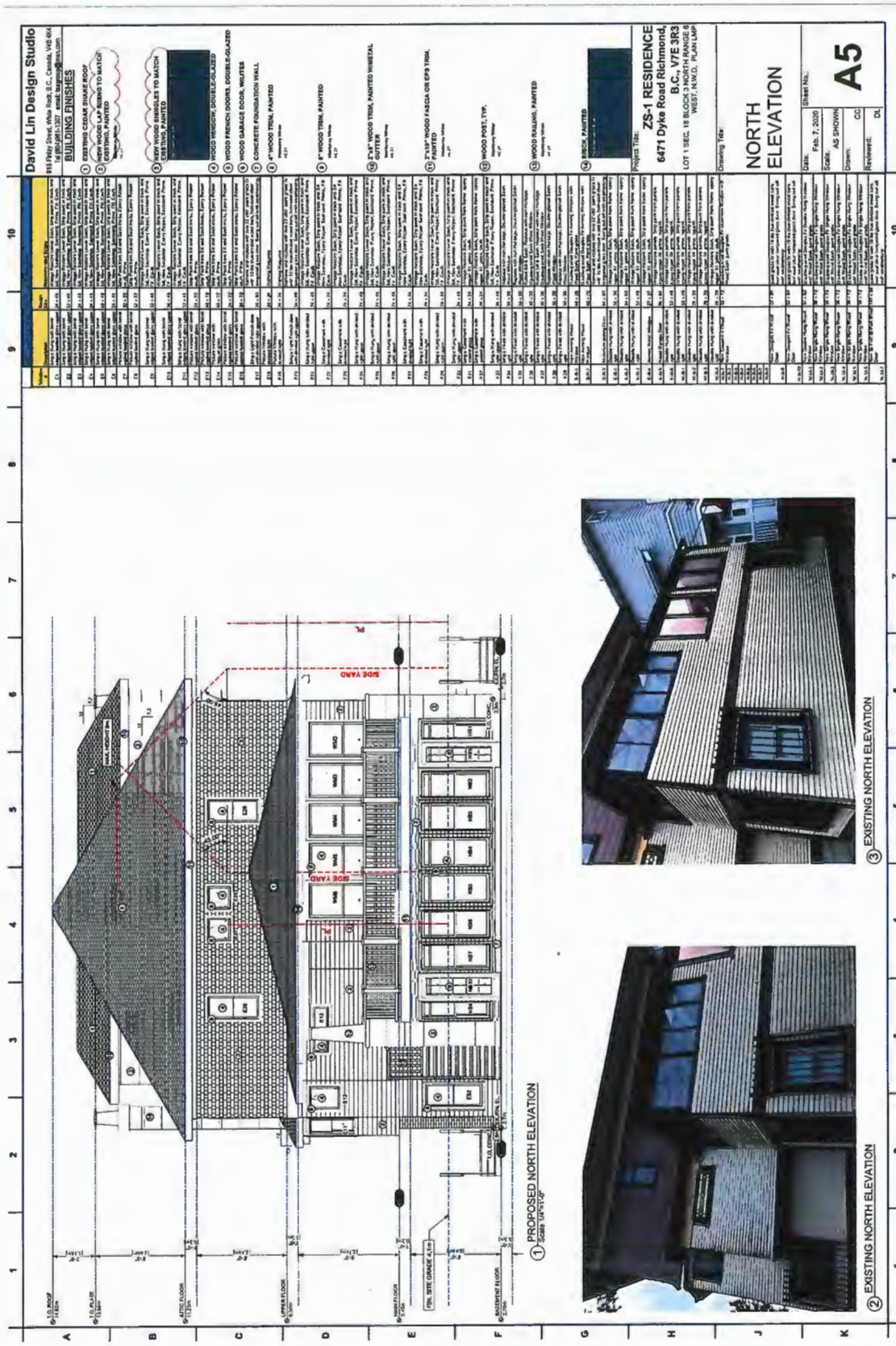
3 EXISTING SOUTHEAST CORNER



2 EXISTING SOUTH ELEVATION

1 PROPOSED SOUTH ELEVATION

HA 20-892182 PLAN# 3.a



David Lin Design Studio
 1111 Park Street, 4th Floor, B.C., Canada, V6G 1G6
 Tel: 604.681.3377 email: david@dlstudio.com

BUILDING FINISHES

- 1 EXISTING CEDAR SHAKE ROOF
- 2 EXISTING BRICK EXTERIOR TO MATCH EXISTING, PAINTED
- 3 NEW WOOD SHINGLES TO MATCH EXISTING, PAINTED
- 4 WOOD WINDOW, DOUBLE-GLAZED
- 5 WOOD FRENCH DOORS, DOUBLE-GLAZED
- 6 WOOD GARAGE DOOR, WHITE
- 7 CONCRETE FOUNDATION WALL
- 8 4" WOOD TRIM, PAINTED
- 9 4" WOOD TRIM, PAINTED
- 10 4" WOOD TRIM, PAINTED
- 11 2 1/2" WOOD TRIM, PAINTED WHITE/GALZ
- 12 2 1/2" WOOD TRIM, PAINTED WHITE/GALZ
- 13 2 1/2" WOOD TRIM, PAINTED WHITE/GALZ
- 14 BRICK, PAINTED

ZS-1 RESIDENCE
 6471 Dyke Road Richmond,
 B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK NORTH RANGE 6
 WEST, A.N.C.D. PLAN LAMP

NORTH ELEVATION

DATE: Feb. 7, 2020
 SCALE: AS SHOWN
 SHEET NO.: **A5**
 REVIEWER: CC DL



3 EXISTING NORTH ELEVATION



2 EXISTING NORTH ELEVATION

1 PROPOSED NORTH ELEVATION
 SCALE: 1/8"=1'-0"

HA 20-893182 PLAN # 3.b

David Lin Design Studio
 188 Pine Street, Suite 100, B.C., Canada, V6B 6A4
 Tel: (604) 681-1337 email: david@dlstudio.com

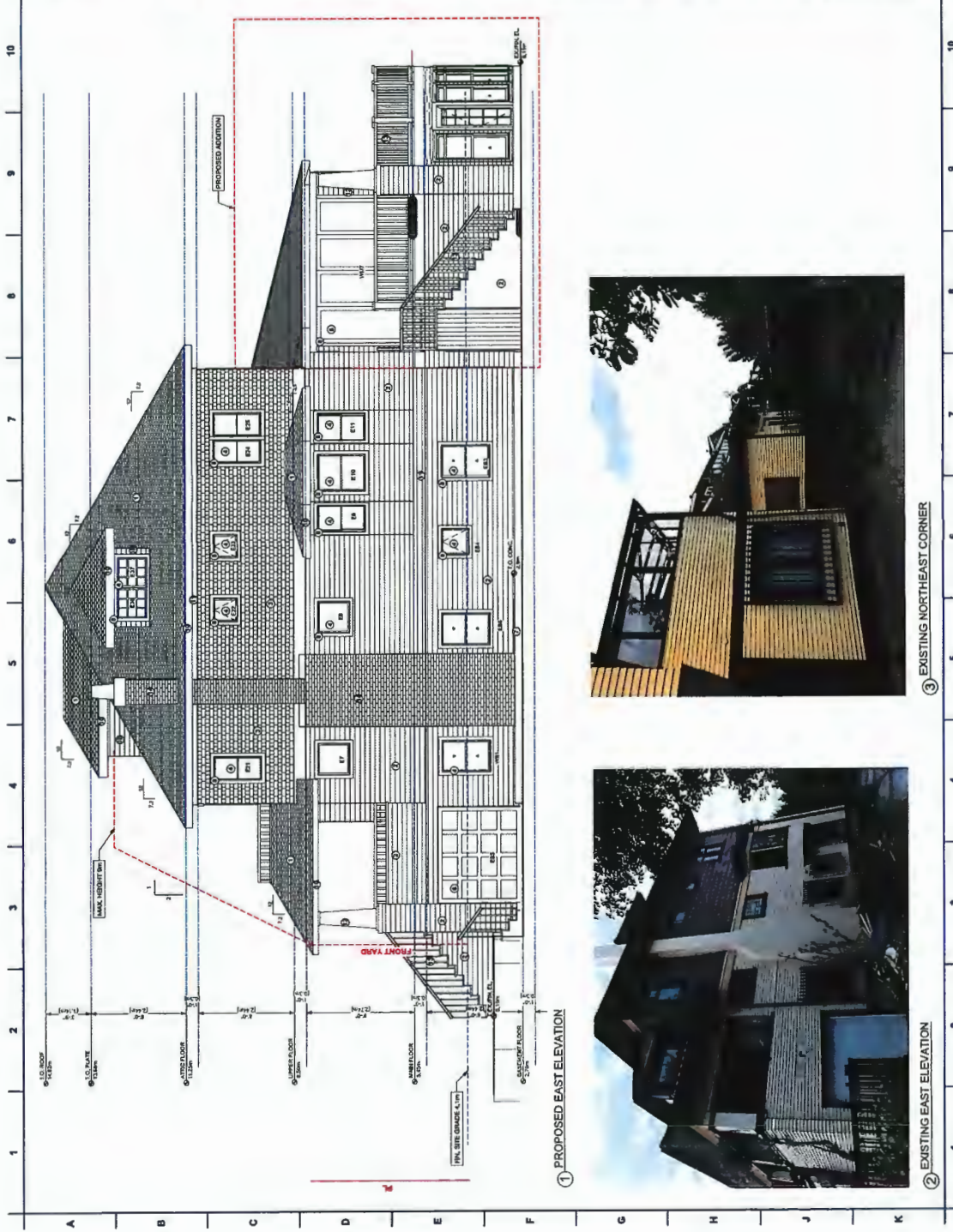
BUILDING FINISHES

- ① EXISTING CEDAR SHAKE ROOF
- ② ROOF WOOD LAYING TO MATCH EXISTING, PAINTED
- ③ EXISTING BRICKWORK TO MATCH EXISTING, PAINTED
- ④ WOOD WINDOW, DOUBLE GLAZED
- ⑤ WOOD FRENCH DOOR, DOUBLE GLAZED
- ⑥ WOOD GARAGE DOOR, WHITE
- ⑦ CONCRETE FOUNDATION WALL
- ⑧ BRICK, PAINTED
- ⑨ 8" WOOD TRIM, PAINTED
- ⑩ 2x4" WOOD TRIM, PAINTED (VERTICAL GUTTER)
- ⑪ 2x4" WOOD PANELS OR EPS TRIM
- ⑫ WOOD PORT. TYP.
- ⑬ WOOD RAILING, PAINTED
- ⑭ BRICK, PAINTED

Project Title:
ZS-1 RESIDENCE
 6471 Dyle Road Richmond,
 B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6
 WEST, INTER. POINT L.P.

