



Planning Committee

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

**Tuesday, December 16, 2014
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Wednesday, December 3, 2014.*



NEXT COMMITTEE MEETING DATE

Tuesday, January 6, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

- 1. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
AND RICHMOND INTERCULTURAL ADVISORY COMMITTEE
REPORT REGARDING SETTLEMENT SERVICES FUNDING
CHANGES**

(File Ref. No. 07-3000-00) (REDMS No. 4444296)

PLN-21

See Page PLN-21 for full report

Designated Speaker: Lesley Sherlock

STAFF RECOMMENDATION

- (1) *That the Provincial Government be requested to continue funding the provision of settlement services to immigrant categories no longer eligible for CIC funding as of April 2015;*
- (2) *That the Federal Government be requested to adopt a funding formula reflective of and responsive to community need, and enter into stable funding arrangements with community service providers; and*
- (3) *That the staff report titled Richmond Community Services Advisory Committee and Richmond Intercultural Advisory Committee Report regarding Settlement Services Funding Changes, dated November 26, 2014, from the General Manager, Community Services, be distributed to Provincial and Federal Ministers responsible, Richmond MPs and MLAs, Kwantlen Polytechnic University and the Richmond School Board.*



PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY SANDHILL HOMES LTD. FOR REZONING AT 6500 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)

(File Ref. No. 12-8060-20-009186; RZ 14-668415) (REDMS No. 4382060)

PLN-33

See Page PLN-33 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9186, for the rezoning of 6500 Granville Avenue from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.



3. **APPLICATION BY JHUJAR CONSTRUCTION LTD. FOR REZONING AT 3920 LOCKHART ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 23-8060-20-009184; RZ 14-667490) (REDMS No. 4435194)

PLN-50

See Page PLN-50 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9184, for the rezoning of 3920 Lockhart Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



4. **APPLICATION BY POLYGON DEVELOPMENT 273 LTD. FOR REZONING ON A PORTION OF 10440 AND 10460 NO. 2 ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) TO TOWN HOUSING (ZT72) – LONDON / STEVESTON (NO. 2 ROAD)**

(File Ref. No. 12-8060-20-009155/009156; RZ 13-649524) (REDMS No. 4453737 v.3)

PLN-65

See Page PLN-65 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9156, to re-designate 10440 and 10460 No. 2 Road from “School” to “Neighbourhood Residential” and “Park” in the 2041 Land Use Map be introduced and given first reading;*
- (2) *That Bylaw 9156, having been considered in conjunction with:*
 - (a) *The City’s Financial Plan and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9156, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation in accordance with Section 879(2)(b) of the Local Government Act; and*

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



5. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9611, 9631 AND 9651 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-009200; RZ 13-647246) (REDMS No. 4389266 v.2)

PLN-226

See Page PLN-226 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, for the rezoning of 9611, 9631 and 9651 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)", be introduced and given first reading.



6. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Wednesday, December 3, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Carol Day
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that the 25th Anniversary of the City would be considered as Item No. 3A prior to the consideration of Manager's Reports.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, November 18, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, December 16, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

Cllr. Au entered the meeting (4:01 p.m.).

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT BYLAW NO. 9161 AND BYLAW NO. 9162 TO PERMIT THE CITY TO ENTER INTO HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS - PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. - LOT 1**
(File Ref. No. 08-4057-01; 12-8060-20-009161/009162; RZ 12-610011) (REDMS No. 4332072 v.10)

Dena Kae Beno, Affordable Housing Coordinator, gave a brief overview of the proposed development and noted the following information:

- Phase One will offer two types of affordable housing units;
- there will be 17 Artist Residential Tenancy Studios (ARTS) units for artists with a total annual household income of \$34,000 or less; and
- there will be 11 affordable housing units for individuals with annual household incomes ranging from \$34,000 or less to \$57,000 or less.

In reply to queries from Committee with regard to the criteria for selecting tenants, Ms. Beno and Liesl Jauk, Manager, Community Cultural Development, advised that the Canada Arts Council criteria would be used to determine tenancy for ARTS units.

Discussion then ensued regarding the demand for ARTS units, and Ms. Jauk noted that there is a lack of affordable housing for low income artists. She added that at the moment, there are no statistics on the demand for ARTS units, however more information regarding the demand for the units will be available as the project progresses.

In reply to queries from Committee, Ms. Beno commented on the progressive rental rates for the affordable housing units and the fixed rental rates for the ARTS units. She advised that the rental rates listed in the staff report represent rental ceilings and that community groups could assist with additional rental subsidies.

Discussion continued regarding the proposed development with respect to (i) its future phases, (ii) the different types of affordable housing offered, and (iii) the total number of affordable housing units planned.

In reply to queries from Committee, Ms. Beno noted that approximately 4,830 square metres is dedicated for affordable housing in the proposed development. She added that securing other forms of affordable housing can be determined in future phases of the proposed development based on demand.

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In reply to queries from Committee, Wayne Craig, Director, Development, advised that the City is anticipating a total of 63 affordable housing units from the proposed development. He added that the tenant income requirements were determined by the Affordable Housing Strategy and represent maximum annual household incomes.

Discussion ensued regarding affordable housing contributions from developments in the city and the option to convert the ARTS units into regular units if required.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, spoke on the demand for ARTS units and affordable housing and noted that staff can examine whether the ARTS units can be converted to other affordable housing units if required.

It was moved and seconded

- (1) That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.- Lot 1) ARTS Units Bylaw No. 9161 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9161 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9161, in accordance with the requirements of s. 905 of the Local Government Act, to secure affordable housing in the form of artist residential tenancy studio (ARTS) units required by Rezoning Application 12-610011; and*
- (2) That Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc.-Lot 1) Affordable Housing Bylaw No. 9162 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9162 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 9162, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application 12-610011.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY CITY OF RICHMOND FOR REZONING AT 9620, 9660 AND 9700 CAMBIE ROAD FROM SINGLE DETACHED (RS1/F) TO SCHOOL & INSTITUTIONAL USE (SI)

(File Ref. No. 12-8060-20-009176; RZ 14-667788) (REDMS No. 4348727 v.3)

Mr. Craig gave a brief overview of the proposed application and noted that the site is proposed for a combined Richmond Fire Hall and BC Ambulance Service station.

3.

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Mr. Craig commented on the lot at 9720 Cambie Road and noted that staff are recommending that the lot be re-designated Convenience Commercial as part of an upcoming Official Community Plan (OCP) staff report anticipated to be presented to Council in the first quarter of 2015.

In reply to queries from Committee, Mr. Craig spoke of the proposed station's design and noted that Richmond Fire-Rescue and BC Ambulance Service will share the proposed facility.

In reply to queries from Committee, Fire Chief John McGowan noted that the proposed facility would have provisions for future expansion and would be convertible to a full Fire Hall if required. He added that a shared Fire Hall and ambulance station facility has been done in rural areas; however, the proposed facility will be the first shared facility in a major urban centre.

Discussion took place regarding the adjacent lot at 9720 Cambie Road currently zoned as Residential. Mr. Craig noted that staff were consulted to consider options for the orphaned lot and are recommending that the site be re-designated for Convenience Commercial use under the Alexandra Land Use Plan. He added that owners of the orphaned lot would have the opportunity to rezone the property for commercial development under that designation.

Committee wished to congratulate Richmond Fire-Rescue on the proposed combined Fire Hall and ambulance station facility.

Ben Huang, 9720 Cambie Road, expressed concern regarding his lot being orphaned, the lot's property value and the potential rezoning options for his lot, as a result of the proposed application. Mr. Huang read from his notes, (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Mr. Huang stated that rezoning his lot to Convenience Commercial would address his concerns.

Mr. Craig noted that Council could approve the rezoning of 9720 Cambie Road as soon as the first quarter of 2015, following a re-designation in the OCP, or alternatively, the rezoning of the property could be presented to Council as an individual report.

Discussion ensued with regard to the timeline for the rezoning and the land's appraised value and it was noted that rezoning the lot at 9720 Cambie Road to Convenience Commercial could negatively impact its value.

Discussion continued with respect to discussions between staff and the owners of 9720 Cambie Road.

As a result of the discussion, the meeting was recessed at 4:29 p.m. to discuss the matter in a closed session.

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The meeting reconvened at 4:52 p.m. with all members of Planning Committee present.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the “Single Detached (RS1/F)” zone to the “School & Institutional Use (SI)” zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station, be introduced and given first reading.

The question on the motion was not called as discussion ensued with respect to exploring options for the orphaned lot at 9720 Cambie Road, and possible effects of delaying the proposed project.

In reply to queries from Committee, Fire Chief McGowan advised that the City has a lease agreement with the BC Ambulance Service and delaying the project could jeopardize the agreement.

Jim Young, Senior Manager, Project Development, noted that delaying the proposed project would impact timelines, which could increase costs.

Discussion then ensued with respect to (i) discussions between staff and the owners of 9720 Cambie Road regarding options for the property, (ii) steps taken with the owners of 9720 Cambie Road to discharge the property, and (iii) proceeding with the proposed project.

David Weber, Director, City Clerk’s Office, advised that should the recommendation be defeated, the matter would be presented for Council consideration without a recommendation.

The question on the motion was then called and it was **DEFEATED** with Cllrs. Au, Day and Steves opposed.

It was moved and seconded

That staff discuss options for the orphaned lot at 9720 Cambie Road with the owners and report back.

The question on the referral was not called as discussion ensued with respect to (i) discussing options with the owners of 9720 Cambie Road before proceeding with the proposed rezoning, and (ii) the timeline of presenting the proposed rezoning to Council.

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

3. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 10591, 10611 AND 10631 GILBERT ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. 12-8060-20-009190; RZ 13-649998) (REDMS No. 4383316 v.2)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, for the rezoning of 10591, 10611 and 10631 Gilbert Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.

The question on the motion was not called as discussion ensued with respect to the proposed affordable housing contribution.

In reply to queries from Committee, Mr. Craig noted that the Affordable Housing Strategy requires the following contribution for rezoning applications per buildable square foot: (i) \$1.00 for single-family, (ii) \$2.00 for multi-family, (iii) \$4.00 for apartments, and (iv) 5% of the constructed units for developments exceeding 80 units.

Discussion ensued with regard to the (i) cost of housing and the city, (ii) the affordable housing contributions from developments, (iii) and the potential to reallocate contributions from the Public Art and Tree Compensation Funds to affordable housing.

In reply to queries from Committee, Ms. Carlile, advised that staff are reviewing the Affordable Housing Strategy and will report back to Council in 2015.

Discussion ensued regarding the notification of surrounding residents of the proposed development. Mr. Craig advised that should the proposed application advance to Public Hearing, residents within 50 metres of the site would receive notification. In response to Committee’s request, Mr. Weber noted that the Public Hearing notifications could be made available to Council.

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

3A. THE CITY’S 25TH ANNIVERSARY

(File Ref. No.)

Discussion ensued with regard to the City’s 25th Anniversary and the opportunity to preserve the City’s official records, particularly early bylaws. As a result, the following referral was made:

It was moved and seconded

That staff examine the preservation of the City’s old official records as a legacy project related to the City’s 25th Anniversary.

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The question on the referral was not called as discussion ensued with respect to the City's cornucopia.

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

4. MANAGER'S REPORT

(i) Greater Vancouver Home Builders' Association Report

Mr. Craig briefed Committee on a report by the Greater Vancouver Home Builders' Association and Simon Fraser University surveying the residential approval process throughout Metro Vancouver, noting that Richmond fared well on the categories of the development approval process, work culture and predictability with respect to fees and charges; however, the survey reports that Richmond is one of the most expensive cities in the Lower Mainland for development.

(ii) Former Steveston Secondary School Site Public Consultation

Mr. Craig noted that Polygon Development 273 Ltd. held a third open house for the proposed development of the former Steveston Secondary School site on December 2, 2014. He noted that the open house was attended by staff and that staff will report back to Council regarding Polygon Development's findings.

(iii) Port Metro Vancouver Land Use Plan

Terry Crowe, Manager, Policy Planning, briefed Committee on the Port Metro Vancouver Land Use Plan and noted that a report will be presented to Committee early in 2015.

Discussion ensued with respect to (i) the time frame of the Land Use Plan, and (ii) the appeal process that the City can utilize.

In reply to queries from Committee, Mr. Crowe advised that staff have received no clarification from the Province as to whether land held by Port Metro Vancouver is subject to the Agricultural Land Reserve (ALR); however, it was noted that any Federal lands are not subject to the ALR.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:15 p.m.).

CARRIED

Planning Committee
Wednesday, December 3, 2014

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, December 3, 2014.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk

Additional pages included.

To Mayor and Council

Dec 3rd, 2014

Re File RZ 14-667788 Cambie Firehall

My name is Ben Huang and I live at 9720 Cambie road with my mother Bih Shaung Huang aged 65 and father Shao Chang Huang aged 75, we have resided here for 20 years. We purchased our home long before there was any plan to build a firehall at 9620, 9660 and 9700 Cambie road, this proposed project will be right next door to us on the west side.

On the east side of our home is a small strip mall, which goes all the way to Number four road. To the south of our home is Tomsett Elementary School.

Our home is on a orphan lot sandwiched between the commercial strip mall and the new Firehall. All of our neighbors' have sold their homes and new developments are being built on Cambie road.

We were made aware of the proposed Firehall and started communicating with Mr. Kirk Taylor in the purchasing department approximatley July 13th 2014. I have provided you with the stream of emails, as you can see I asked for help hoping that the City of Richmond would purchased our property. All of the emails ended the same " We will get back to you ".