Client: CC
Drawn: CC
Reviewed: DL

Sheet No.:
EAST ELEVATION
A6



① PROPOSED EAST ELEVATION

HA 20-893182 PLAN # 3.C

David Lin Design Studio
 815 Pine Street, White Rock, B.C., Canada, V8B 6W4
 Tel: (604) 681-1307 email: david@dlindesign.com

BUILDING FINISHES

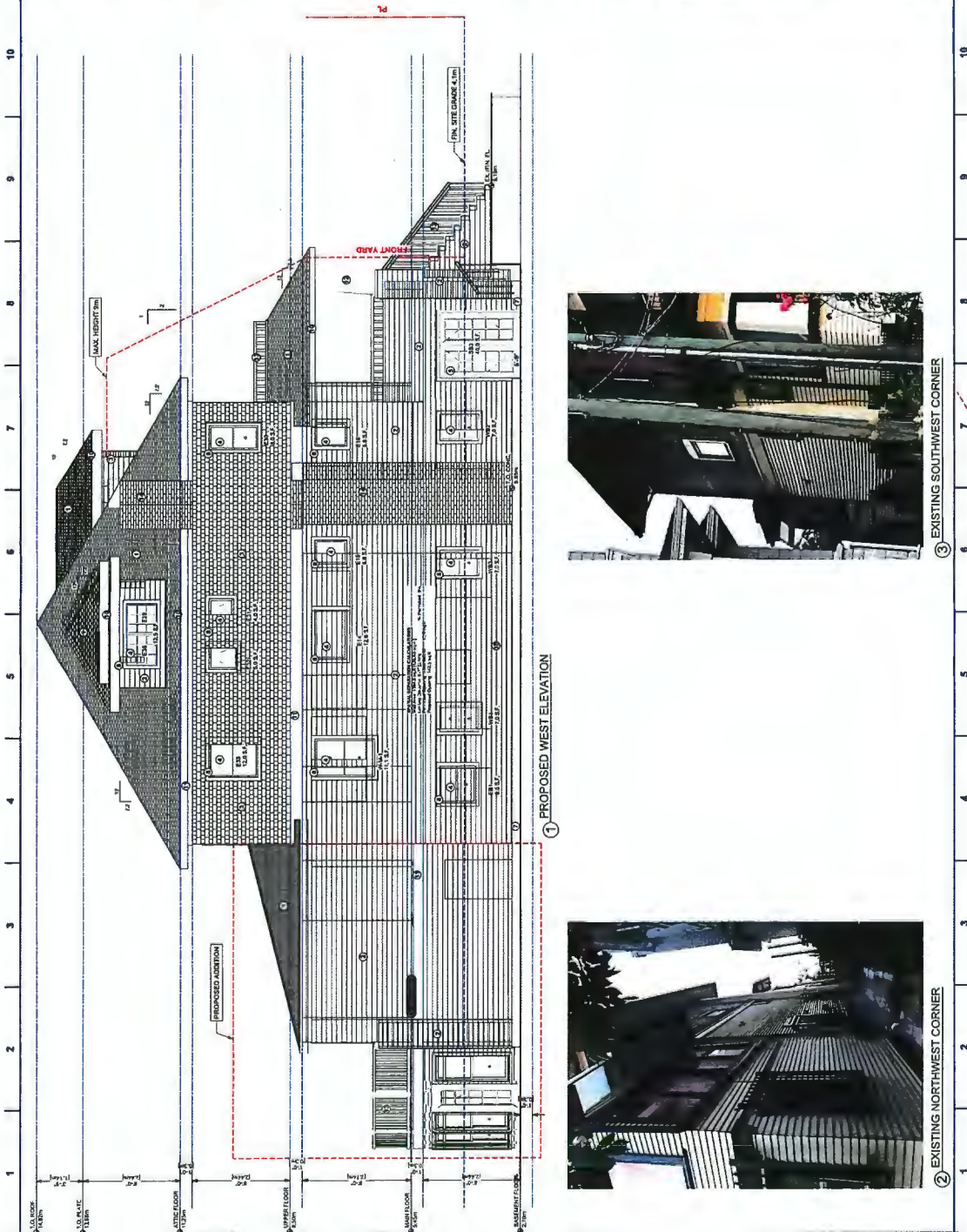
- ① EXISTING CEDAR SHAKE ROOF EXISTING PAINTED
- ② 1/2" WOOD LVL SING TO MATCH EXISTING PAINTED
- ③ FINISH MATERIALS TO MATCH EXISTING PAINTED
- ④ WOOD WINDOW, DOUBLE GLAZED
- ⑤ WOOD FRENCH DOOR, DOUBLE GLAZED
- ⑥ WOOD SHARPE DOOR, WHITE
- ⑦ CONCRETE FOUNDATION WALL
- ⑧ 1/2" WOOD TRIM, PAINTED
- ⑨ 1/2" WOOD TRIM, PAINTED
- ⑩ 1/2" WOOD TRIM, PAINTED
- ⑪ 1/2" WOOD TRIM, PAINTED
- ⑫ 1/2" WOOD TRIM, PAINTED
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- ⑭ 1/2" WOOD TRIM, PAINTED
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- ㊾ 1/2" WOOD TRIM, PAINTED
- ㊿ 1/2" WOOD TRIM, PAINTED

PROJECT TITLE:
 ZS-1 RESIDENCE
 6471 Dyke Road Richmond, B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 8 WEST, WATER 100' L&P

DATE: Feb. 7, 2020
SCALE: AS SHOWN
DRAWN: CC
REVIEWED: DL

Sheet No. A7

WEST ELEVATION



HA 20-893182 PLAN # 3.d

David Lin Design Studio
 815 Pine Street, White Rock, B.C., Canada, V8B 4K6
 Tel: 604.981-1307 email: info@davidlin.com

WALL LEGEND
 EXISTING WALLS TO BE DEMOLISHED
 EXISTING WALLS TO BE RETAINED
 ADDITIONAL FLOOR

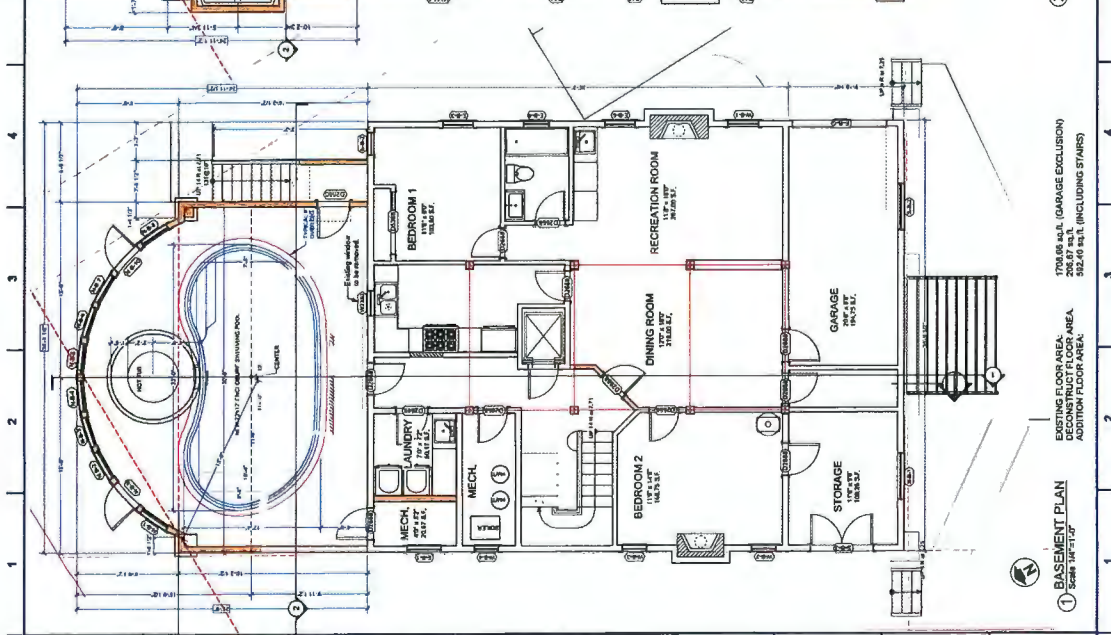
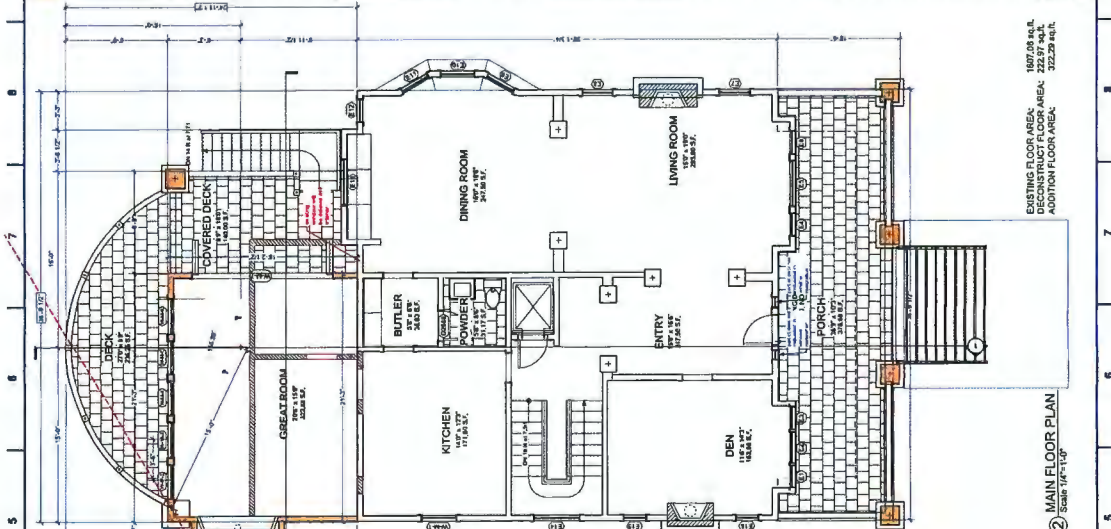
Project Title: **ZS-1 RESIDENCE**
6471 Dylke Road Richmond,
B.C., V7E 3R3
 LOT 1 SEC. 18 BLOCK 3 NORTHFRANGE 8
 WEST VAN., VAN VAN

Sheet No.: **A8**

Client: Feb. 7, 2008
 Scale: AS SHOWN
 Drawn: CC
 Reviewed: DL

Drawing Title: **FLOOR PLANS**

1.01	1.02	1.03	1.04	1.05	1.06	1.07	1.08	1.09	1.10	1.11	1.12	1.13	1.14	1.15	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.47	1.48	1.49	1.50	1.51	1.52	1.53	1.54	1.55	1.56	1.57	1.58	1.59	1.60	1.61	1.62	1.63	1.64	1.65	1.66	1.67	1.68	1.69	1.70	1.71	1.72	1.73	1.74	1.75	1.76	1.77	1.78	1.79	1.80	1.81	1.82	1.83	1.84	1.85	1.86	1.87	1.88	1.89	1.90	1.91	1.92	1.93	1.94	1.95	1.96	1.97	1.98	1.99	2.00
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REFERENCE PLANS



To: General Purposes Committee

Date: April 23, 2020

From: Wayne Craig
Director, Development

File: ZT 19-872212

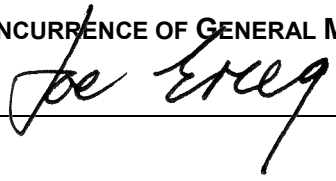
Re: **Application by Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd. for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” Zone at 3399 Corvette Way and 3311 and 3331 No. 3 Road**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10162, for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone, a site-specific zone applicable at 3399 Corvette Way and 3311 and 3331 No. 3 Road, to permit:
 - a) The relocation of 964 m² (10,371 ft²) of permitted (unbuilt) floor area from the development’s first phase at 3331 No. 3 Road to its second phase at 3311 No. 3 Road and third phase at 3399 Corvette Way; and
 - b) An increase in the maximum combined total number of permitted dwelling units from 850 to 960 (without any increase in residential floor area);be introduced and given first reading.
2. That the terms of the voluntary developer community amenity contribution secured through the original rezoning of 3399 Corvette Way and 3311 and 3331 No. 3 Road (RZ 12-603040) be amended to permit the completion of the proposed City Centre North Community Centre, at 3311 No. 3 Road, to be deferred from December 31, 2021 to December 31, 2023.
3. That the Public Hearing for Richmond Zoning Bylaw 8500, Amendment Bylaw 10162, be waived.

Wayne Craig
Director, Development

WC:sch
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Project Development	<input checked="" type="checkbox"/>	

Staff Report

Origin

Yuanheng Seaside Developments Ltd. and Yuanheng Seaview Developments Ltd. have applied to the City of Richmond for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone, the site-specific zone applicable to “Viewstar”, a three-lot, high-rise, mixed use development at 3399 Corvette Way (Lot C), 3311 No. 3 Road (Lot B), and 3331 No. 3 Road (Lot A) (Attachments 1, 2 and 3). The purpose of the application is to permit changes to the:

1. Site-specific (ZMU30) zone, including:
 - a) Relocating 964 m² (10,371 ft²) of permitted (unbuilt) floor area from the development’s first phase at 3331 No. 3 Road (Lot A) to its second phase at 3311 No. 3 Road (Lot B) and third phase at 3399 Corvette Way (Lot C); and
 - b) Increasing the maximum combined total number of permitted dwelling units from 850 to 960 (without any increase in residential floor area); and
2. Terms of the voluntary developer community amenity contribution secured through rezoning of the subject site (RZ 12-603040) to permit the completion of the proposed City Centre North Community Centre at 3311 No. 3 Road (Lot B) to be deferred from December 31, 2021 to December 31, 2023.

Findings of Fact

In addition to the subject Zoning Text Amendment application, to date the “Viewstar” project has involved the following development applications:

- | | |
|--|-----------------------|
| 1. Rezoning (RZ 12-603040): | Adopted May 8, 2017 |
| 2. Development Permits: | |
| a) 3331 No. 3 Road (Lot A) (DP 16-745853) | Issued May 8, 2017 |
| b) 3311 No. 3 Road (Lot B) and
3399 Corvette Way (Lot C) (DP 17-794169) | In circulation |
| 3. Building Permit: Lot A (BP 17-792079) | Issued March 13, 2018 |

A Development Application Data Sheet, providing details about the subject development proposal, is attached. (Attachment 4)

Surrounding Development

Development near the subject site includes:

To the North: Sea Island Way (a designated Provincial highway providing access to the airport), beyond which is a proposed high-rise, high density, mixed hotel/office development by New Continental Properties (RZ 13-628557 / ZT 19-875774).

To the East: No. 3 Road, beyond which is the Canada Line and future location of Capstan Station, a neighbourhood park, and two multi-phase, high-rise, high density, mixed use developments, including one by Pinnacle Living (RZ 10-544729 / RZ 12-610011 / ZT 18-827860) that includes an Early Childhood Development

Hub (under construction) and another by Concord Pacific (RZ 17-769242) that includes a non-profit arts space.

To the South: Capstan Way (a designated greenway route), beyond which is an area of low-rise, automobile-oriented commercial uses that is designated under the City Centre Area Plan (CCAP) for medium- and high-rise, mixed use development and riverfront park.

To the West: The Middle Arm of the Fraser River and land secured through the “Viewstar” rezoning (RZ 12-603040) for development, at the developer’s sole cost, of a new City-owned riverfront park. In addition, adjacent to the proposed park is an existing three-tower, mixed hotel/residential development at 3099, 3111, and 333 Corvette Way (“Wall Centre”) and located between Lots A and C is a vacant parcel proposed for development with a two-tower, mixed residential/hotel/retail project pending rezoning adoption by Minglian Holdings (RZ 15-699647).

Related Policies & Studies

Official Community Plan (OCP) / City Centre Area Plan (CCAP) Schedule 2.10

The subject site is located in the City Centre’s Capstan Village area, which is designated as a high density, mixed use, transit-oriented community focussed around the future Capstan Canada Line Station and associated park and transit plaza amenities, pedestrian-oriented commercial uses, and community facilities. The subject Zoning Text Amendment application and “Viewstar” development comply with all applicable OCP and CCAP policies and include:

1. High density mixed use development, including pedestrian-oriented retail along No. 3 Road and Capstan Way, an office tower near Sea Island Way, and 10 residential towers (i.e. six on Lot A, two on Lot B, and two on Lot C);
2. “Institution” use in the form of a City-owned 3,107 m² (33,439 ft²) community centre (to be constructed to a turnkey level of finish at the developer’s sole cost);
3. Public open space amenities, including a 2,963 m² (0.73 ac) riverfront park, greenway improvements along Capstan Way, and a community centre plaza; and
4. Affordable low-end-of-market-rental (LEMR) housing, based on 5% of maximum permitted residential floor area (as required by the City policy in effect at the time of rezoning adoption), all of which shall be constructed to a turnkey level of finish, at the developer’s sole cost, in “Viewstar’s” first two phases (as secured by legal agreements registered on title prior to rezoning adoption).

Public Consultation

Zoning Text Amendment informational signage has been installed on the subject property. At the time of writing the subject report, staff have not received any comments from the public about the application in response to the placement of the information signage on the property.

Public Hearing

The *Local Government Act* requires that a public hearing be held by a local government between the first reading and third reading of a zoning amendment bylaw. A local government may waive

the holding of a public hearing on a proposed zoning bylaw if an Official Community Plan (OCP) is in effect for the area that is subject to the zoning bylaw, and the bylaw is consistent with the OCP.

Staff recommend that the public hearing for Richmond Zoning Bylaw 8500, Amendment Bylaw 10162, be waived. Waiving of the requirement to hold a public hearing must be approved by a resolution of Council. This can be supported on the basis that:

1. As required under the *Local Government Act*, the subject zoning amendment bylaw is subject to and consistent with the Official Community Plan;
2. The “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone is a site-specific zone, only applicable to the three subject properties at 3399 Corvette Way and 3311 and 3331 No. 3 Road;
3. The proposed zoning amendment bylaw does not involve any change in use or increase in density beyond what the ZMU30 zone currently permits and, if approved, would have minimal impact on building massing; and
4. Council approval of the proposed changes to the terms of the voluntary developer community amenity contribution secured through RZ 12-603040, to permit the completion of the proposed City Centre North Community Centre to be deferred from December 31, 2021 to December 31, 2023, does not require a public hearing.

If Council approves waiving of the public hearing, notice must be published in the newspaper (not less than 3 days and not more than 10 days before the bylaw is given third reading) and mailed to affected owners and tenants (at least 10 days before the bylaw is given third reading).

Should the public hearing for the subject application be waived, there would be no items scheduled for the June public hearing and it could be cancelled.

Analysis

1. Proposed Change to the ZMU30 Zone’s Required Floor Area Distribution

The ZMU30 zone specifies the maximum floor area permitted on the “Viewstar” site in total and on a lot-by-lot basis. The lot-by-lot floor area distribution was determined through the rezoning process (RZ 12-603040). The actual floor area approved through the subsequent Development Permit for “Viewstar’s” first phase (Lot A) is 964 m² (10,371 ft²) less than the maximum permitted under the ZMU30 zone. The developer proposes to amend the ZMU30 zone to permit the transfer of the permitted unbuild floor area from Lot A to Lots B and C, as indicated in the table below. In addition, the developer proposes to make a minor reduction in the total amount of residential floor area permitted in order to increase the amount of commercial floor area in the development’s second phase (Lot B).

MAX. PERMITTED BUILDABLE FLOOR AREA						
Lot	Phase	Use	Existing ZMU30 Zone	Proposed Distribution	Net Difference	
A	1	Residential	54,977.8 m ²	54,014.2 m ² (1)	LESS 963.6 m ² (1)	
		Non-Residential	2,131.0 m ²	2,131.0 m ² (1)	N/A	
B	2	Residential	21,015.0 m ²	21,572.5 m ²	MORE 557.5 m ²	Lot B Total =

MAX. PERMITTED BUILDABLE FLOOR AREA						
Lot	Phase	Use	Existing ZMU30 Zone	Proposed Distribution	Net Difference	
		Non-Residential	22,164.8 m ²	22,364.5 m ²	MORE 199.7 m ²	MORE 757.2 m ²
C	3	Residential	12,843.2 m ²	13,049.6 m ²	MORE 206.4 m ²	
		Non-Residential	Nil	Nil	N/A	
Total		Residential	88,836.0 m ²	88,636.3 m ²	LESS 199.7 m ²	
		Non-Residential	24,295.8 m ²	24,495.5 m ²	MORE 199.7 m ²	
		Combined Total	113,131.8 m ²	113,131.8 m ²	N/A	

(1) As approved through “Viewstar’s” Development Permit for Lot A / Phase 1 (DP 16-745853).

Staff are supportive of the developer’s proposal on the basis that:

- a) There is no proposed increase in the combined total floor area of Lots A, B, and C;
- b) The relocated floor area represents less than a 2% increase in the Lots B and C floor areas and will have no impact on roads or engineering services secured through RZ 12-603040;
- c) Any impact on form or character will be negligible, as the relocated floor area represents:
 - For Lot B, +/- 20 m² (220 ft²) (i.e. <3%) additional per residential tower floorplate; and
 - For Lot C, +/- 8 m² (85 ft²) (i.e. <2%) additional per residential tower floorplate; and
 prior to Zoning Text Amendment bylaw adoption, the form and character of Lots B and C shall be considered through a Development Permit application (DP 17-794169) processed to a level deemed acceptable to the Director of Development;
- d) The developer’s community amenity (i.e. City Centre North Community Centre) and affordable LEMR housing contributions (secured via RZ 12-603040) will be unaffected, as they are specified in the ZMU30 zone and secured with legal agreements on title; and
- e) The proposed minor increase in non-residential floor area on Lot B is consistent with CCAP objectives for locating commercial uses near No. 3 Road and the Canada Line.

2. Proposed Change to the ZMU30 Zone’s Maximum Number of Permitted Dwellings

The ZMU30 zone limits the maximum number of dwelling units permitted on the “Viewstar” site to 850. This requirement was not imposed to satisfy any OCP or CCAP population limits. Instead, this limit was determined through rezoning (RZ 12-603040) based on the size of the developer’s Capstan Station Bonus publicly accessible open space contribution.

The Capstan Station Bonus is applicable to developments, like “Viewstar”, that contribute funds, at the Council-approved rate, towards the future construction of Capstan Station. Developments using the Bonus must contribute publicly accessible open space (secured as dedication, fee-simple, and/or Statutory Rights-of-Way) at a rate 5 m² (54 ft²) per dwelling unit. “Viewstar’s” public open space contribution (secured prior to rezoning adoption) has an area of 4,308 m² (1.1 ac), including the proposed riverfront park, Capstan greenway improvements, and community centre plaza. This amount of open space exceeds the minimum area required for 850 dwellings by 58 m² (629 ft²) (i.e. 850 units x 5 m² per unit = 4,250 m²). Increasing “Viewstar’s” maximum permitted number of dwellings from 850 to 960 would require the developer to contribute an additional 492 m² (0.1 acres) of public open space (Attachment 8, Schedule A).