Please note that all the efforts I have made to work with the City of Richmond are indicated on just one line, on page **PLN 64 of the staff report it states." Project team staff met with the owner of the neighboring property at 9720 Cambie Road." This is not a fair report of the time and energy I have put into finding a solution to the problem.**

We have listed with a real estate agent tried to sell our home for two months and not one person has wanted to view it, not one offer has been made because when people realize that we are beside a future firehall they are not interested, at all, in buying our house.

The assessed value of the house and lot is 1.68 million dollars we were asking 1. 7 million but then lowered our price to 1.6 million but still no interest. The

house is approx 4,900 sq ft with 6 bedrooms , a separate suite and sits on a lot 87' X 235'.

We are desperate, you are our last hope, we need to move and we need your help. Please do one of the following action items BEFORE you agree to the Firehall project.

1 Buy our house for the assessed value of 1.68 million dollars

or

2 Rezone our property to commercial before the firehall is approved so we can appeal to more buyers. Please waive any re zoning fees.

We cannot continue to live in this stressful situation , We cannot live with ambulances and fire trucks coming and going until all hours of the day and night. We cannot live with the training area for the Firefighters which is to be located on the other side of our fence.

We appreciate that the City needs a new firehall and as tax payers we support the decision but we are very worried that our quality of live will be so negatively affected by the firehall that we cannot stay.

My parents are aging and need their life savings which are tied up in our house to provide for adequate housing and support them as they age and their health deteriorates. We have all three worked hard in the community for over 20 years and paid our fair share of taxes, we are not wealthy and need the money from our home to live.

Please help us.

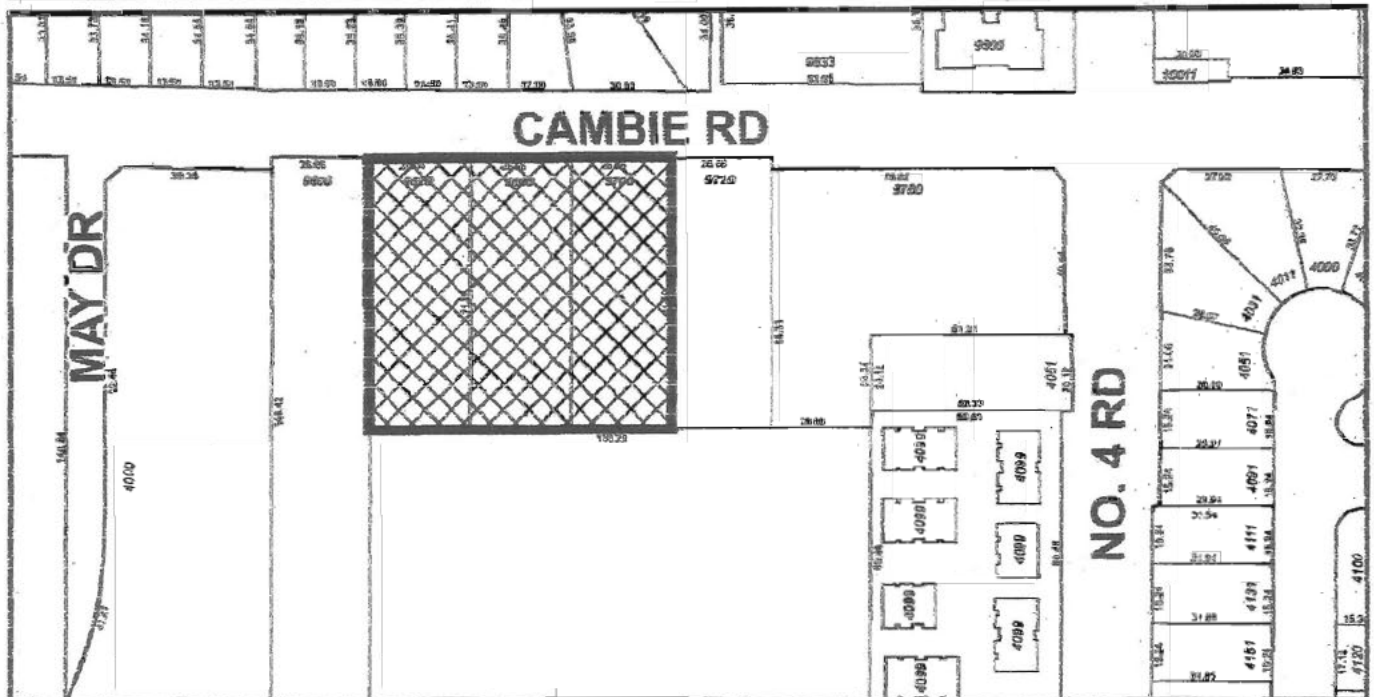
Ben (Li Pen) Huang

9720 Cambie road

Richmond BC V6X 1K4



City of
Richmond



RZ 14-667788

Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES

EMAIL HISTORY RE: 9720 CAMBIE ROAD

发件人: "Taylor, Kirk" <KTaylor@richmond.ca>

日期: 2014年11月7日 下午4:43:54 [GMT-8]

收件人: 'Gmail' <lipenhuang@gmail.com>

主题: 回复 : Enquire on house 9720 Cambie road. Richmond

Mr. Huang

We have nothing further to report to you at this time. Next week I will contact the other departments involved and follow up with you.

Kirk

From: Gmail [<mailto:lipenhuang@gmail.com>]

Sent: Monday, 03 November 2014 15:29

To: Taylor, Kirk

Subject: Re: Enquire on house 9720 Cambie road. Richmond

Hi Mr. Taylor:

This Ben, I am writing this letter to follow up on the progress , how did the meeting goes on Oct. 27th?

I would love to hear some good news from you.

Best regard

Ben Huang

发自我的 iPad

在 2014年10月16日, 下午2:31, "Taylor, Kirk" <KTaylor@richmond.ca> 写道 :

Hello Mr. Huang.

Thank you for your email of October 15, 2014. Staff are continuing to review this matter and have a meeting planned the week of October 27to discuss further.

We will contact you after our next meeting to discuss.

Best Regards,

Kirk Taylor
City of Richmond
Manager, Real Estate
Finance and Corporate Services
(604) 276-4212

From: Gmail [<mailto:lipenhuang@gmail.com>]
Sent: Wednesday, 15 October 2014 15:08
To: Taylor, Kirk
Subject: Re: Enquire on house 9720 Cambie road. Richmond

Hi Mr. Taylor:

This is Ben, I am sorry I had to send you email again upon the property reasoning permit for fire hall next to my parent's house, as we are still waiting for an answer from you, Can you please kindly let me know if there is an opportunity for our property to be purchase.

I very much appreciate your time and effort, and looking forward to hear from you soon.

Best regard

Ben Huang

发自我的 iPad

在 2014年10月2日, 上午11:17, "Taylor, Kirk" <KTaylor@richmond.ca> 写道 :

Hello Mr. Huang:

I have forwarded your request around to other departments for their response, and will advise you when I hear back.

Best Regards,

Kirk Taylor
City of Richmond
Manager, Real Estate
Finance and Corporate Services

(604) 276-4212

From: Gmail [<mailto:lipenhuang@gmail.com>]
Sent: Wednesday, 01 October 2014 10:09
To: Taylor, Kirk
Subject: Re: Enquire on house 9720 Cambie road. Richmond

Hello Mr. Taylor

This is Ben, I am just concerning if there is any news regards to our property yet? Haven't hear from you.

Ben Huang

发自我的 iPad

在 2014年9月22日, 下午3:24, "Taylor, Kirk" <KTaylor@richmond.ca> 写道:

Hello Mr. Huang.

Unfortunately I will not be in attendance at these events.

Best Regards,

Kirk Taylor
City of Richmond
Manager, Real Estate
Finance and Corporate Services
(604) 276-4212

From: Gmail [<mailto:lipenhuang@gmail.com>]
Sent: Monday, 22 September 2014 13:08
To: Taylor, Kirk
Subject: Re: Enquire on house 9720 Cambie road. Richmond

Hi Mr. Taylor

I was at the open house at the aquatic centre on Saturday, Sept. 19th, I would like to attend the one on Tuesday Sept 23rd, again, would you be there? Maybe we can meet.

Best regard

Ben Huang

Sent from my iPad

On 2014年9月22日, at 下午12:15, "Taylor, Kirk" <KTaylor@richmond.ca> wrote:

Mr. Huang:

I noticed that there are opportunities to see what the City is planning on new capital projects and thought you may want to attend. Here are the dates and times:

- Tuesday, September 23, 9:00 a.m. – noon, Minoru Place Activity Centre, 7660 Minoru Gate.
- Wednesday, September 24, 4:30 – 7:30 p.m., Minoru Aquatic Centre, 7560 Minoru Gate.

Best Regards,

Kirk Taylor
City of Richmond
Manager, Real Estate
Finance and Corporate Services
[\(604\) 276-4212](tel:6042764212)

From: Huang Benjamin [<mailto:lipenhuang@gmail.com>]
Sent: Thursday, 18 September 2014 15:24
To: Taylor, Kirk
Subject: RE: Enquire on house 9720 Cambie road. Richmond

Thank you Kirk, keep in touch next week.

On 18 Sep 2014 15:10, "Taylor, Kirk" <KTaylor@richmond.ca> wrote:
Ben

Thank you for your note and City staff are still circulating the information at this time.

Let's try and make contact next week and I will update you.

Best Regards,

Kirk Taylor
City of Richmond
Manager, Real Estate
Finance and Corporate Services
(604) 276-4212

-----Original Message-----

From: Gmail [<mailto:lipenhuang@gmail.com>]
Sent: Thursday, 18 September 2014 14:46
To: Taylor, Kirk
Subject: Enquire on house 9720 Cambie road. Richmond

Dear Mr. Taylor:

My name is Ben, I was in the meeting with you last week at the city hall with my parents regard on my house on 9720 Cambie road.

We kindly concern if you have any further feed back on our property, as we are all like to know what the out come to be.

Please contact me if there is further information regards or feel free to call me, my mobile number is: Ben Huang (604)363-7547

Looking forward to hear from you soon.

Sincerely

Ben Huang

Sent from my iPad



City of Richmond

Report to Committee

To: Planning Committee **Date:** November 26, 2014
From: Cathryn Volkering Carlile **File:** 07-3000-00/Vol 01
General Manager, Community Services
Re: **Richmond Community Services Advisory Committee and Richmond Intercultural Advisory Committee Report regarding Settlement Services Funding Changes**

Staff Recommendation

That:

1. the Provincial Government be requested to continue funding the provision of settlement services to immigrant categories no longer eligible for CIC funding as of April 2015;
2. the Federal Government be requested to adopt a funding formula reflective of and responsive to community need, and enter into stable funding arrangements with community service providers; and
3. the report from the General Manager titled "Richmond Community Services Advisory Committee and Richmond Intercultural Advisory Report regarding Settlement Services Funding Changes", dated November 26, 2014, be distributed to Provincial and Federal Ministers responsible, Richmond MPs and MLAs, Kwantlen Polytechnic University and the Richmond School Board.

Cathryn Volkering Carlile
General Manager, Community Services

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

In March and June of 2014, the Richmond Community Services Advisory Committee (RCSAC) and the Richmond Intercultural Advisory Committee (RIAC) received referrals from Council requesting information on recent changes to Canada's Immigration policy with respect to English as a Second Language (ESL) classes and the Settlement Workers in Schools (S.W.I.S) program.

On March 10, 2014, Council resolved:

That the Richmond Community Services Advisory Committee (RCSAC) and the Intercultural Advisory Committee be requested to provide Council with:

- (1) background information of the proposed changes to the Federal Government's immigration policy;
- (2) information regarding the proposed changes to federal funding for English as a Second Language programs; and
- (3) how the proposed changes could impact the community.

On June 10, 2014, the Council/School Board Liaison Committee resolved:

That the Settlement Workers in Schools (S.W.I.S) Contract with Citizen [sic] and Immigration Canada be referred to:

- (i) The Richmond Intercultural Advisory Committee and the Richmond Community Services Advisory Committee for monitoring and input; and
- (ii) To the Parks, Recreation, and Cultural Services Committee and Social Planning staff for information and input.

This report presents a combined response to both requests.

This report supports Council's Term Goal #2 Community Social Services:

2.4. Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.

This report also supports the Social Development Strategy:

Action 21 – In conjunction with community agencies and other partners, continue to advocate to senior governments on such matters as:

21.1 Funding levels for settlement services and English language training.

Findings of Fact

On April 12, 2012, the Minister of Citizenship, Immigration and Multiculturalism, Jason Kenney, announced that the Federal Government would be resuming management of settlement programs in British Columbia (BC) and Manitoba. Minister Kenney stated that this change would allow immigrants to have access to a consistent level of services regardless of where they choose to live in Canada and would bring Manitoba and BC programs in line with every other province and territory in Canada (with the exception of Québec).

Previous to this, both BC and Manitoba had immigration agreements with the Federal government which allowed the provinces to administer their settlement programs to best address provincially-specified needs. *The Canada-British Columbia Immigration Agreement (CBCIA)* (2010) recognized that;

1.9(b) British Columbia has particular needs and circumstances and that these can be accomplished insofar as they are not incompatible with national immigration policy and legislation.

Further, the agreement states that;

5.2.1 Canada and British Columbia agree that Local Governments play an important role in attracting and retaining newcomers, in supporting the successful settlement and integration of immigrants in British Columbia and in ensuring that communities are welcoming and inclusive.

Minister Kenney's announcement signalled the end of the CBCIA. As settlement programs are now managed by the Federal government, the Provincial government no longer has the authority to administer settlement programs as it sees fit. This is of particular concern to community service agencies, the S.W.I.S program (outlined below), BC post-secondary institutions offering academic ESL classes, and those requiring services. Federal regulations state that only immigrants with permanent resident (PR) status and government assisted refugees are eligible.