Lot	Phase	PROPOSED # DWELLING UNITS			PROPOSED UNIT MIX			
		Market Units	Affordable LEMR Units	Total	Market Units		Affordable Units	
					Bachelor & 1-BR	2-BR & larger	Bachelor & 1-BR	2-BR & larger
A	1	536 (as per DP 16-745853)	41 (as per DP 16-745853)	577 (as per DP 16-745853)	30%	70%	30%	70%
B	2	275	19	294	51%	49%	47%	53%
C	3	89	Nil (as per ZMU30)	89	Nil	100%	N/A	N/A
Total		900	60	960	33%	67%	35%	65%

Staff are supportive of the developer’s proposal on the basis that:

- a) The proposed number of dwellings is consistent with OCP/CCAP population projections;
- b) There will be no reduction in the developer’s affordable housing contribution secured at the time of “Viewstar’s” original rezoning (RZ 12-603040), all of which is required to be constructed in the development’s first two phases (Lots A and B) and includes a total of 60 LEMR units (i.e. 41 under construction in the development’s first phase and 19 proposed for its second phase) with a combined total habitable floor area of at least 4,442 m² (47,811 ft²) (i.e. based on 5% of the development’s originally approved total residential floor area, as required by the City policy in effect at the time of rezoning);
- c) The proposed unit mix provides 65+% family-friendly 2-bedroom and larger units for market housing and affordable LEMR housing tenants (as indicated in table above), which exceeds the OCP policy requiring 40% of multi-family dwellings to have two or more bedrooms;
- d) Parking will be provided, on a lot-by-lot basis, in compliance with the Zoning Bylaw; and
- e) The addition of 492 m² (0.1 acres) of publicly accessible open space will provide for public open space improvements (Attachment 8, Schedule A) including:
 - On Lot B, expansion of the community centre plaza (doubling its programmable area), a new plaza along No. 3 Road, and a landscaped seating area on the lot’s west side near the existing “Wall Centre” residential/hotel development; and
 - On Lot C, widening of the riverfront park and a plaza at the park’s north end.

The additional publicly accessible open space will be specified in the ZMU30 zone and secured with Statutory Rights-of-Ways registered on title to Lots B and C prior to adoption of the Zoning Text Amendment bylaw. The size, configuration, and design of each individual public open space will be determined, to the City’s satisfaction, prior to Zoning Text Amendment bylaw adoption, through the Lot B and C Development Permit processes (DP 17-794169) and the required landscape improvements will be secured via the development’s Development Permit landscape security (Letter of Credit). In addition, the design of the community centre plaza will be subject to all applicable community centre design review and Council approval processes.

3. Proposed Refinements to the City Centre North Community Centre’s Design and Delivery

The community centre is part of “Viewstar’s” second phase (Lot B) and its delivery is secured by legal agreements registered on title to the lands, which require, among other things, that:

- a) A Building Permit (BP) is issued for Lot B, including a City-approved design for the community centre, prior to first occupancy of “Viewstar’s” first phase (Lot A); and
- b) The community centre is complete, to the City’s satisfaction, on or before December 31, 2021.

Due to protracted Ministry of Transportation and Infrastructure (MOTI) approval processes affecting Lot B, Building Permit issuance for Lot B and construction of the community centre have been delayed and the developer is unable to meet the above commitments. The developer has requested that:

- a) Occupancy of four of the six towers currently under construction on Lot A (i.e. 393 of 577 units) be permitted ahead of BP issuance for Lot B; and
- b) The community centre’s completion date be deferred to December 31, 2023.

The proposed completion date (December 31, 2023) is based on a 33 month construction schedule (April 2021 to December 2023), which assumes the Building Permit for Lot B will be issued in March 2021. If Building Permit issuance is delayed, the developer’s ability to complete the community centre by December 31, 2023 may be compromised. The City will use all reasonable efforts to achieve the permit issuance date, on the understanding that the developer shall satisfy, fulfil, and comply with all bylaw, Building Code, and related requirements as needed to facilitate the timely issuance of the required permit. Occupancy restrictions remaining on Phase 1 residential units ensure that the community centre is not unduly delayed.

In light of the developer’s request, the following changes are proposed to the requirements approved through RZ 12-603040 and secured by legal agreements registered on title to the lands.

RZ 12-603040		PROPOSED	COMMENTS
Occupancy Holds	Lot A (Phase 1) only: <ul style="list-style-type: none"> ▪ Community centre BP must be issued prior to occupancy of Lot A. 	Prior to BP issuance for the community centre, occupancy of 4 of Lot A’s 6 towers (68% of units) would be permitted (i.e. 393 of 577 units, including all 41 of Lot A’s affordable LEMR housing units).	Completion/occupancy of Lot A’s 6 towers is planned for 3 stages: <ul style="list-style-type: none"> ▪ Dec. 2020 (2 towers/190 units) ▪ Jan. 2021 (2 towers/203 units) ▪ July 2021 (2 towers/184 units). The revised hold would apply to the final 2 towers only (32% of units).
	Lots B & C (Phases 2 & 3): <ul style="list-style-type: none"> ▪ Community centre must be complete, to the City’s satisfaction, prior to occupancy of Lots B and C. 	No change.	N/A

RZ 12-603040		PROPOSED	COMMENTS
Enhanced Facility Design	The community centre design must comply with the conceptual design and Terms of Reference (TOR) approved through the rezoning. Under the existing agreement, the City has little ability to vary the facility design or program elements.	The developer agrees to allow the City to modify the approved conceptual design and TOR to: <ul style="list-style-type: none"> ▪ Provide for minor interior changes that do not impact overall construction costs ▪ Improve interior daylighting with additional lobby and 2nd floor (clerestory) windows (Attachment 6) ▪ Roughly double the programmable area of the plaza (Attachment 7) 	The proposed change would allow the City to fine-tune the facility's design to better meet anticipated community needs (both indoors and outdoors). The revised design will be undertaken through the pending Lot B Development Permit process (DP 17-794169).
City Costs	City Project Costs: <ul style="list-style-type: none"> ▪ \$600,000 (cash) was submitted prior to rezoning to cover City costs related to project management (PM), construction management (CM), and the installation of fibre optic equipment (FOE). 	To ensure that the City does not incur any costs as a result of the facility's revised delivery date, the developer proposes to voluntarily contribute an additional \$136,000 (bringing the developer's total contribution to \$736,000) for City cost recovery and escalation.	The developer contribution would be submitted as cash prior to BP issuance for Lot B, and include: <ul style="list-style-type: none"> ▪ Cost recovery for PM: \$75,000 ▪ Cost escalation to Dec 2023 for: <ol style="list-style-type: none"> i. PM: \$31,000, ii. CM: \$15,000, iii. FOE: \$15,000.
	Furniture/Fixtures/Equipment (FFE): <ul style="list-style-type: none"> ▪ The City is responsible for 100% of FFE costs (which are valued at \$1.6 M). 	To reduce City Capital Costs associated with opening the facility, the developer proposes to voluntarily contribute \$800,000 towards the facility's FFE costs.	The proposed change would see 50% of estimated FFE costs borne by the developer. The contribution would be secured as a Letter of Credit prior to BP issuance for Lot B; replaced with cash 1 year before community centre completion (Dec 31, 2022).

In addition to the requirements listed in the table above, prior to “Viewstar’s” original rezoning adoption (RZ 12-603040), the developer submitted a Letter of Credit (\$2,810,500) to cover possible construction deficiencies and entered into a legal agreement, registered on title to the lands, that permits the City to impose a financial penalty if completion of the community centre is delayed (i.e. past the revised December 31, 2023 delivery date). These requirements will apply regardless of the changes under consideration.

Voluntary developer contributions secured through rezoning processes, like the City Centre North Community Centre, are market-driven and, thus, can be susceptible to forces outside the City’s control. Denying the developer’s proposal could compromise the developer’s ability to complete Lot A and construct the community centre, and would mean the loss of additional community benefits and compensation volunteered by the developer. In light of this, staff are supportive of the developer’s proposal, the terms of which, if approved, would be secured with legal agreements registered on title to the lands prior to Zoning Text Amendment bylaw adoption. Key points are summarized below and expanded upon in the attached memorandum (Attachment 5):

- a) A late-2023 community centre opening may improve initial attendance as:
 - Capstan Station would be operational (i.e. anticipated mid-2022 completion); and
 - Continued residential development in Capstan Village will mean higher numbers of completed and occupied dwellings in the surrounding area;

- b) The developer's commitment to deliver the City Centre North Community Centre would remain tied to occupancy holds on two of Lot A's six towers, "Viewstar's" first phase, which represent 32% of Lot A's total units (i.e. 184 market units) ;
- c) The developer's agreement to allow refinements and enhancements to the previously approved community centre conceptual design and Terms of Reference will enable the City to better ensure the facility will meet anticipated community needs, with, among other things, improved interior daylighting (Attachment 6) and expanded programmable plaza space (Attachment 7), the design of which refinements and enhancements will be undertaken through the pending Lot B Development Permit (DP 17-794169) and the related community centre design review and Council approval processes; and
- d) Additional developer cash-in-lieu contributions will:
 - Fully cover City costs arising from the community centre's revised delivery date with respect to project and construction management and fibre optic equipment (\$136,000), which contribution will be submitted as cash prior to Building Permit issuance for the community centre and Lot B; and
 - Reduce City costs for furnishings, fixtures, and equipment by 50% (\$800,000), which contribution will be secured in the form of a Letter of Credit prior to Building Permit issuance for the community centre and Lot B and replaced with cash on December 31, 2022 (i.e. one year ahead of the proposed community centre completion, to ensure that the City has the funds available for its procurement of furnishings and related requirements).

The developer's proposal, as described above, was presented to and endorsed by the Senior Management Team and Chief Administrative Officer.

Zoning Bylaw

To facilitate the developer's proposed floor area distribution and dwelling unit changes, amendments to "Viewstar's" site-specific ZMU30 zone are required (as per Zoning Amendment Bylaw 10162), including:

1. 964 m² (10,371 ft²) of permitted floor area is relocated from Lot A to Lots B and C;
2. Permitted residential floor area is reduced by 200 m² (2,150 ft²) and the permitted amount of non-residential floor area is increased by a corresponding amount;
3. Maximum permitted number of dwellings is increased from 850 to 960;
4. The minimum Capstan Station Bonus public open space requirement is increased to 4,800 m² (1.2 acres) to reflect the increase in permitted number of dwelling units; and
5. The minimum affordable housing contribution is specified, overall and lot-by-lot, to reflect the approved Lot A development (DP 16-745853) and clarify the minimum requirement for Lot B (DP 17-7941269/in circulation).

Site Servicing and Frontage Improvements

Off-site Engineering, Transportation, and Parks requirements with respect to "Viewstar" were identified and secured via the developer's original rezoning (RZ 12-603040). Legal agreements are registered on title requiring that all necessary improvements are designed and constructed, at

the developer's sole cost, on a phase-by-phase basis, via the City's standard Servicing Agreement processes.

Existing Legal Encumbrances

Various existing legal agreements registered on title must be revised to facilitate "Viewstar's" proposed changes in floor area distribution, maximum permitted number of dwelling units (and related Capstan Station Bonus publicly accessible open space requirements), and the developer's completion of the City Centre North Community Centre. These revisions are itemized in the attached Zoning Text Amendment Considerations (Attachment 8).

Financial Impact or Economic Impact

Furniture, fixtures, and equipment (FFE) for the City Centre North Community Centre are estimated to have a value of \$1.6 M (2023 dollars). Acceptance of the developer's voluntary cash-in-lieu contribution towards these items would reduce future City costs by 50% (\$800,000).

Conclusion

Yuanheng Seaside Developments Ltd. and Yuanheng Seaview Developments Ltd. have applied to the City of Richmond for a Zoning Text Amendment to the "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone with respect to "Viewstar", a 3-phase, high-rise, mixed use development, for the purpose of relocating 964 m² (10,371 ft²) of unbuilt floor area from the project's first phase to its second and third phases, increasing the maximum permitted number of dwellings units from 850 to 960, and deferring the developer's completion of the City Centre North Community Centre from December 31, 2021 to December 31, 2023. The developer's proposal is consistent with OCP and CCAP population projections and will not increase the project's buildable floor area. To satisfy Capstan Station Bonus requirements, the developer will provide 492 m² (0.1 acres) of additional publicly accessible open space, including an expanded community centre plaza. Other community centre benefits include increased design/program flexibility for the City and a voluntary developer cash-in-lieu contribution to cover 50% of City costs for furnishings, fixtures, and equipment. The proposed deferral in the community centre's completion can be supported on the basis that, by December 2023, Capstan Station will be operational and additional residential units will have been constructed nearby, the developer will voluntarily contribute funds to offset City costs arising from the deferral, and legal agreements will secure the developer's commitment.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10162 be introduced and given first reading.



Suzanne Carter-Huffman
Senior Planner / Urban Design

SCH:cas

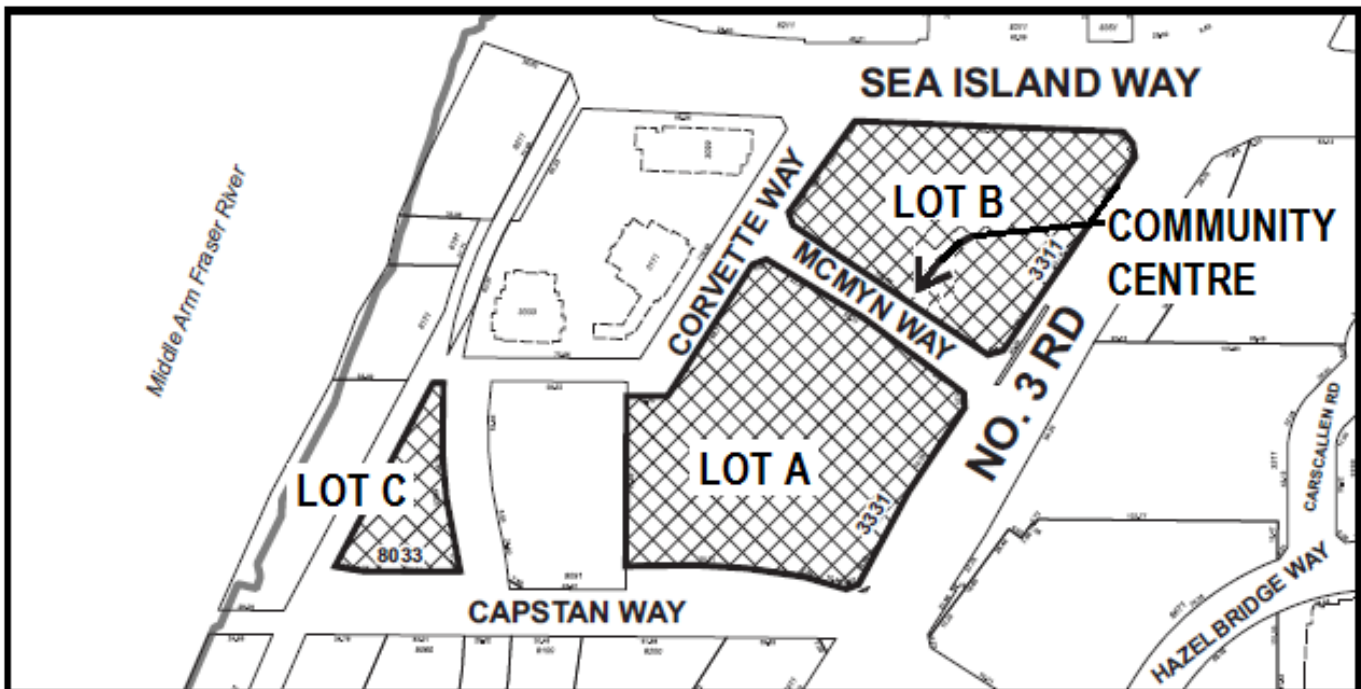
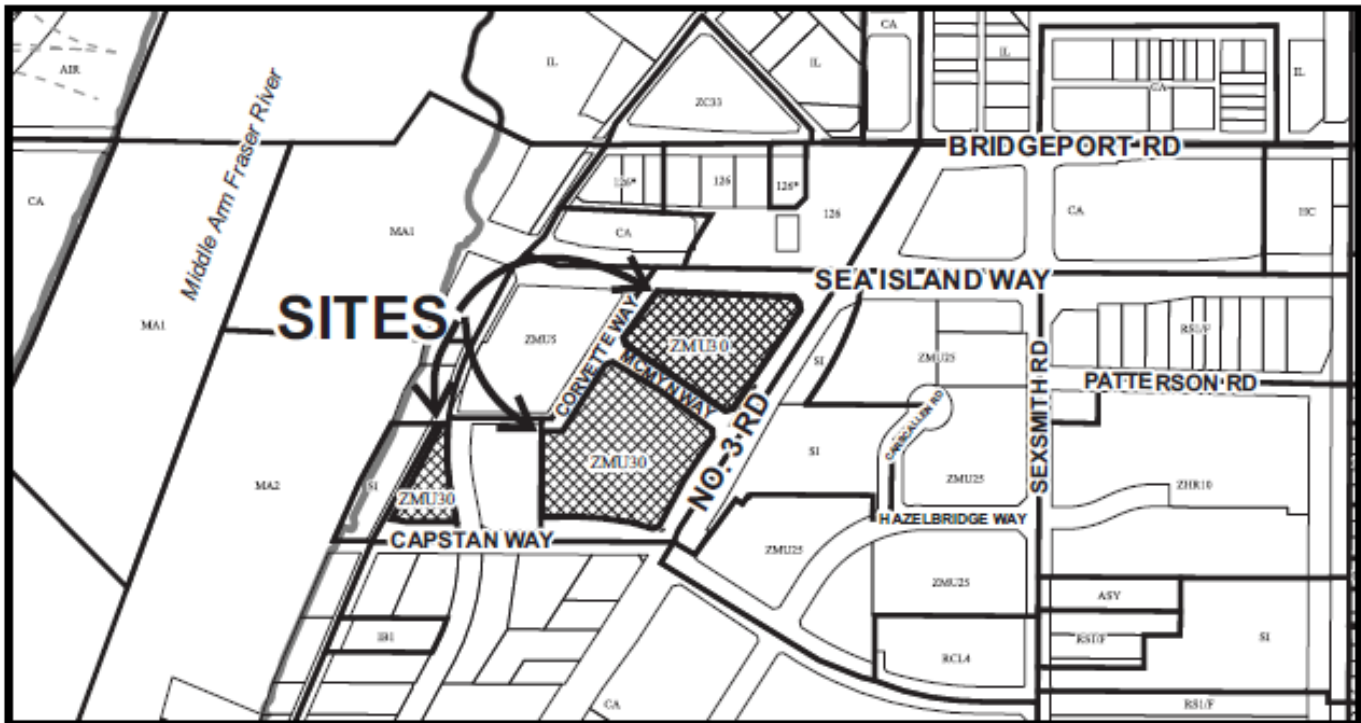
Attachments:

1. Location Map

2. Aerial Photograph
3. Proposed Development
4. Development Application Data Sheet
5. Memorandum
6. Community Centre – Improved Interior Daylighting
7. Community Centre – Expanded Plaza (Preliminary)
8. Zoning Text Amendment Considerations, including “Schedule A”, Capstan Station Bonus (CSB) – Additional Publicly Accessible Open Space Requirements



City of Richmond



ZT 19-872212

Original Date: 09/12/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 19-872212

Original Date: 09/12/19

Revision Date:

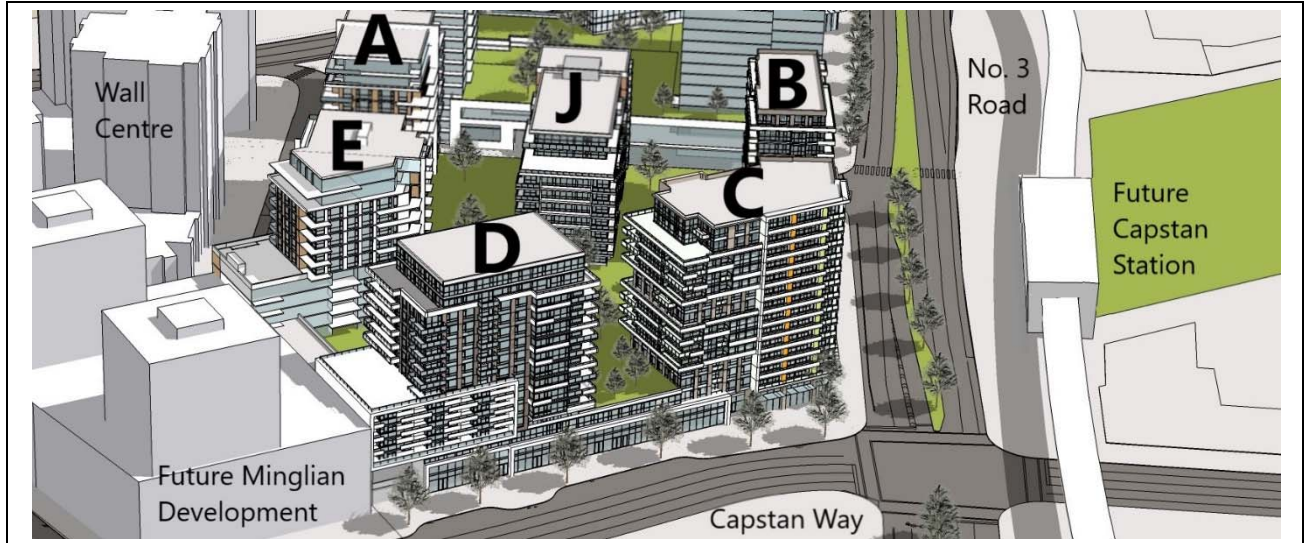
Note: Dimensions are in METRES

“VIEWSTAR” Site Plan

3331 No. 3 Rd (Lot A/Phase 1/under construction), 3311 No. 3 Rd (Lot B/Phase 2) & 3399 Corvette Way (Lot C/Phase 3)



“VIEWSTAR” @ 3331 No. 3 Road (Lot A/Phase 1) – Under construction



A bird's eye view showing the 6 residential towers under construction at 3331 No. 3 Road (Lot A). As approved through DP 16-745853, occupancy will begin with Towers B/C, followed by Towers A/J. Under the subject application, ZT 19-872212, a BP must be issued for Lot B and the community centre prior to occupancy of Towers D/E.