Therefore, Temporary Foreign Workers (TFW), Study Permit Holders and Refugee Claimants, previously supported under the CBCIA, will no longer be eligible for settlement services. Permanent residents achieving Canadian citizenship are also no longer eligible, although they may still be in need of such services.

Non-profit Organizations (NPOs) offering Settlement Services

Community service agencies are subject to a two-fold impact of the repatriation of settlement services to CIC. Firstly, CIC has changed its funding formula for the allocation of settlement service funding to the provinces. The new national settlement finding formula is based on the intake of immigrants and refugees by each province or territory. As a result of a reduction in immigrants to BC, all NPOs with CIC contracts will see a 7% reduction in 2015 funding, resulting in reduced FTEs and clients served. Secondly, NPOs are now required to apply for CIC funding for services based on funding agreements signed for a maximum of two years, after which they may re-apply for

Federal funding. Thus, NPOs offering settlement services do not have long-term funding and are at risk of losing such in the next funding cycle.

Settlement Workers in Schools (S.W.I.S)

The S.W.I.S program is unique to BC in that it offers settlement services through school districts, whereas other provinces run all settlement services through non-profit organizations. The rationale is that schools are often the first services accessed by newcomers. Through contract negotiations with CIC, funding for S.W.I.S programs has also changed. Whereas the Provincial government had funded the S.W.I.S programs according to service levels, resulting in larger budgets from year to year as numbers increased, the CIC funding formula calculates S.W.I.S budgets based on an average from the previous three years' budgets. This calculation does not fully account for increased service levels and, as a result, S.W.I.S program funding was reduced. This, combined with CIC's regulations regarding who is eligible for settlement services, resulted in a loss of 2.8 FTE positions in the Richmond School District's S.W.I.S program and represents a loss of at least 25% of clients.

Academic English as a Second Language Classes (AESL)

With the transition to CIC administration of settlement services, AESL programs were cut. AESL classes are offered to immigrants to assist them with learning vocation-specific language. Previously, these programs received \$22 million in funding per year through the Federal government. With these cuts, many AESL instructors have lost their employment and many international students will no longer receive free AESL classes to prepare them for further post-secondary education and the Canadian workforce.

In response to this, the BC Provincial government has provided \$17.2 million in funding to assist educational institutions in transitioning colleges, instructors and students to this new model by 2015. No plans are currently in place for continued Provincial funding. Advanced Education Minister Amrik Virk has said that the Province will monitor the Federal program to determine the gaps that international students may fall through.

Analysis

Minister Jason Kenney stated in 2012 that the repatriation of settlement services from BC and Manitoba to the Federal government was meant to bring the two provinces' settlement programs in line with all other provinces and territories in Canada. However, many are concerned that in doing this, the "particular needs and circumstances"¹ of immigrants to BC will not be recognized as well as they were with the CBCIA. In allowing the province to determine how settlement service funding was spent, educational institutions and NPOs were able to serve a wide range of clients and "ensure that [they were] able to contribute to [BC's] economy and succeed in Canada."²

Much of the success that immigrants experience in Canada is dependent upon the settlement services offered through NPOs, schools, and post-secondary institutions. With the repatriation of settlement services to CIC, many clients will no longer be eligible for services including Temporary Foreign Workers, Study Permit Holders, Refugee Claimants and Canadian citizens.

The RCSAC and RIAC have collaborated on a report, including information provided by the School District (Attachment 1). In this report, background to the policy changes, funding implications and community impact to date is provided, although full implementation does not occur until April, 2015. Impacts include:

- Many post-secondary international students will no longer receive AESL classes which may result in their being unable to access other post-secondary programs, employment opportunities and/or upgrade their skills and education to Canadian standards.
- International students may access private colleges for more advanced ESL training; however, many do not have the means to do so. Further to this, local colleges offering AESL classes are losing funding, classes and instructors.
- Community agencies and the S.W.I.S. program are also experiencing the loss of clients and funding as, under CIC regulations, they can only serve permanent residents and government-assisted refugees.
- Furthermore, community agencies are now required to apply for CIC Settlement Service funding which, as experienced by CHIMO and S.W.I.S., may result in a loss of funding and programming.
- Contracts between community agencies and CIC are signed for two-year terms meaning that the funding is relatively unstable.
- Service providers are concerned that many needing settlement services will not receive them because they do not fit into the categories of permanent resident or government assisted refugees.
- While evidence indicates that early intervention with newcomers makes integration into communities and Canadian society easier, many will now have to wait to complete the immigration process before receiving services.
- Canadian citizens will no longer be eligible for settlement services despite the likelihood that they will continue to need assistance in settling and integrating in Canada.
- While CHIMO lost funding for settlement services under the new model, S.U.C.C.E.S.S. received increased funding so this transfer may not, in itself, represent a loss of service to the community. At present, Richmond Multicultural Services, S.U.C.C.E.S.S. and the Immigration Services Society continue to provide settlement services in Richmond, as does the School District through the S.W.I.S. program.
- As indicated in the RCSAC/RIAC report, the impact of these cuts on organizational capacity and immigrants' ability to settle and integrate effectively are not yet known.

Some feel that the new regulations for settlement programs are not in line with CIC's mission statement, declaring that CIC and its partners will build a stronger Canada by "developing and implementing policies, programs and services that facilitate the arrival of people and their integration into Canada in a way that maximizes their contribution to the country while protecting the health, safety and security of Canadians." As a result, community organizations, including the RCSAC and RIAC, are calling for attention and advocacy for better and more holistic approaches to settlement and immigration.

¹Canada-British Columbia Immigration Agreement, 1.9(b)

² BC Ministry of Advanced Education and Labour Market Development News Release 2010ALMD0012-000401, *Canada and British Columbia Sign New Immigration Agreement*

Based on these changes, RCSAC/RIAC have proposed three actions.

- 1) Educational institutions and community organizations work together to ensure client needs are met. This includes increased communication and partnership between agencies and institutions to create more of a wrap-around service.

The need for collaboration among community partners is most important in ensuring that Richmond residents' settlement and integration needs are met to the fullest extent possible. For this to occur, educational institutions such as Kwantlen Polytechnic University (KPU) and the School District need to be fully aware of community-based settlement services, and community organizations also need to be aware of services offered by the institutions and their client needs with respect to settlement and integration. Staff recommend that the RCSAC/RIAC report be shared with KPU and the School District, and that the RCSAC/RIAC continue to support such collaboration, with updates provided in annual reports to Council.

- 2) The City of Richmond's Mayor and Council advocate for the Province to continue to provide funding to both educational institutions and community agencies to support clients that no longer fit funding criteria under CIC. The sub-committee strongly believes that settlement is an ongoing process that does not stop at citizenship.

Many of those still in need of settlement funding will no longer be eligible for funding under the CIC model, namely, citizens, refugees, international students and temporary foreign workers. Richmond Multicultural Community Services estimates that this constitutes approximately 20% of those currently served under the CBCIA. As BC is the last province to be transitioned into the current CIC funding model, RCSAC/RIAC did not prioritize advocating to the federal government, as eligibility changes at this stage of repatriation are extremely unlikely. Staff support the RCSAC recommendation, and propose that such a resolution be forwarded to Provincial as well as Federal representatives.

- 3) The City of Richmond's Mayor and Council stay apprised of how changes in funding impact the community and report that impact to provincial and federal representatives. One way to do this is through the RCSAC annual Community Social Services Survey.

Through annual work programs, reports, RCSAC surveys and "Communication Tools" to Council, the RCSAC and RIAC will keep Council informed about the impact of funding changes on the community.

Financial Impact

There is no financial impact.

Conclusion

The successful settlement and integration of immigrants and refugees is vital to the social and economic health of our society. Funding changes that will render categories of immigrants ineligible for settlement services, introduce province-wide reductions in funding, and de-stabilize the provision of services through short-term contracts with service agencies, will negatively impact individuals, families and communities.

Staff recommend that the Province be requested to continue supporting those clients no longer eligible for CIC funding, and that the Federal Government be requested to adopt a funding formula reflective of and responsive to community need, while ensuring stable funding arrangements with community service providers.



Lesley Sherlock
Social Planner
(604-276-4220)

Att. 1: Changes to Canada's Immigration Policy RCSAC/RIAC Sub-committee Final Report


RCSAC

 Richmond Community Services
Advisory Committee

 Richmond
Intercultural
Advisory
Committee

Changes to Canada's Immigration Policy RCSAC/RIAC Sub-committee Final Report

(1) background information of the proposed changes to the Federal Government's immigration policy;

British Columbia was one of two provinces that had an agreement to manage immigration services provincially through the Canada-B.C. Immigration Agreement. This Agreement was cancelled as of April 1st, 2014 with notice being provided to the province in 2012. A Federal Call for Proposals through CIC for future funding came in 2013. One area of change to be noted due to funding changes is eligibility requirements for settlement services. Provincial eligibility has included Canadian Citizens, however federal funding does not.

CIC (the new federal funding) is only for permanent residents and government assisted refugees. Citizens, refugee claimants, temporary foreign workers and international students are not covered in the CIC funding. Having said that, the provincial government provided transitional funding to settlement contracts to ensure Citizens and temporary foreign workers are still receiving service up until March 31, 2015.

Most community organizations will continue to offer settlement services, including RMCS, S.U.C.C.E.S.S. and ISS of BC, however CHIMO lost settlement services. The SWIS program still continues to provide services as well. ELSA (English Language Skills Assessment) is now LINC (Language Instruction for Newcomers to Canada) and these services are provided by the S.U.C.C.E.S.S., ISS of BC, and the School District. In addition to this, Richmond Family Place maintained its Early Years Bridging Program.

There has been a province-wide cut in funding that correlates to the decrease in percentage of new immigrants coming to British Columbia, 11% this year and an additional 7% next year. The new funding model doesn't disclose regional distribution. Agencies have to prove what the needs are and how they will address them and the budget can be negotiated. Having said that, Richmond service providers who had funding renewed did not lose 11% of funding this year for settlement services but CIC has already built in the 7% reduction for next year into all of Richmond contracts.

The Province has historically contributed (topped off) funding for settlement/immigration services which has helped to provide services for citizens as well as new immigrants and refugees. The continuation of provincial funding to provide settlement services for citizens is unclear.



RCSAC

Richmond Community Services
Advisory Committee

Richmond
Intercultural
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Committee

The major difference between the provincial government and federal government is the implementation of settlement services. CIC defines settlement services as any service provided to newcomers settling in Canada. This includes settlement as we know it, LINC (formerly ELSA), volunteer services, parenting programs etc. The provincial government conducted the research and then created an RFP to determine the best service provider. In doing this, they researched the need, created a budget based on newcomers to a region and contracted an agency to provide the service.

The federal government expects applicants to prove the need, create the model and services and implement it. Their method for determining contracts is a negotiation process. You propose a budget and they negotiate the contract and the services to be delivered and reimburse your actual expenses up to a maximum of your contract.

(2) information regarding the proposed changes to federal funding for English as a Second Language programs; and

Under the Canada-B.C. Immigration Agreement, the federal government gave the province \$22-million per year for ESL training, \$17-million of which went to the Ministry of Advanced Education. These funds were not contingent upon proposals, but were allotted for post-secondary institutions to use for ESL programs. Due to the loss of this funding, the province has contributed \$10.5-million for transition funding of ESL programs in Post-Secondary Institutions.

The sub-committee is not aware of whether these institutions applied for funding through the CIC Call. There are media reports of teachers being laid off and students being turned away due to the cancellation of the provincial funding.

Focusing on the impact in Richmond, the sub-committee spoke with Kwantlen Polytechnic University (KPU). KPU offers a program that allows students to take the English Language Studies (ELST) Diploma which directly ladders into Post-Secondary courses. "KPU's approach to English language studies enables [students] to quickly develop university level skills. Towards the end of [the] Diploma in English Language Studies, KPU allows [students] to take one or two university courses alongside [their] English studies¹." While the funding for KPU did decrease when funding transitioned federally, the Province did top off funds so that they could continue to operate through 2014 without cuts to ELST. During this funding transition KPU did research community social service ESL programs to know what else was available for their clients, but the University is unique in that their ESL program assists students in starting or continuing their post-secondary education.

¹ <http://www.kpu.ca/aca/els>



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On Thursday, September 11, 2014 Rebecca Avendano and Dr. Monica Pamer presented at RCSAC about changes to the Settlement Workers in Schools (SWIS) Program as a result of funding moving to CIC, see attached report. Changes included criteria for eligible clients to access services, loss of staff and additional services now offered. Under the new funding, temporary foreign workers, study permit holders and refugee claimants are not eligible to receive funding, however the Province has stepped in temporarily to top off funding so those clients can continue to receive services. The change in funding did result in the loss of 2.8 FTE staff positions, although two other staff positions were able to be increased to 12 months out of the year to serve families during summer break. The SWIS Program has also added front desk services to the district office.

(3) how the proposed changes could impact the community

Due to the Provincial top up of funds during this transition, full impact has yet to be seen. Without these extra funds, the largest impact to the community will be for those who are not eligible to receive services under the CIC model: citizens, refugees, international students and temporary foreign workers. The settlement process does not stop once a person officially becomes a citizen, language supports could be the necessary service that assists these newcomers in successfully finding employment or furthering their education. All Universities, including KPU will have the opportunity to apply for CIC funding, however if there are unsuccessful in their application the loss of the ELST Program would make it more difficult for students to enter University as there is a minimum English Language requirement prior to acceptance. While LINC may be an option, ELST is unique in that the format prepares students for University learning while also teaching language skills. At this time Canadian Residents are eligible for the ELST Program, however they are not eligible for LINC.

Recommendations:

1. Educational institutions and community organizations work together to ensure client needs are met. This includes increased communication and partnership between agencies and institutions to create more of a wrap-around service.
2. The City of Richmond's Mayor and Council advocate for the Province to continue to provide funding to both educational institutions and community agencies to support clients that no longer fit funding criteria under CIC. The sub-committee strongly believes that settlement is an ongoing process that does not stop at citizenship.
3. The City of Richmond's Mayor and Council stay apprised of how changes in funding impact the community and report that impact to provincial and federal representatives. One way to do this is through the RCSAC annual Community Social Services Survey.

School District 38 (Richmond)

Our focus is on the learner

Settlement Workers in Schools (SWIS)

Serving newcomer families faster and better

Fall 2014 Update

What are Settlement Services?

The federal government defines Settlement Services as “a service that aims to support newcomers by providing them with language assessment and training, orientation to help them adapt to life in Canada, support in developing social or work-related skills, etc.” <http://www.credentials.gc.ca/recognition/glossary.asp>

What are SWIS?

SWIS stands for Settlement Workers in Schools and is a comprehensive school-based settlement program funded through Citizenship and Immigration Canada (CIC). It is not related to Education. A key principle behind the program is that schools are one of the first services newcomers access and thus it allows for settlement services to be introduced early on in the settlement process when it is most effective. Because service is offered at all local schools it is convenient and barrier-free. SWIS also provide an important link in helping newcomers navigate the school system.

The SWIS program in the Richmond school district has a team of 14.4 staff. This includes 11 Settlement Workers in Schools, 1 Administrative Assistant, 1 SWIS Supervisor, 1 CEDAR program Educator and 2 part-time Coordinators.

SWIS are stationed at all schools in Richmond serving each school a minimum of half a day per week and up to 2 days per week, depending on school needs and demographics. The administration offices for the SWIS program are at McKay Elementary and the CEDAR Program is at Palmer Secondary.

Background

Funding for Settlement services was funneled through the Provincial Government in British Columbia (most recently the Ministry of Jobs, Tourism and Skills Training) since the 1990s until it was repatriated in April of 2014. While this change was announced with plenty of notice (June 2012) there was uncertainty about how the settlement services sector in BC would be impacted. Of particular interest are the Settlement Workers in Schools programs since BC was unique in piloting these through school districts, as opposed to through community not-for-profit organizations, as they are operated in other provinces. A major piece of this transition is how service providers will fare under CIC's reporting requirements and funding structure, and more focused accountability standards.

Funding Changes to SD 38 SWIS

- Contract negotiations with the new funder Citizenship and Immigration Canada took place from January 2014 through March 2014. The contract is in effect starting August 1, 2014 through March 31, 2016.
- Under the province SWIS at SD38 had been funded according to service levels and emerging needs. As a result, the province had increased funding for the program each year. These were annual increments and resulted in budgets that were larger from one year to the next.
- CIC calculated funding targets in a different and unexpected way. In calculating funding targets for 2014-15 and 2015-16, CIC took an *average* of the previous three years budgets. This resulted in less funding because it was

an average of the three previous years and not the figure that had been awarded by the province in 2013-14. Furthermore, for Year 2 of the contract, CIC implemented an 8% holdback based on decreased landing numbers.

- CIC's funding criteria is also different in terms of eligible clients. Under CIC, Temporary Foreign Workers, Study Permit Holders, Refugee Claimants, and others are not eligible for Settlement Services. These groups made up about 25% of SWIS clients previously.
- In addition, the Investor Category was eliminated from the immigration system in early 2014. This is on top of the 25% ineligible clients and is expected to affect client numbers.
- These factors resulted in a significant funding reduction for the SD 38 SWIS program and a needed reduction of 2.8 FTE positions.

Changes to Delivery of Service

- The SWIS schedule was revised in order to continue to provide service across the district (50 sites) and staff the Immigrant Services Counter. The remaining staff team of 11 FTEs has been reallocated. These changes will allow children, parents and schools to continue to receive top quality and responsive service.
- A new addition will be a staffed Immigrant Services counter on the first floor of the school district administration offices. Students and parents will be able to walk in and receive service as needed without having to make an appointment, wait for ELL assessment or for an in-school referral.
- Another upgrade is the addition of two 12-month positions. While traditionally SWIS was staffed from September through June, the program will now serve clients over the summer months. Summer programming such as day activities for children and youth, as well as, workshops for adult clients are in the works for the summer of 2015.
- The new contract with CIC is an outcomes-based model and this will change how the program is managed. Reporting requirements include outputs, short-term and long-term outcomes and the tracking of performance metrics to ensure those outcomes are being achieved. There will be a greater degree of accountability throughout and an emphasis on tracking and ensuring client satisfaction.
- There will be no changes to the CEDAR Program for immigrant at-risk-youth. The program will continue to be housed out of Palmer Secondary School using the "holding class" model whereby students are assigned one or two CEDAR blocks along with regular courses. During CEDAR blocks students receive intensive settlement support in areas such as adjusting to the new school culture, school work and learning about and experiencing Canadian culture. The CEDAR teacher works closely with two SWIS to provide wrap-around support to the students as well as the parents. This approach helps students integrate in the mainstream population while receiving individualized support. There are 22 spaces available each year.

SWIS will continue to provide support in the following ways:

- Meet with students and families on a one-to-one basis to provide support with settlement-related needs. This includes providing Needs Assessments, Settlement Action Plans and follow-up as needed.
- Deliver orientation and information sessions and workshops on settlement-related topics. This may include working with community partners in delivering activities on specialized content areas.
- SWIS may provide referrals and service-bridging to students and parents as needed to community or social service organizations.
- Newcomer-school liaison for students and parents with school staff, connect families to schools.
- Cross-cultural activities - Provide information to school staff on culture and to make schools more welcoming for newcomers. This may include delivering workshops to school staff or at staff meetings on settlement-related topics. This may also include community partnerships and activities for students and families.

For more information please contact:

Marilyn Turnbull, ESWIS Coordinator & McKay Elementary Principal 604-668-6470

Rebeca Avendano, SWIS Supervisor 604-668-6560



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 3, 2014

File: RZ 14-668415

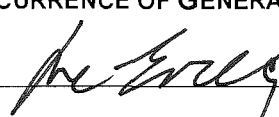
Re: Application by Sandhill Homes Ltd. for Rezoning at 6500 Granville Avenue from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9186, for the rezoning of 6500 Granville Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:blg
Att.

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

Staff Report

Origin

Sandhill Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 6500 Granville Avenue from “Single Detached (RS1/E)” zone to “Compact Single Detached (RC2)” zone to permit subdivision into two (2) lots with vehicle access from an existing rear lane on the south property line. A two-storey dwelling which currently exists on the lot will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

To the north, across Granville Avenue, are single-family lots zoned “Single Detached (RS1/E)” fronting Granville Crescent.

To the east, is a lot zoned “Single Detached (RS1/E)”. Lots further east along Granville Avenue are zoned “Single Detached (RS1/E),” “Compact Detached (RC1)” and “Town Housing (ZT40) – East Livingstone.”

To the south, directly across the existing rear lane, are single-family lots zoned “Single Detached (RS1/B)”.

To the west, directly across Livingstone Gate, are two (2) single-family lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential” (NRES). The proposed rezoning and subdivision is consistent with the OCP land use designation.

Arterial Road Policy

The Arterial Road Policy supports residential densification in certain areas along the City’s Arterial Roads. The proposed redevelopment complies with the Arterial Road Development Map in the OCP Bylaw 9000, which identifies the subject site for future Arterial Road compact lot development.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. A Flood Indemnity Covenant is required to be registered on Title prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. City staff have not been notified of any concerns expressed by the public regarding the proposed redevelopment.

Analysis

Preliminary Architectural and Landscape Plans

To address the treatment of the proposed corner lot interface, the applicant has submitted preliminary architectural plans for building elevations of the proposed corner lot (see Attachment 4). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the final building design for the proposed corner lot is generally consistent with the attached plans. Future Building Permit plans must also comply with City regulations and staff will ensure that plans are generally consistent with the registered legal agreement for building design.

The applicant has submitted a preliminary landscape plan to address the treatment of the proposed west corner lot interface and the arterial road interface of both proposed lots (see Attachment 5). Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all required replacement trees, fencing, paving and installation costs).

Vehicle Access and Site Servicing

There are no site servicing concerns regarding the proposed rezoning.

Vehicle access to both proposed lots is to be from the existing rear lane in accordance with Residential (Lot) Vehicular Access Regulation Bylaw No. 7222. A Restrictive Covenant registered on Title will be required prior to final adoption of the rezoning bylaw to ensure that vehicle access to the future corner lot is from the rear lane only.

Trees and Landscaping

A Certified Arborist's Report and proposed Tree Retention Plan have been submitted by the applicant. The report identifies five (5) bylaw-sized trees and three (3) under-sized trees on-site. The Arborist's Report recommends the retention of four (4) bylaw-sized trees and the removal and replacement of one (1) bylaw-sized tree on-site. The proposed Tree Retention Plan is shown in Attachment 6.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations as follows:

- The following four (4) trees located on-site are identified to be in good condition and are to be retained and protected as per the Arborist's Report specifications:

Tree Tag# / ID	DBH (cm)	Species	Location
971	67	Douglas Fir	West subject site (along west property line)
A	15x2	Holly	West subject site (SW corner)
B	14+5+7	Holly	West subject site (SW corner)
C	13+16	Holly	West subject site (SW corner)

- One (1) Douglas fir tree located at the northwest corner of the subject site (Tag# 972) has been historically topped. This tree is not a good candidate for retention and should be removed and replaced.

Tree protection fencing is to be installed on-site around the four (4) bylaw-sized trees (Trees Tag#971, A, B and C). Tree protection fencing is to be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works on the proposed lots are completed.

A contract must be entered into between the applicant and a Certified Arborist for the supervision of any works conducted within close proximity to the tree protection zones of the trees to be retained. The contract must include the scope of work to be undertaken, including the proposed number of site monitoring inspections (at specified stages of construction) and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

To ensure the protection of the four (4) bylaw-sized trees to be retained, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submission of a Tree Survival Security in the amount of \$4,000 for trees Tag# 971, A, B and C on-site. Upon completion of construction and landscaping works, a landscaping inspection is to be conducted at the request of the applicant to verify tree survival and 50% of the security will be released pending tree survival. The remaining 50% of the security will be released one (1) year after the initial inspection pending tree survival.

Consistent with the 2:1 tree replacement ratio specified in the OCP, the applicant will be required to plant two (2) replacement trees on-site. According to the preliminary landscape plan submitted by the applicant, two (2) replacement trees will be planted on the subdivided lots (see Attachment 5). The costs for the two (2) trees to be planted and maintained on the future lots are to be included as part of the cost estimate for the landscaping security, which must be submitted with the Final Landscape Plan prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For Single-Family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$4,207).

Subdivision and Future Development Stage

At Subdivision stage, the applicant will be required to pay servicing costs and enter into a standard Servicing Agreement with the City for the design and construction of engineering and infrastructure upgrades along Granville Avenue, Livingstone Gate and the existing rear lane as outlined in Attachment 7. Works will include water upgrades, storm sewer works, sanitary sewer works and frontage improvements. The developer will also be required to negotiate and install private utilities.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of an existing lot into two (2) smaller lots zoned "Compact Single Detached (RC2)" complies with applicable policies and the land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw 8500.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) associated with this application listed in Attachment 7.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9186 be introduced and given first reading.



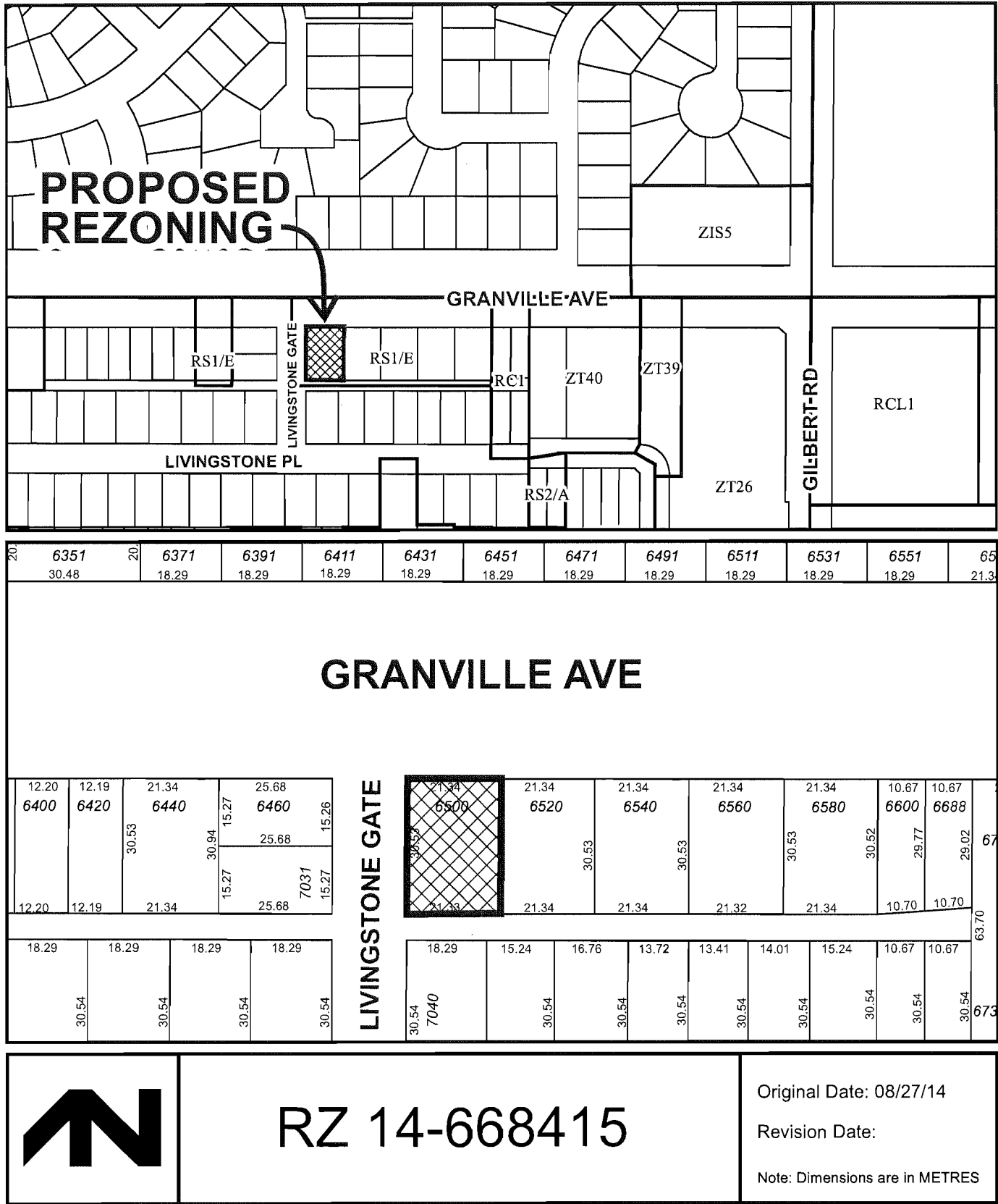
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map & Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Preliminary Architectural Elevation Plan
Attachment 5: Preliminary Landscape Plan
Attachment 6: Proposed Tree Retention Plan
Attachment 7: Rezoning Considerations