View looking at Tower C (foreground) and the No. 3 Road frontage of 3331 No. 3 Road (Lot A), at Capstan Way.

“VIEWSTAR” @ 3311 No. 3 Road (Lot B/Phase 2)

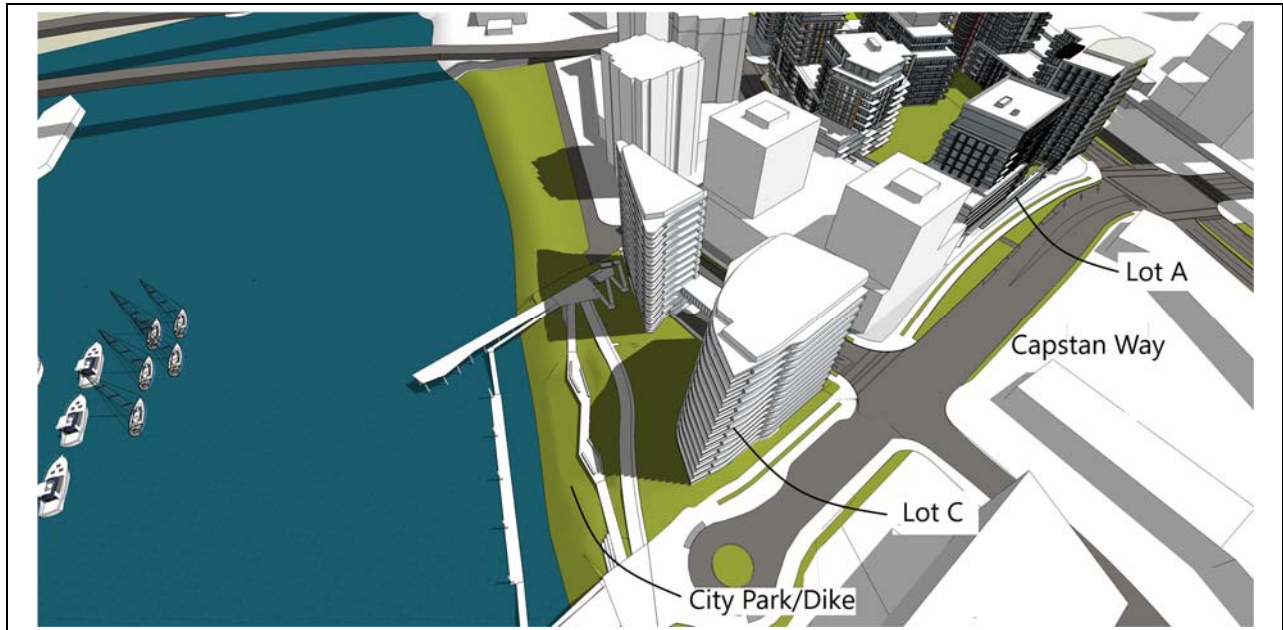


A bird's eye view showing the proposed community centre and plaza at the corner of No. 3 Road and McMyn Way.



View looking north along No. 3 Road (near the future site of the Capstan Canada Line Station) towards 3311 No. 3 Road (Lot B) showing the proposed office tower on the right, the community centre framed by two residential towers, and the existing Wall Centre development in the background. Prior to adoption of the Zoning Text Amendment bylaw, a Development Permit application (DP 17-794169) shall be processed for Lot B to the satisfaction of the Director of Development and the design of the community centre shall be subject to addition design review and approval processes.

“VIEWSTAR” Lot C



Bird's eye view looking north over 3399 Corvette Way (Lot C/Phase 3) and the proposed City-owned riverfront park with 3331 No. 3 Road (Lot A/Phase 1) in the background.



View looking east towards the proposed City-owned riverfront park (to be designed and constructed, to the City's satisfaction, at the developer's sole cost, via the City's standard Servicing Agreement processes). Fronting onto the park are two proposed residential towers located at 3399 Corvette Way (Lot C/Phase 3), the design of which shall be subject to Development Permit review (DP 17-794169), to the satisfaction of the Director of Development, prior to adoption of the Zoning Text Amendment bylaw.



ZT 19-872212

Address: 3399 Corvette Way (Lot C), 3311 No. 3 Road (Lot B), and 3331 No. 3 Road (Lot A)

Applicant: Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd.

Planning Area(s): City Centre (Capstan Village)

	Existing	Proposed
Owner	Yuanheng Seaside & Seaview Developments	No change
Site Size	3 lots comprising 24,643 m ² (265,255 ft ²)	No change
Land Uses	Vacant (under construction)	Mixed residential & commercial uses
OCP Designation	Mixed Use & Park	No change
CCAP Designation	Institution (i.e. community centre), Urban Centre (T5), Capstan Station Bonus & Park	No change
Zoning	Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	No change
Aircraft Noise Sensitive Development	Moderate (Area 3) – All uses may be considered	No change

NOTE: Lot references (below) mean 3399 Corvette Way (Lot C), 3311 No. 3 Road (Lot B), and 3331 No. 3 Road (Lot A)

	Existing ZMU30 Zone	Proposed	Variance
Buildable Floor Area* (Max): • Total	113,131.8 m ² including: • Lot A: 57,108.8 m ² • Lot B: 43,179.8 m ² • Lot C: 12,843.2 m ²	113,131.8 m ² including: • Lot A: 56,145.2 m ² • Lot B: 43,937.0 m ² • Lot C: 13,049.6 m ²	None permitted
Buildable Floor Area* (Max): • Residential	88,836.0 m ² including: • Lot A: 54,977.8 m ² (1) • Lot B: 21,015.0 m ² (1) • Lot C: 12,843.2 m ² (1) Lots A & B include a combined total of at least 4,441.8 m ² of affordable LEMR housing	88,636.3 m ² including: • Lot A: 54,014.2 m ² (1) • Lot B: 21,572.5 m ² (1) • Lot C: 13,049.6 m ² (1) Lots A & B include a combined total of at least 4,441.8 m ² of affordable LEMR housing	None permitted
Buildable Floor Area* (Max): • Non-Residential	24,295.8 m ² including: • Lot A: 2,131.0 m ² • Lot B: 22,164.8 m ² (2) • Lot C: Nil (2) Lot B includes at least 3,106.6 m ² for community centre use	24,495.5 m ² including: • Lot A: 2,131.0 m ² • Lot B: 22,364.5 m ² (2) • Lot C: Nil (2) Lot B includes at least 3,106.6 m ² for community centre use	None permitted
No. Dwellings (Max)	850	960	None permitted
Lot Coverage (Min)	90%	No change	None
Setbacks (Min)	3.0 m to a lot line or rights-of-way secured for public open space purposes, but may be reduced if proper interfaces are provided	No change	None
Height (Max)	47.0 m	No change	None

* Preliminary estimate (not inclusive of garage). Actual building size to be confirmed lot-by-lot at Building Permit stage.



City of Richmond

Memorandum Community Services Division Recreation Services

To: Wayne Craig
Director, Development

Date: April 21, 2020

From: Elizabeth Ayers
Director, Recreation and Sport Services

File: 06-2052-25-CCNO1/Vol 01

Re: **Application by Yuanheng Seaside Developments Ltd. – Deferral of Community Centre Completion**

The purpose of this memo is to confirm Community Recreation Services' support of the proposal from Yuanheng Seaside Developments Ltd. to defer completion of the community centre in the Capstan Village area from December 31, 2021 to December 31, 2023, as proposed in Zoning Text Amendment application (ZT-19-872212).

Although, the City Centre is identified as the area with the greatest projected population growth in Richmond, the Capstan Village population can adequately be accommodated at the City's other community services facilities, in particular the City Centre Community Centre, the new Minoru Centre for Active Living and the Richmond Olympic Oval, until the new community centre is completed in December 2023. By this time, the number of dwellings in Capstan Village are projected to increase by 60 per cent, or from approximately 2,700 to 4,400 units, compared to December 2020. The Capstan Station will also be operational, bringing even more people to the Capstan Village area. Aligning the community centre's completion with this population surge will ensure increased attendance and access to community recreation services for a larger number of the local population starting from opening day.

As a result of the delay the Developer has agreed to provide additional benefits that will significantly enhance the community centre. The benefits negotiated are:

1. Expanded Public Plaza – An expanded outdoor community centre plaza of approximately 2,000 sq. ft. which will serve as a public gathering space as well as an area for enhanced programs and events. These opportunities will provide improved service to the community and build a sense of belonging for the new residents;
2. Design Modifications – The Developer has agreed to allow flexibility to modify and fine-tune the previously approved community centre conceptual design and Terms of Reference to better meet anticipated community needs and interests. These changes will provide enhanced customer experiences without impacting overall construction costs;
3. Improved Interior Daylighting – The Developer has identified opportunities to provide additional natural daylight, particularly to interior spaces that were previously without windows. This will provide a more vibrant facility with increased program flexibility; and

4. Cash contribution of \$800,000 – The Developer will provide an additional cash-in-lieu contribution of \$800,000 towards the Furnishings, Fixtures, and Equipment (FFE) for the facility. The FFE budget is projected to be \$1.6M and is the responsibility of the City, resulting in an \$800,000 capital savings to the City.

In summary, the proposed deferral in the community centre's completion is supported for the reasons outlined above. Denying the developer's Zoning Text Amendment proposal could compromise the developer's ability to construct the community centre, and would mean the loss of additional community benefits and compensation volunteered by the developer.