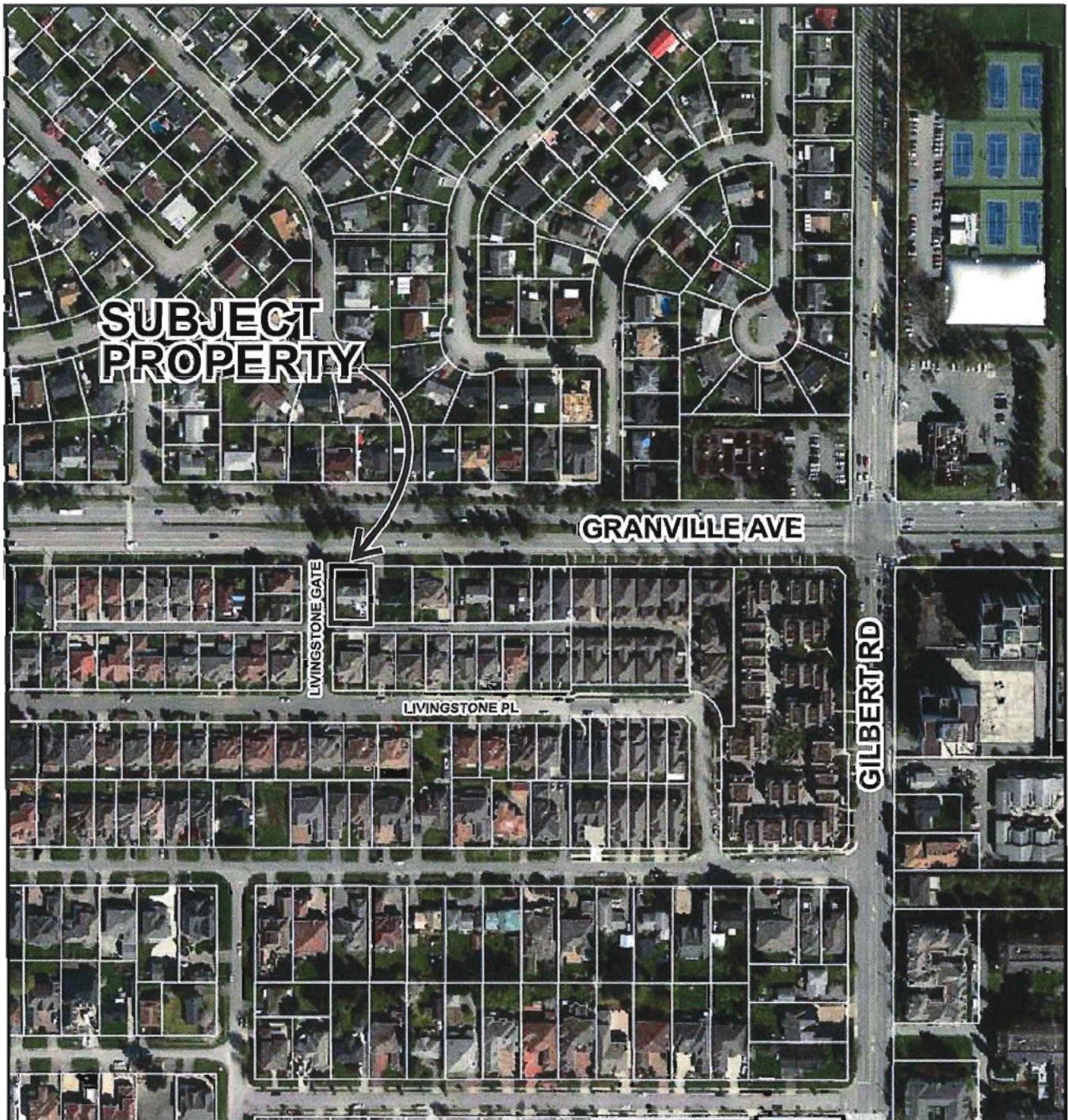


City of
Richmond





City of
Richmond



RZ 14-668415

Original Date: 08/27/14

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SITE PLAN OF LOT 19 EXCEPT: PART SUBDIVIDED BY PLAN 81420 SEC 18 BLK 4 NR 6 WEST NWD PLAN 12891

LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND
- Ⓜ DENOTES WATER METER
- Ⓢ DENOTES CATCH BASIN - TOP ENTRY
- Ⓢ CB DENOTES CATCH BASIN - ROUND
- Ⓢ PP DENOTES UTILITY POLE
- Ⓢ* DENOTES STREET LIGHT - DAVIT
- Ⓢ* DENOTES LIGHT - POST TOP
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- Ⓢ DENOTES TREE AND CANOPY EXTENT
- x DENOTES GROUND ELEVATION

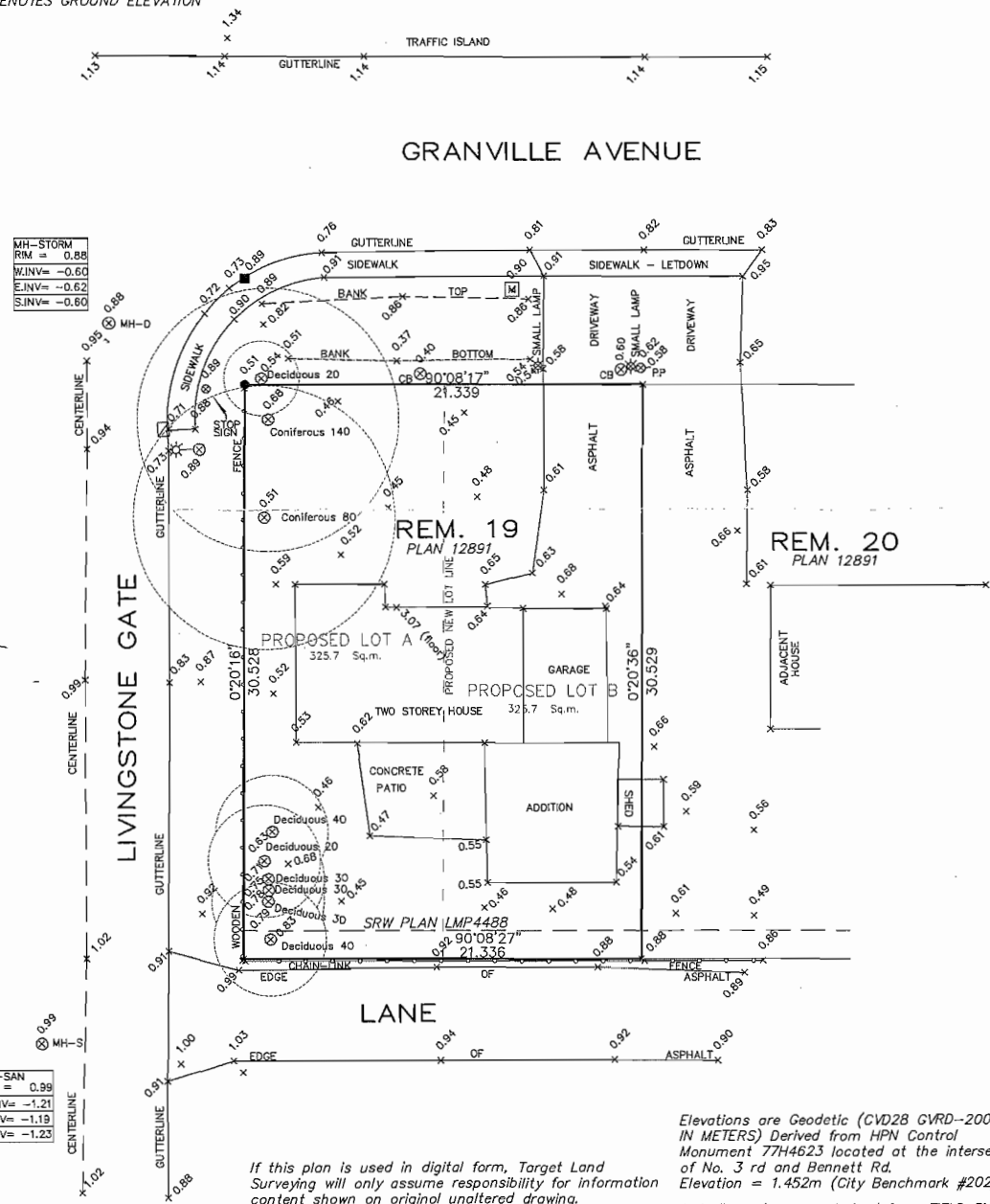
CIVIC ADDRESS:

6500 Granville Avenue, Richmond, B.C.
P.I.D. 009-748-598

SURVEY DATE: July 11, 2014

SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES



If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 20cm and larger on project are shown.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

Elevations are Geodetic (CVD28 GVRD-2005 - IN METERS) Derived from HPN Control Monument 77H4623 located at the intersection of No. 3 rd and Bennett Rd.
Elevation = 1.452m (City Benchmark #202)

Lot dimensions are derived from FIELD SURVEY.

This plan does not show non-plan charges/ liens or interests.

Spot elevations along curb are taken in gutter

CERTIFIED CORRECT
DATED THIS 18th DAY OF JULY, 2014.
M. Adam Fulkerson
B.C.L.S.

PLN - 41

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 7325_sitetopo



RZ 14-668415

Attachment 3

Address: 6500 Granville Avenue

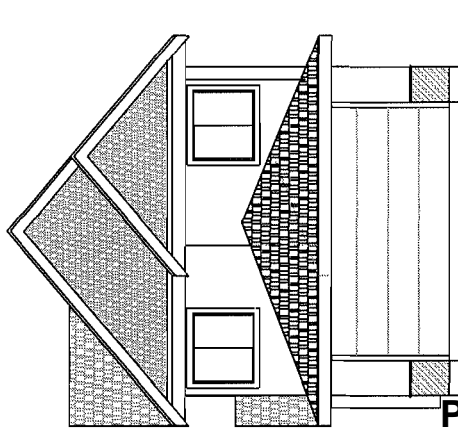
Applicant: Sandhill Homes Ltd.

Planning Area(s): Blundell

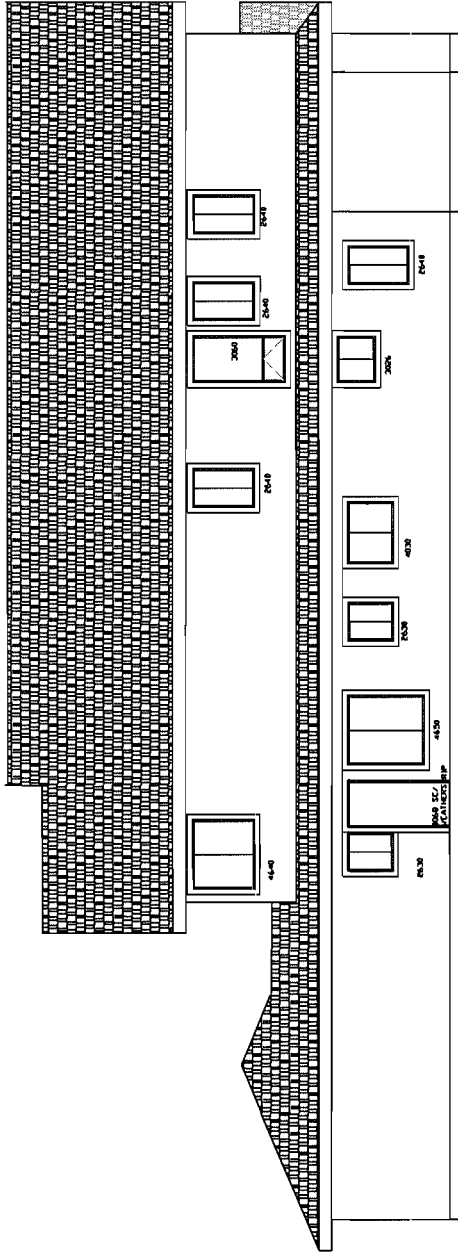
	Existing	Proposed
Owner:	Garry White/Linda White	To be determined
Site Size (m²):	651.4 m ²	325.7 m ² (proposed west lot) 325.7 m ² (proposed east lot)
Land Uses:	Single family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Detached (RC2)
Number of Lots:	1	2
Other Designations:	Arterial Road Policy designates the subject site for future compact lot development.	Complies

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Building, Structures and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Setback – Front and Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yards (m):	Min. 3 m	Min. 3 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size:	Min. 270 m ²	325.7 m ² (proposed west lot) 325.7 m ² (proposed east lot)	none
Lot Width:	Min. 9 m	10.7 m (proposed west lot) 10.7 m (proposed east lot)	none
Lot Depth:	Min. 24 m	30.5 m (proposed west lot) 30.5 m (proposed east lot)	none

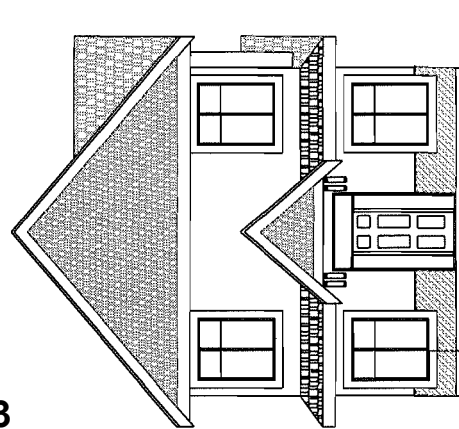
Other: Tree replacement compensation required for loss of significant trees.