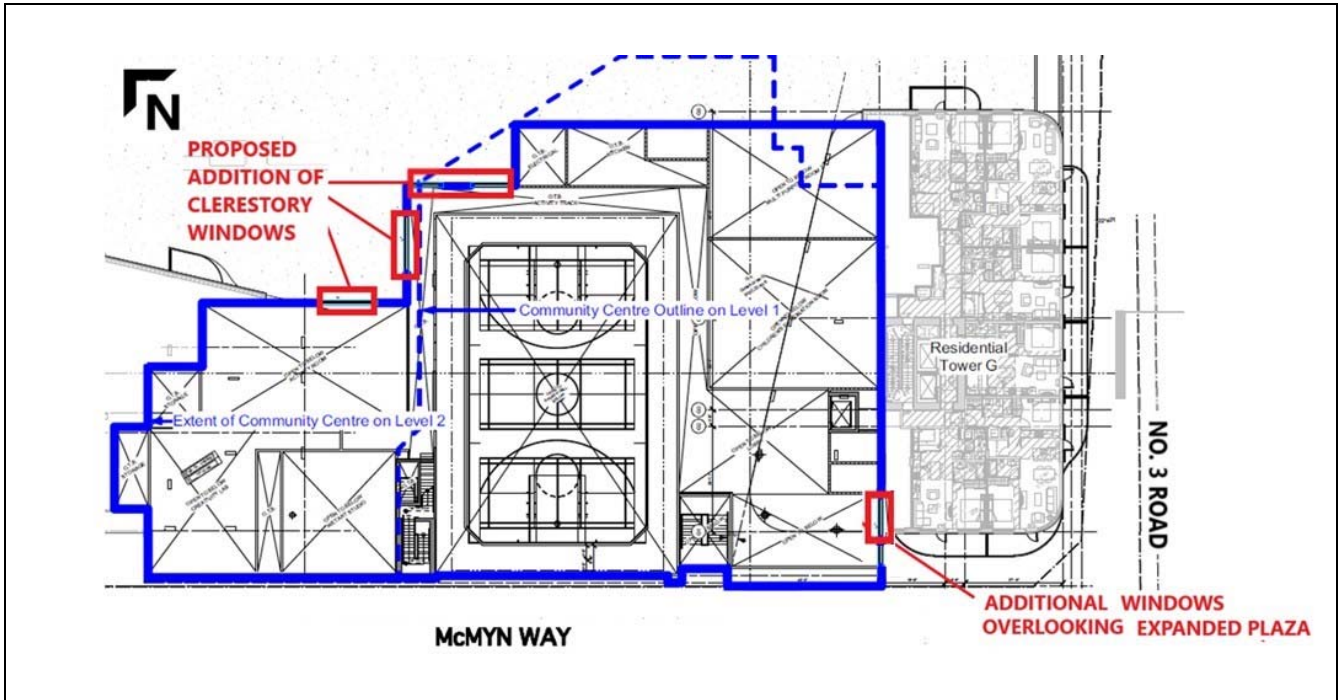
Regards,



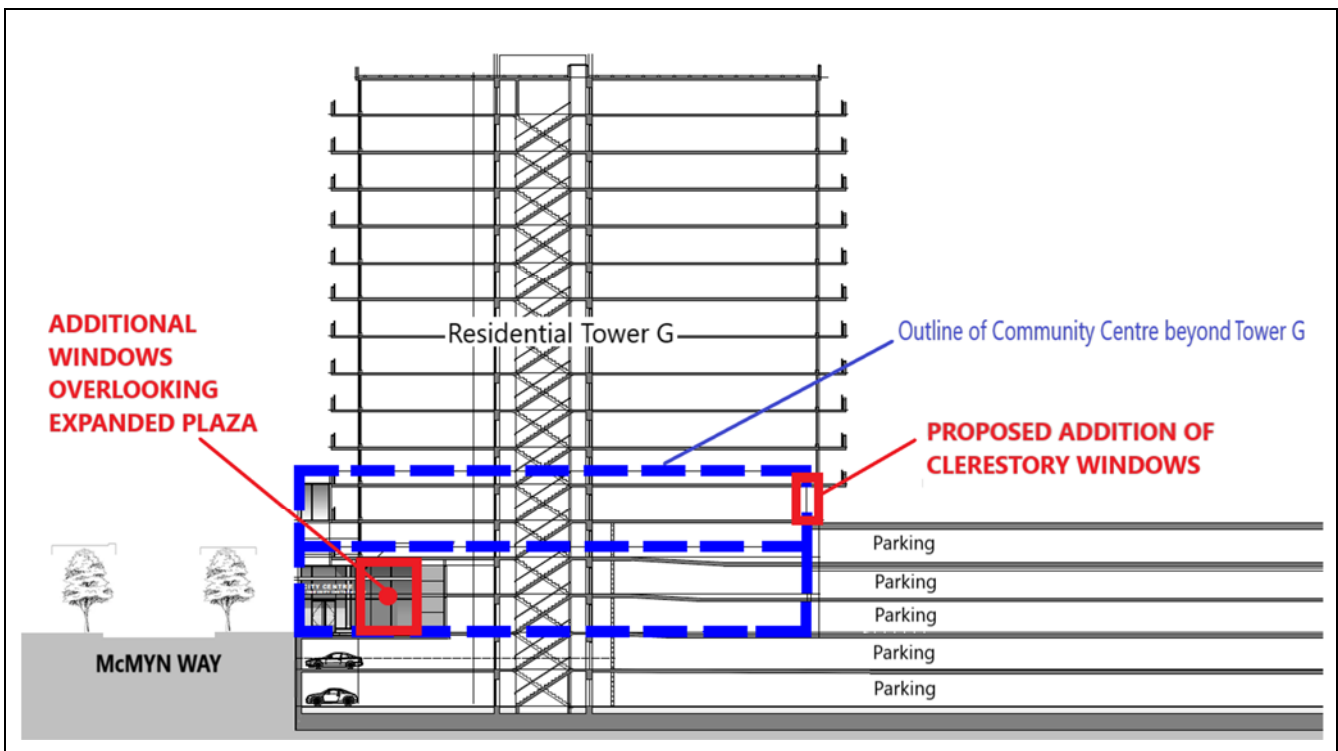
Elizabeth Ayers
Director, Recreation and Sport Services
604-247-4669

pc: SMT
Jim V. Young, P. Eng., Director, Facilities and Project Development
Paul Brar, Manager, Community Services Planning and Projects

Community Centre - Improved Interior Daylighting

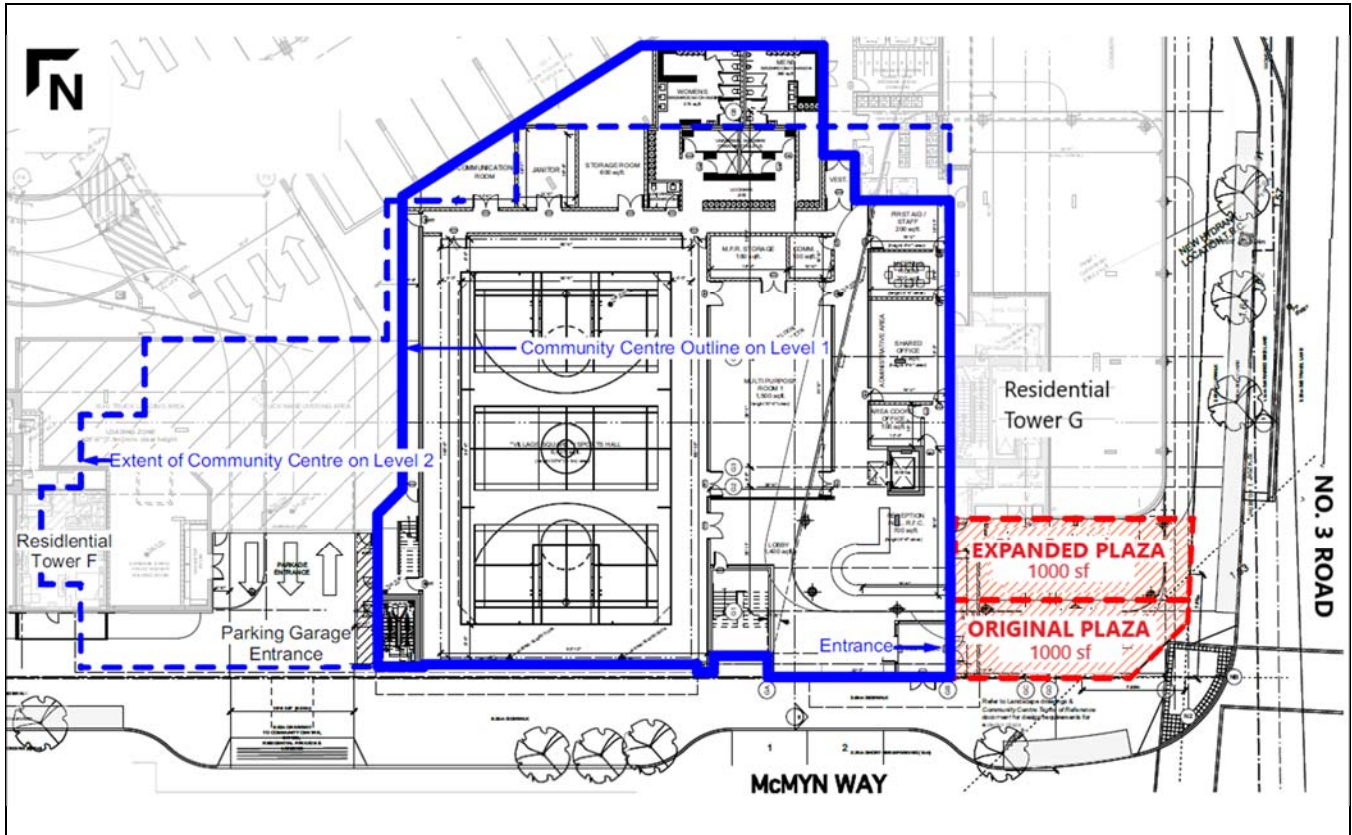


The proposed addition of clerestory windows along the north side (rear) of the community centre’s upper level will increase daylight to the gymnasium and other interior spaces, while additional windows along the plaza frontage will enhance the functionality of the plaza and contribute towards a more attractive and welcoming lobby.



Section looking west illustrating the proposed location of additional lobby windows overlooking the expanded plaza and clerestory windows at the rear of the community centre’s upper level.

Community Centre – Expanded Plaza (Preliminary)



Ground floor of the proposed community centre showing the lower floors of “Residential Tower G” set back to expand the usable portion of the plaza (i.e. from +/-1,000 ft² to +/-2,000 ft²) and increase the community centre’s plaza frontage.



Address: 3399 Corvette Way and 3331 and 3311 No. 3 Road

File No.: ZT 19-872212

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10162, the developer is required to complete the following:

1. Ministry of Transportation & Infrastructure (MOTI): Final MOTI approval is required.
2. Community Centre Agreement (CA5970496 – CA5970503): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B with respect to the developer's commitment to the proposed City Centre North Community Centre on the lot:

- 2.1. To defer the "Deadline" date for completion of the community centre from December 31, 2021 to December 31, 2023.

The City acknowledges that the Deadline date (December 31, 2023) is based on a 33 month construction schedule (April 2021 to December 2023) that assumes Development Permit issuance for Lot B in October 2020 and Building Permit issuance for Lot B in March 2021. The City will use all reasonable efforts to achieve these permit issuance dates, on the understanding that the developer shall satisfy, fulfil, and comply with all bylaw, Building Code, and related requirements as needed to facilitate the timely issuance of the required permits.

- 2.2. To increase the "Cash-in-Lieu Contributions" specified in the agreement for:

- (i) Project management from \$300,000 to \$406,000, to include \$75,000 for cost recovery and \$31,000 for cost escalation;
- (ii) Construction management from \$150,000 to \$165,000, to include \$15,000 for cost escalation;
- (iii) ICT infrastructure from \$150,000 to \$165,000, to include \$15,000 for cost escalation; and
- (iv) Furniture, fixtures, or other equipment ("FF&E") from nil to \$800,000.

Prior to Building Permit* issuance for Lot B, the developer shall submit:

- a) \$136,000 in cash to the City, based on the combined total value of the additional cash-in-lieu contributions specified in 2.2(i), (ii), and (iii); and
- b) \$800,000 in the form of a Letter of Credit, based on the value of the additional cash-in-lieu contribution specified in 2.2(iv).

On December 31, 2022 (i.e. one year ahead of the "Deadline" date for completion of the community centre), the developer shall replace the Letter of Credit with a cash contribution (\$800,000) or the City shall cash the Letter of Credit.

- 2.3. To amend the "City Centre Conceptual Plan" and "Terms of Reference" (i.e. Schedules A and B respectively to the agreement), to:

- (i) Provide for minor interior changes that do not impact overall construction costs;
- (ii) Improve interior daylighting, including additional lobby windows fronting the plaza and clerestory windows at the second storey; and
- (iii) Coordinate the community centre design with the expanded the programmable outdoor plaza area secured through the modification or replacement of the existing Community Centre Plaza – North (Statutory Rights-of-Way) agreement (CA5970406 – CA5970409); and

- 2.4. To make related changes to the terms of the existing agreement as required for consistency and clarity.