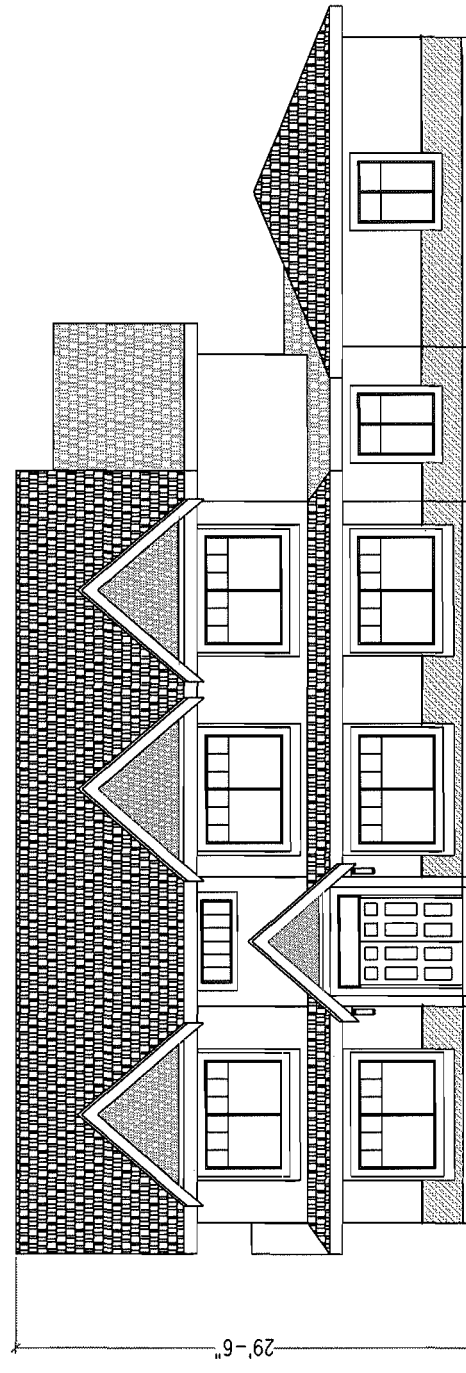
PLN - 43
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



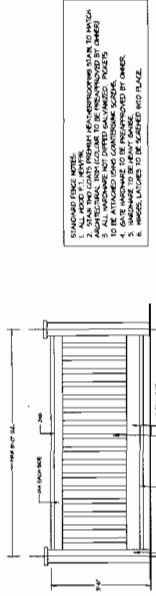
WEST ELEVATION

Note: PRELIMINARY

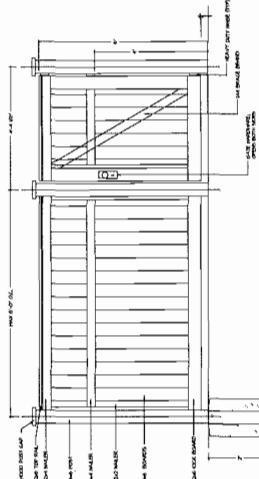
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pmg
LANDSCAPE
ARCHITECTS
P.M.G. LANDSCAPE ARCHITECTS
10000 RICHMOND BLVD. SUITE 100
RICHMOND, BC V6X 4E9
TEL: 604-274-0011 FAX: 604-274-0022

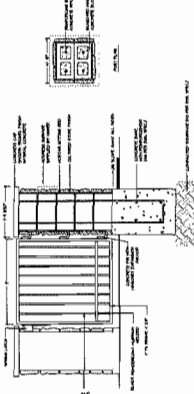
PLN



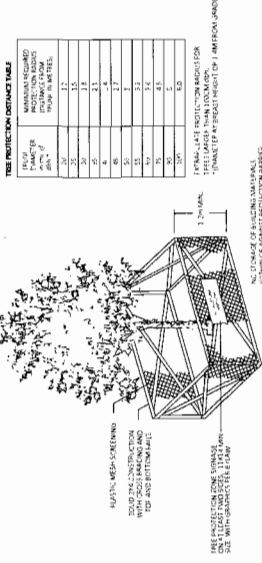
1 42" WOOD PICKET FENCE
SCALE 1/2"=1'-0"



2 6" SOLID PRIVACY WOOD FENCE AND GATE
SCALE 1/2"=1'-0"



3 MASONRY POST AND ALUMINUM GATE AT ENTRY
SCALE 1/2"=1'-0"



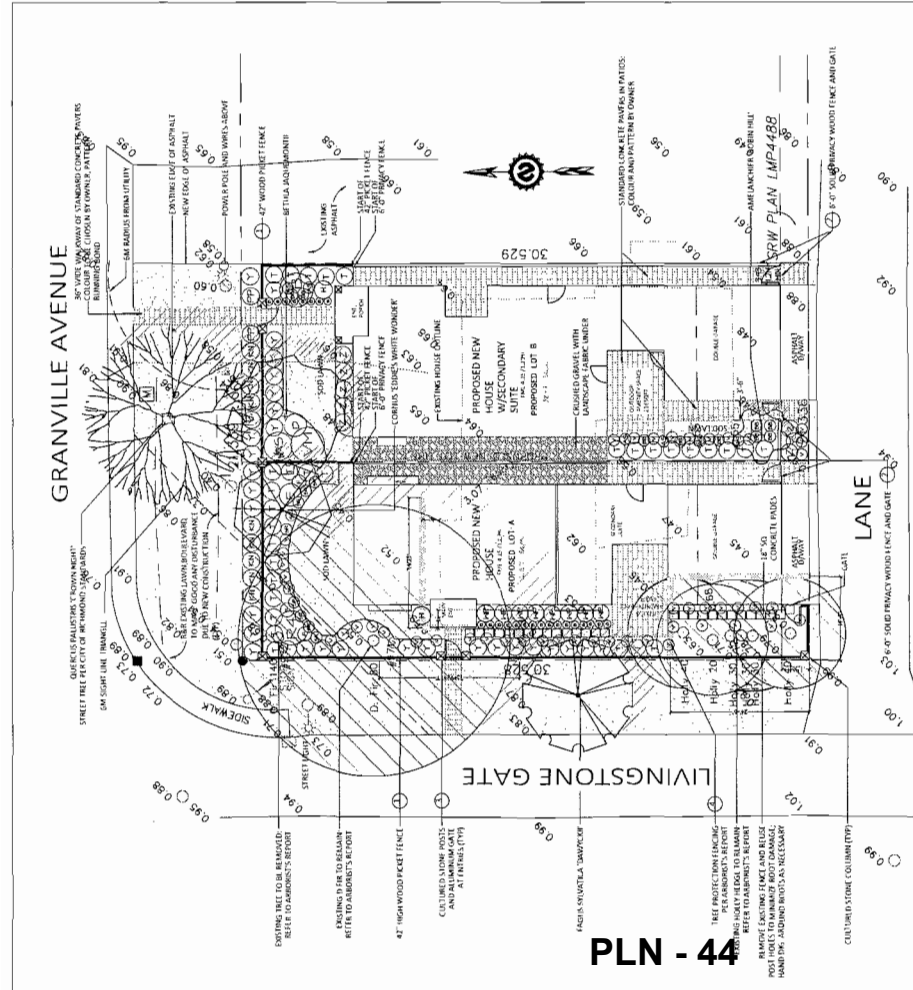
4 TREE PROTECTION FENCING
SCALE 1/2"=1'-0"

5 TREE PROTECTION FENCING
SCALE 1/2"=1'-0"

14-15-19

ATTACHMENT 5

PROJECT: RESIDENTIAL REZONING
GRANVILLE AVENUE AT
LIVINGSTONE GATE
RICHMOND, BC
DRAWING TITLE: LANDSCAPE
PLAN
DATE: 14-NOV-19
SCALE: 1"=20'-0"
DESIGNER: BJ
CHECKED: PKM
PROJECT NUMBER: 14-15-19



NOTE: PRELIMINARY

PLANT SCHEDULE		COMMON NAME	PLANT SPECIES	PLANT NUMBER
1	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
2	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
3	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
4	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
5	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
6	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
7	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
8	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
9	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
10	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
11	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
12	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
13	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
14	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
15	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
16	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
17	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
18	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
19	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
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97	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
98	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
99	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000
100	SHRUB	RED TWIG DOGWOOD	COEUS CORNUTUS	1-1000

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

A horizontal number line with arrows at both ends. There are 11 equally spaced tick marks. The numbers 0, 1, 2, 5, and 10 are written above the corresponding tick marks.

Retain Tree 100

Remove Tree $\times 101$

Crown
Dripline

Tree Protection Barriers

$$Z \rightarrow$$

CENTERLINE

CENTERLINE

LIVINGSTONE GATE

GUTTERLINE

WOODEN

□

LANE

SRW PLAN | LMP 4488

x

ADDITION

PROPOSED LO
325.7 Sq.m.

PROPOSED NEW LOT LINE

GARAGE
PROPOSED LO

13

0°20'3

22.2

HO

--	--

--	--

--	--



--	--

REN. 20
PLAN 12891

Tree Management Plan:
500 Granville Ave. Richmond, B.C.

Tree Information Table

Tree I.D.	Species Common Name (<i>Botanical Name</i>)	DBH (cm)	Crown Radius (m)
971	Douglas Fir (<i>Pseudotsuga menziesii</i>)	67	7.3
972	Douglas Fir (<i>Pseudotsuga menziesii</i>)	85	8.0
A	Holly (<i>Ilex</i>)	15 x2	2.7
B	Holly (<i>Ilex</i>)	14+5+7	2.7
C	Holly (<i>Ilex</i>)	13+16	2.7

Tree Replacement Table

Prairie Fire Crabapple (Malus 'Prairie Fire')	
Dawyck Gold Beech (Fagus sylvatica 'Dawyck Gold')	
Crimson Sentry Norway Maple (Acer platanoides 'Crimson Sentry')	
Bloodgood or Emperor Japanese Maple (Acer palmatum)	

PLN - 45



City of Richmond

Rezoning Considerations

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

Address: 6500 Granville Avenue

File No.: RZ 14-668415

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9186, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut on the southeast corner of Granville Avenue and Livingstone Gate.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the two (2) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$4,000 for the four (4) trees to be retained. Upon completion of all construction and landscaping works, a landscaping inspection is to be conducted at the request of the applicant to verify tree survival and 50% of the security will be released pending tree survival. The remaining 50% of the security will be released one (1) year after the initial inspection pending tree survival.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access to the corner lot is from the existing rear lane and that there be no access from Livingstone Gate.
7. Registration of a legal agreement on Title ensuring that the final building design for the proposed corner lot is generally consistent with the submitted preliminary architectural elevation plans.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,207) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition Permit* Stage, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* Stage, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure upgrades. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 172 L/s of water available at a 20 psi residual at the Granville Avenue frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- At the Developers cost, the City is to:
 - Cut and cap the existing 20 mm diameter water connection.
 - Install two (2) new 25 mm water connections tie-in to Granville Avenue complete with meter boxes at the property line within the boulevard along Granville Avenue.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Upgrade two (2) existing storm service connections and IC's located along the north property line of the subject site to meet City's engineering standards.

Sanitary Sewer Works:

- At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connection and remove the existing IC at the south end of the subject property.
 - Install a new IC at the adjoining subdivided property line complete with new service connections to the proposed subdivided lots.

Frontage Improvements:

- The Developer is responsible for the following frontage improvements:
 - Granville Avenue - behind the existing curb/gutter, provide a new landscaped/treed boulevard (minimum 1.5 m wide) and a concrete sidewalk (minimum 1.5 m wide).
 - Livingstone Gate- behind the existing curb/gutter, provide a new landscaped/treed boulevard (minimum 1.5 m wide) and a concrete sidewalk (minimum 1.5 m wide).
 - Rear lane- upgrade the lane to provide a roll-over curb on the north side; maintain/provide 5.1 m wide pavement width.
 - Lane improvements are to meet the City's engineering standard lighting, north-south roll over curbs and catch basins/asphalt modifications as required to provide adequate drainage.
 - Provide a 4 m x 4 m corner cut on the southeast corner of Granville Avenue and Livingstone Gate.
 - Parking to be provided per zoning bylaw requirements.

Private Utilities:

- The Developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the service lines for the proposed development.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks).

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

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

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9186 (RZ 14-668415)
6500 Granville Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 009-748-598

Lot 19 Except: Part Subdivided by Plan 81420, Section 18 Block 4 North Range 6 West
New Westminster District Plan 12891

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9186"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 4, 2014

File: RZ 14-667490

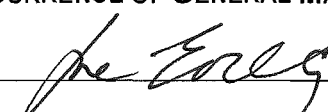
Re: Application by Jhujar Construction Ltd. for Rezoning at 3920 Lockhart Road
from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9184, for the rezoning of 3920 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:blg
Att.

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

Staff Report

Origin

Jhujar Construction Ltd. has applied to the City of Richmond for permission to rezone the property at 3920 Lockhart Road from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two (2) smaller lots fronting Lockhart Road. An existing dwelling which currently exists on the lot is to be demolished to accommodate two (2) single detached dwellings. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

To the north, directly across Lockhart Road, are single-family residential lots zoned “Single-Detached (RS1/E)” and “Single Detached (RS1/B)”.

To the east, are residential lots zoned “Single-Detached (RS1/E)”, “Single Detached (RS1/B)” and “Two-Unit Dwellings (RD1)”.

To the south, are single-family residential lots facing Thormanby Crescent, zoned “Single-Detached (RS1/E)”.

To the west, are single-family residential lots facing Lockhart Road zoned “Single-Detached (RS1/B)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed rezoning and subdivision is consistent with the OCP land use designation.

Single-Family Lot Size Policy 5447

The subject site is located within the area governed by Single-Family Lot Size Policy 5447, which was adopted by Council on September 16, 1991 and subsequently amended on July 20, 1998 and October 20, 2003 (see Attachment 4). The Lot Size Policy permits the subject site to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone. Many other properties in the area have undergone redevelopment in the past through subdivision and rezoning in accordance with Lot Size Policy 5447. This redevelopment proposal complies with Lot Size Policy 5447, as the subject site is permitted to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. City staff have not been notified of any concerns expressed by the public regarding the proposed redevelopment.

Analysis

Site Servicing and Vehicle Access

There are no site servicing concerns regarding the proposed rezoning.

Vehicle access to both proposed lots is to be from Lockhart Road.

Trees and Landscaping

A Certified Arborist's report and proposed Tree Retention Plan have been submitted by the applicant. The report identifies one (1) on-site Cedar hedge, consisting of four (4) bylaw-sized tree stems proposed for removal, one (1) on-site Pear tree proposed for removal, and one (1) Cedar hedge on City property proposed for retention and protection. A copy of the Tree Retention Plan is included in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's recommendations as follows:

- One (1) bylaw-sized Pear tree (Tag# 929) at 20 cm DBH located on-site is in very poor condition. The tree is not a good candidate for retention and should be replaced.
- One (1) Cedar hedge (Tag# 928) located on-site has no landscape value and should be removed.

Tree protection fencing is to be installed to City standard around the drip line of the Cedar hedge located on City property (Tree ID – A). Tree fencing is to be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site.

Consistent with the 2:1 tree replacement ratio specified in the OCP, as well as Council Policy 5032 – Tree Planting (Universal), the applicant is required to plant four (4) new trees on the subdivided properties (two (2) on each subdivided lot). The replacement trees must be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer. Suitable replacement tree species include the Paperbark Maple (*Acer Griseum*), Kousa Dogwood (*Cornus kousa*) and Serbian spruce (*Picea omorika*). Prior to final adoption of the rezoning bylaw, the applicant

must submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that the four (4) replacement trees are planted and maintained on-site.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling on two (2) of the two (2) lots proposed at the subject site. To ensure that at least one (1) secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$5,987).

Subdivision & Future Development Stage

At subdivision and future development stage, the developer will be required to complete engineering servicing and frontage works as outlined in Attachment 6. Works include water service upgrades, storm sewer works and sanitary sewer works. Frontage improvements along Lockhart Road will be done by the City through the Capital Program. The developer is required to provide cash-in-lieu for the design and construction costs for frontage works including road pavement, curb, gutter, sidewalk, and street lighting.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 6.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application to permit subdivision of an existing lot into two (2) smaller lots zoned “Single Detached (RS2/B)” is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw No. 8500.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9184 be introduced and given first reading.



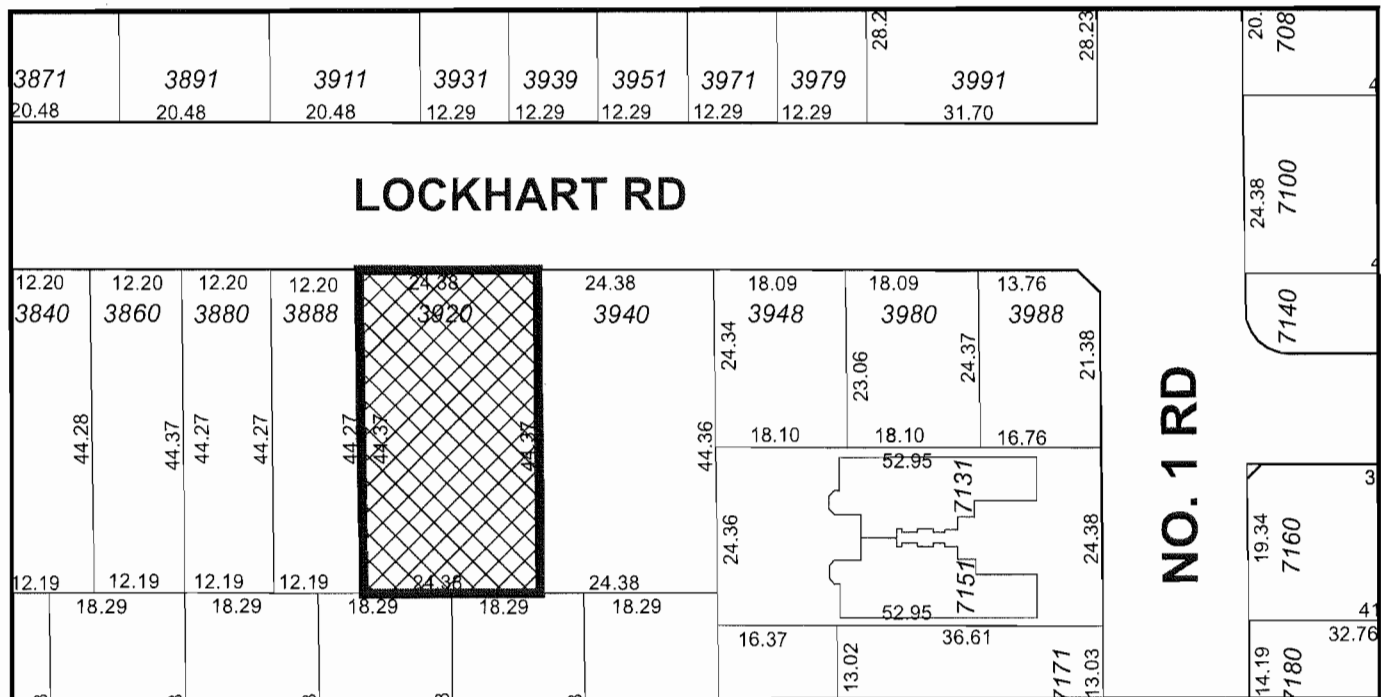
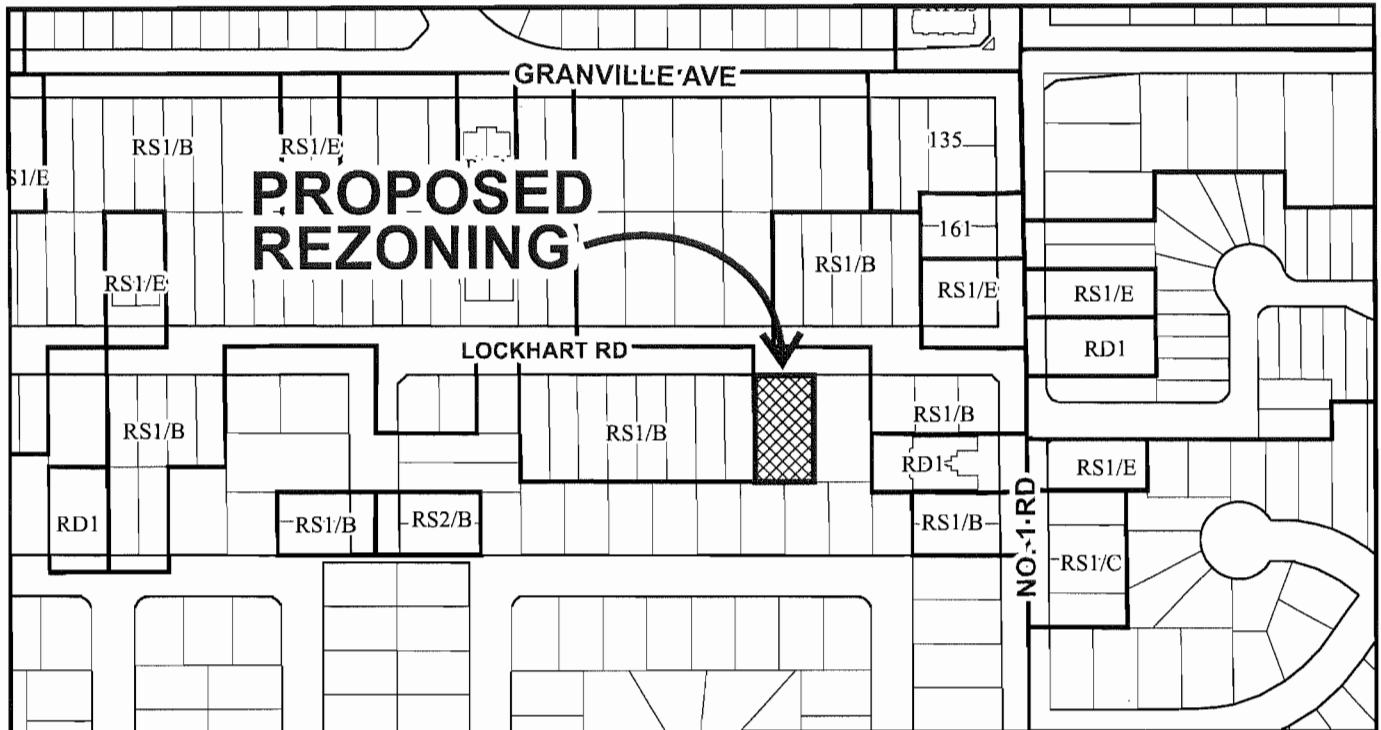
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map & Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single-Family Lot Size Policy 5447
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations



City of
Richmond



RZ 14-667490

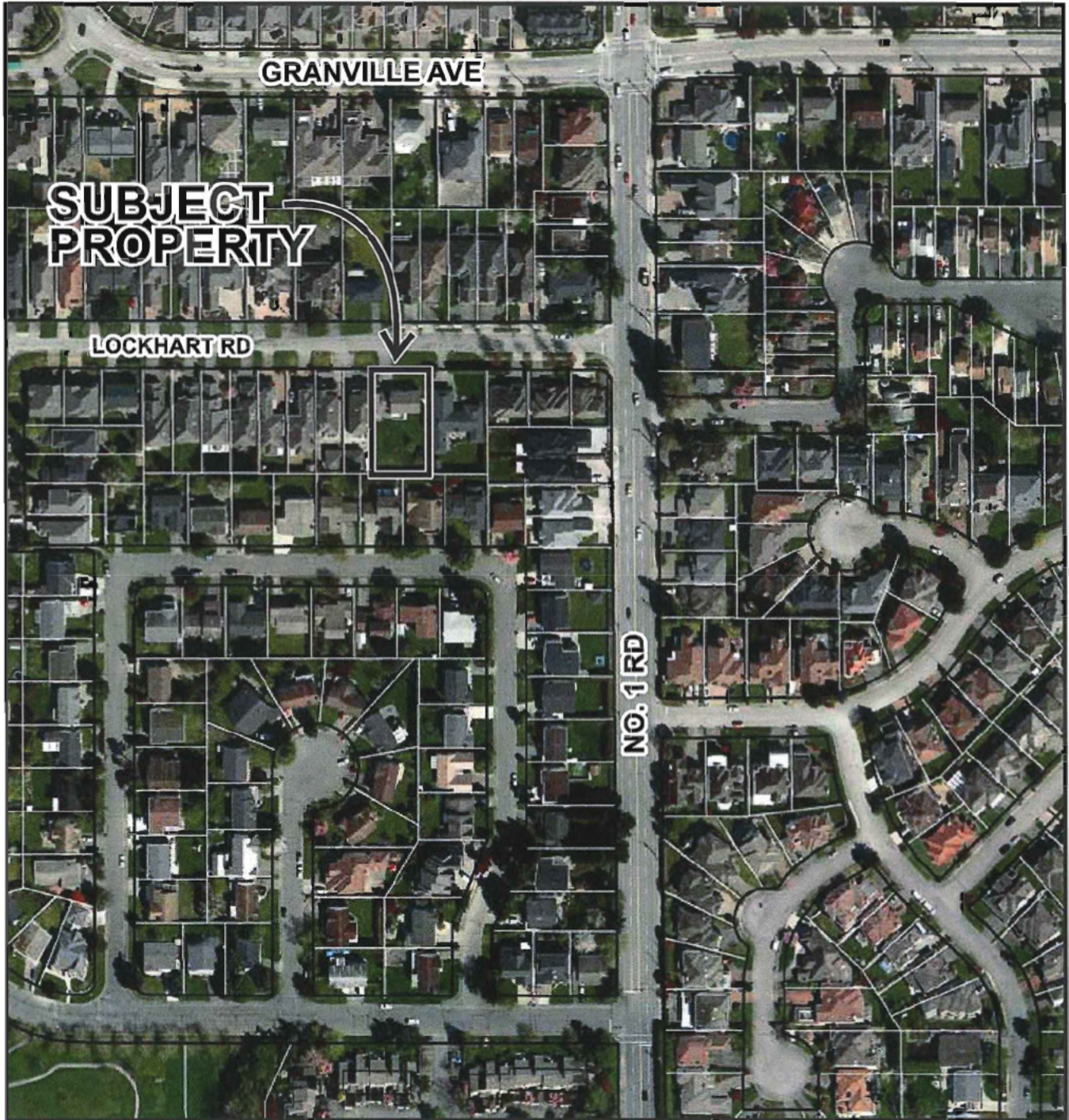
Original Date: 07/11/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-667490