3. Additional Capstan Station Bonus (CSB) Publicly-Accessible Open Space: Registration of additional Statutory Rights-of-Way (SRW) areas on title to Lot B and Lot C to facilitate public access, together with related landscaping and amenities, in order that the public may have use and enjoyment of the areas as if they were City

park, as required to satisfy CSB publicly-accessible open space bylaw requirements, based on 960 dwelling units, as generally set out in Schedule A.

The required additional CSB open space SRW area shall be provided in a combination of new and expanded (existing) locations. The actual size of each SRW area shall be determined through the Lots B and C Development Permit* (DP 17-794169), to the satisfaction of the City. The sizes and configurations of the new and expanded SRW areas, together with their uses, program elements, landscape and infrastructure features (e.g., lighting, water, electrical), and related aspects shall take into account, among other things, coordination with the City-owned riverfront park fronting Lot C and community centre public access and program objectives on Lot B. Design and construction of the SRW areas shall be at the sole cost and responsibility of the developer, as determined to the City's satisfaction. Maintenance shall be at the sole cost and responsibility of the developer/owner, except for any City-owned sidewalk, utilities, streetlights, street trees, and furnishings. The developer's construction of the SRW areas shall be secured with the Lots B and C Development Permit* (DP 17-794169) landscape security (Letter of Credit), unless otherwise determined through DP 17-794169. Other terms of the SRW agreements shall generally be consistent with those SRW agreements registered on title to the lots to satisfy CSB open space requirements through "Viewstar's" original rezoning application (RZ 12-603040), unless otherwise determined to the satisfaction of the City through DP 17-794169 and/or the related community centre and Servicing Agreement (e.g., riverfront park) review and approval processes.

Required changes to existing CSB SRW agreements shall include the following:

- 3.1. "Community Centre Plaza – North" Statutory Rights-of-Way (CA5970406 – CA5970409): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B with respect to the plaza secured for the shared use of the community centre on the lot:
 - (i) To increase the existing SRW area by approximately 70.0 m², from 125.4 m² to approximately 195.4 m² or as otherwise determined to the satisfaction of the City through the Lot B Development Permit* (DP 17-794169) and related community centre approval processes, which increase in SRW area shall be secured for the purpose of satisfying the developer's required Capstan Station Bonus publicly-accessible open space contribution;
 - (ii) To increase the programmable area of the plaza to roughly double that originally approved through RZ 12-603040;
 - (iii) Make related changes to the agreement, as required, to accurately reflect the approved plaza design, public use and program objectives, permitted permanent and temporary plaza features and encroachments, building interface considerations (e.g., residential lobby and fronting commercial uses), and related factors; and
 - (iv) Make related changes to the terms of the existing agreement as required for consistency and clarity.
- 3.2. "River Road Park Entrance" Statutory Rights-of-Way (CA5970416 – CA5970419): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot C with respect to the plaza secured at the north end of the lot:
 - (i) To replace the existing 66.8 m² SRW area (which, for clarity, was not eligible for use as Capstan Station Bonus publicly-accessible open space) with an expanded SRW area, approximately 80.0 m² in size or as determined to the satisfaction of the City through the Lot C Development Permit* (DP 17-794169), which expanded SRW area shall be secured for the purpose of satisfying the developer's required Capstan Station Bonus publicly-accessible open space contribution;
 - (ii) To remove provisions in the existing agreement that permit the owner to use the SRW area for loading vehicles and related purposes;
 - (iii) Make related changes to the agreement, as required, to accurately reflect the approved plaza design, intended public use and access to/from the adjacent City-owned riverfront park and dike, permitted permanent and temporary plaza features and encroachments, building interface considerations, and related factors; and
 - (iv) Make related changes to the terms of the existing agreement as required for consistency and clarity.

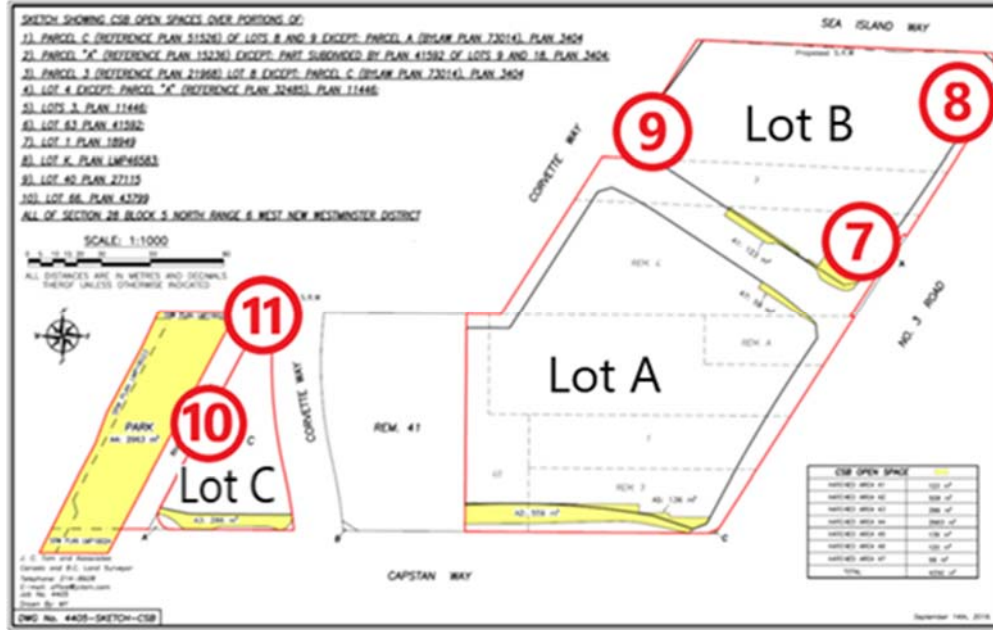
4. “Driveway Crossings” Covenant (CA5970432 – CA5970433): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot C to remove the “River Road Driveway”, for the purpose of restricting vehicle access by the owner to the “River Road Park Entrance” plaza SRW (CA5970416 – CA5970419), which agreement shall be modified or replaced, as described above, to remove the owner’s ability to use the plaza for loading and related purposes, and make related changes to the terms of the existing Driveway Crossing agreement as required for consistency and clarity.
5. “Phasing” Covenant (CA5970452 – CA5970453): Registration of modifications to or replacement of the existing legal agreement registered on title to Lots A, B, and C with respect to the phased development and occupancy of the lands to:
 - 5.1. For Lot A: Amend the “Specific Lot A/Phase 1 Restrictions” regarding the prior-to-occupancy requirements with respect to Building Permit issuance for Lot B and the community centre such that those prior-to-occupancy requirements shall only apply to “Stage 3” (i.e. Buildings D & E as set out in the “Phase 1/Lot A Staging” covenant registered on Lot A, CA5970512 – CA5970513 / CA6833328 – CA6833329), and not to “Stage 1” or “Stage 2” (i.e. Buildings B & C and Buildings A & J, respectively);
 - 5.2. Clarify that for the purpose of the agreement, “occupancy” or “final Building Permit inspection granting occupancy” shall mean using, possessing, taking up, keeping, holding, utilizing, moving into or, living in, taking possession of premises and any other actions resulting in the foregoing, except to the extent that such is permitted by the City for the limited purposes of improving such premises (e.g., constructing tenant improvements) prior to fully taking occupancy; and
 - 5.3. Make related changes to the terms of the existing agreement as required for clarity and consistency.
6. “Unit Allocation” Covenant (CA5970464 – CA5970465 / CA6833325 – CA6833327): Registration of modifications to or replacement of the existing legal agreement registered on title to Lots A, B, and C with respect to the maximum permitted number of units on the lots:
 - 6.1. To increase the maximum permitted combined total number of units on Lots A, B, and C from 850 to 960;
 - 6.2. To increase the maximum permitted number of units on Lot B to 294 and on Lot C to 89, unless otherwise approved through the Development Permit* for Lots B & C (DP 17-794169); and
 - 6.3. Make related changes to the terms of the existing agreement as required for consistency and clarity.
7. Development Permit: Processing of a Development Permit* for Lots B and C (DP 17-794169) to a level deemed acceptable by the Director of Development.

Note:

- An asterisk (*) indicates that a separate application is required.
- 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.

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Capstan Station Bonus (CSB) – Additional Publicly Accessible Open Space Requirements



CSB PUBLIC OPEN SPACE FEATURES (1)		CSB Voluntary Public Open Space Contribution		
		Fee Simple	Dedication	SRW
1.	Riverfront Park	2,963.0 m ²	Nil	Nil
2.	McMyn Way – Sidewalk widening	Nil	123.0 m ²	Nil
3.	Capstan Way – Sidewalk widening	Nil	845.0 m ²	Nil
4.	Capstan Way Plaza (Lot A)	Nil	Nil	136.0 m ²
5.	Community Centre Plaza – South (Lot A)	Nil	Nil	116.0 m ²
6.	Community Centre Plaza – North (Lot B)	Nil	Nil	125.4 m ²
SUB-TOTAL (Secured through RZ 12-603040)		2,963.0 m ²	968.0 m ²	377.4 m ²
<ul style="list-style-type: none"> Min. 4,250.0 m² required for 850 units Actual area exceeds minimum by 58.4 m² 		4,308.4 m² (1.1 acres)		
7.	Community Centre Plaza – North – Expansion (Lot B)	Nil	Nil	70.0 m ² (2)
8.	No. 3 Road Plaza – New (Lot B)	Nil	Nil	151.6 m ² (2)
9.	McMyn/Corvette Corner Plaza – New (Lot B)	Nil	Nil	100.0 m ² (2)
10.	Riverfront Park Enhancement – New (Lot C)	Nil	Nil	90.0 m ² (2)
11.	Riverfront Park North Plaza – New (Lot C)	Nil	Nil	80.0 m ² (2)
SUB-TOTAL (ZT 19-872212)		Nil	Nil	491.6 m ²
<ul style="list-style-type: none"> Area required for 110 additional units = 550.0 m² LESS 58.4 m² excess secured via RZ 12-603040 		Additional 491.6 m² (0.1 acres)		
TOTAL (ZT 19-872212)		4,800.0 m² (1.2 acres)		
<ul style="list-style-type: none"> Min. 4,800.0 m² required for 960 units (3) 				

- 1) CSB public open space features are NOT eligible for Development Cost Charge credits (for park or road acquisition or construction), but, as per the ZMU30 zone, the developer may use the area of CSB public open space features for density calculation purposes.
- 2) The areas shown in the table are preliminary. The actual size of each individual public open space will be determined, to the City's satisfaction, prior to Zoning Text Amendment bylaw adoption, through the Lot B and C Development Permit (DP 17-794169). For the community centre plaza, the plaza's size and design shall be subject to all applicable City reviews and Council approvals, and the additional SRW area shall serve to roughly double the plaza's programmable space (as compared to that approved via RZ 12-603040).
- 3) The total number of dwelling shall not exceed 960. No adjustment shall be made to reduce the required CSB public open space area if the combined total number of dwellings on Lots A, B, and C is less than 960.