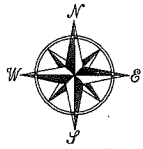
Original Date: 07/11/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 37 EXCEPT: PART
SUBDIVIDED BY PLAN 48377, SECTION 15 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 15447**

#3920 LOCKHART ROAD,
RICHMOND, B.C.
P.I.D 010-118-454



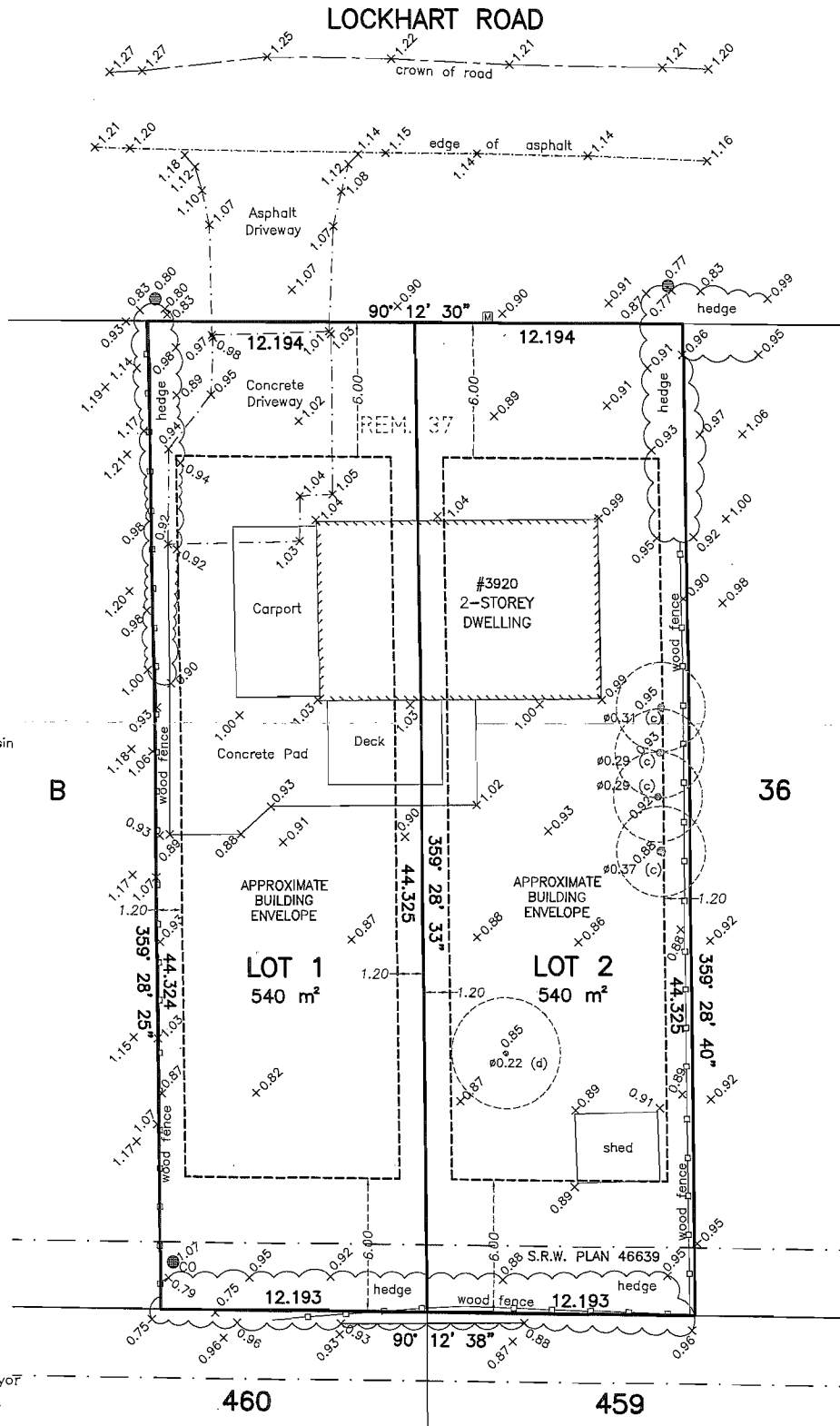
SCALE: 1:200
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- ⊙ denotes round catch basin
- ⊠ denotes water meter
- CO denotes cleanout

NOTE:

Elevations shown are based
on City of Richmond HPN
Benchmark network.
Benchmark: HPN #234,
Control Monument 77H4891
Located at CL Gibbons Dr
& Gamba Dr, E side of
grass median
Elevation = 1.125 metres



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5615
FB-259 P48-49, 63-64
Drawn By: MY

PLN - 57

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
July 4th, 2014.

DWG No. 5615-TOPO



RZ 14-667490

Attachment 3

Address: 3920 Lockhart Road

Applicant: Jhujar Construction Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Jhujar Construction Ltd.	TBD
Site Size (m²):	1,080 m ²	Proposed west lot: 540 m ² Proposed east lot: 540 m ²
Land Uses:	Single family residential	No change
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
702 Policy Designation:	Lot Size Policy 5447	Complies
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	Proposed west lot: 540 m ² Proposed east lot: 540 m ²	none
Lot Width (m):	Min. 12 m	Proposed west lot: 12.19 m Proposed east lot: 12.19 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 44.32 m Proposed east lot: 44.33 m	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

Amended by Council: July 20, 1998

Amended by Council: October 20th, 2003**POLICY 5447**

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

POLICY 5447:

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

-

PLN - 60



Rezoning Considerations

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

Address: 3920 Lockhart Road

File No.: RZ 14-667490

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9184, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that the four (4) replacement trees are planted and maintained on-site (two (2) on each subdivided lot). The four (4) replacement trees must be a minimum size of 6 cm deciduous calliper or 3.5 m high conifer. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required
2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,987) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition* Stage, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Complete the following engineering servicing upgrades, to be done at the developer's sole cost via City Work Order:

Water Works:

- Using the OCP Model, there is 97 L/s of water available at 20 psi residual at the Lockhart Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- City to disconnect the existing 20 mm water connection and install two (2) new 25 mm diameter water connections complete with meter boxes at the property line.

Storm Sewer Works:

- City to cut and cap the existing storm service connection at the IC near the northeast and northwest property corners, and install a new IC and two (2) service connections at the common property line.
- Site drainage must be directed towards the existing or new IC fronting Lockhart Road to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to install a new sanitary IC and two (2) service connections at the southeast corner of the property, and cap the connection to 3940 Lockhart Road for the future. The west lot is to re-use the existing IC and service connection in the southwest corner.
 - The required sanitary sewer works outlined above must be completed prior to the issuance of a Building Permit to prevent the developer's building foundation work from jeopardizing the City's ability to access the rear yard with heavy equipment.
3. Frontage improvements along Lockhart Road will be done by the City through the Capital Program. The developer is required to provide cash-in-lieu for the design and construction costs for the frontage works including road pavement, curb, gutter, sidewalk, and street lighting.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9184 (RZ 14-667490)
3920 Lockhart Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 010-118-454

Lot 37 Except: Part Subdivided by Plan 48377, Section 15 Block 4 North Range 7 West
New Westminster District Plan 15447

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9184"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





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

Staff Recommendation

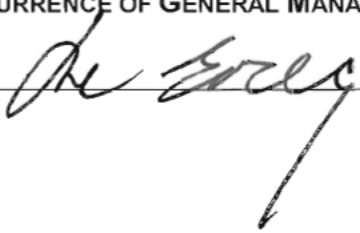
1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9156, to redesignate 10440 and 10460 No. 2 Road from "School" to "Neighbourhood Residential" and "Park" in the 2041 Land Use Map be introduced and given first reading.
2. That Bylaw 9156, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

3. That Bylaw 9156, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation in accordance with Section 879(2)(b) of the Local Government Act.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9155, to create the "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone, and to rezone a portion of 10440 and 10460 No. 2 Road from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London / Steveston (No. 2 Road)" be introduced and given first reading.

Wayne Craig
Director of Development

MM:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	

Staff Report

Origin

Polygon 273 Development Ltd. has applied to rezone a 3.04 ha. (7.51 acre) portion of a 5.26 ha. (13.0 acre) site at 10440 and 10460 No. 2 Road as shown on Attachments 1 and 8 from "School & Institutional Use (SI)" to a site-specific "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone to permit a 133-unit townhouse development on a proposed Parcel 1. The applicant's preliminary site plan for the townhouse development provides for a density of 0.76 FAR or 22,993 m² (247,496 ft²). The remaining 2.17 ha. (5.36 acres) of the site will maintain the current "School & Institutional Use (SI)" zoning and be transferred to the City as follows:

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

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

Referral from Planning Committee

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

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

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

and report back.

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

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

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

Findings of Fact

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

Surrounding Development

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

Related Policies & Studies

Richmond Official Community Plan (OCP) – Schedule 1

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

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

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant will be building 12 affordable housing units with a total floor area of at least 1,451m² (15,620 ft²) as a voluntary community amenity contribution in lieu of the standard 2.00/ft² affordable housing contribution that applies to townhouse developments. Details on the proposed affordable housing are provided later in this report.

Consultation

OCP Amendment Bylaw Preparation

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

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

General Public Consultation:

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

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

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

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

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

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

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

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

- Option A: North Greenway
 - One (1) proposed City-owned 9.0 m (30 ft.) greenway adjacent to the north property line from No. 2 Road to the proposed park.
 - A further 3.0 m (10 ft.) north side building setback from this greenway, creating a total 12.0 m (40 ft.) setback from the site's north property line.
 - A 9.0 m (30 ft.) building setback from south property line.
 - A looped main internal driveway within the townhouse development leading from the main driveway entrance on No. 2 Road.
 - A short pathway connection between the existing off-site pathway to the south and No. 2 Road.
- Option B: Dual North and South Greenways
 - Two (2) proposed City-owned 6.0 m (20 ft.) greenways adjacent to the north and south property lines leading from No. 2 Road to the proposed park.
 - A further 3.0 m (10 ft.) building setback from each of the greenways, creating a total 9.0 m (30 ft.) setback from both the north and south property lines.
 - Two (2) main internal driveways leading from the main driveway entrance on No. 2 Road.

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

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

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

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

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

Public Input and Applicant Response

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

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

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

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

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

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

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

- *Concern:* Ensure that the current school playing field to the east of the school is maintained as open park space.
Response: The proposed development includes 2.17 ha. (5.36 acres) of land to be transferred to the City, with the general area of the existing school playing field to be preserved as a contiguous 1.72 ha. (4.26 acre) park space and connected 9 m (30 ft.) wide east-west greenway located along the north side of the site. This greenway is now proposed to be provided as additional City park instead of the previously planned statutory right-of-way over private land. A further public park planning process will be undertaken by the City to determine the general design of the park and this greenway. Council approval of the resultant Park Concept Plan will be required.
- *Concern:* There are existing rodent populations spreading throughout the neighbourhood when the school is demolished.
Response: The applicant has undertaken a pest control program well in advance of demolition of the school and will be undertaking further pest control measures in advance of and during the demolition of the school.
- *Concern:* Applicants are permitted to host public information meetings to receive public input as part of the City's rezoning process, but there is little City involvement in these meetings.
Response: The applicant's public information meetings are only part of the public consultation process (see Development Review Process display board within Attachment 4). Other public involvement is facilitated by the development application signage, receiving calls and correspondence from the public, public input at Planning Committee and Council and at the formal Public Hearing.

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

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

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

Staff CommentsTransportation and Site Access

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

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

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

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

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

Engineering

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

Storm

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

Sanitary

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

Water

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

General Servicing Elements

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

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

Tree Retention

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

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

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

The two (2) trees to be retained include:

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

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

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

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

Analysis

Proposed OCP Amendment and Rezoning

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

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

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

- Townhouse Development on Parcel 1: This parcel is proposed to be redesignated to "Neighbourhood Residential" under the OCP to allow rezoning to a new site-specific "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone to permit the subject 133-unit townhouse project.
- Child Care Facility/Entry Plaza on Parcel 2 and Park on Parcel 3: These parcels are proposed to be re-designated to "Park" under the OCP with the current "School & Institutional Use (SI)" being maintained. Both parcels will be transferred to the City as rezoning considerations.

Community Amenity Contribution

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

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

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

The child care facility will:

- Accommodate a minimum of 37 children of various ages (e.g., infant to school age).
- Be designed to be Net Zero (with no net energy use) or be LEED Silver equivalent, the approach to be confirmed through the design process.
- Include indoor activity space with a floor area of at least 511 m² (5,500 ft²).
- Include outdoor activity space with a minimum area of 464.5 m² (5,000 ft²).
- Include parking meeting the City's requirements and all other site landscaping.
- Provide access through the development's main driveway to No 2. Road and a loading bay off of No. 2 Road, both secured for public and City access through separate SRWs.

Affordable Housing: The applicant will construct 12 affordable rental townhouse units with a total floor area of at least 1,451 m² (15,620 ft²). The affordable housing units will comprise a minimum of 6.0% of the total residential floor area of the 133-unit townhouse development on Parcel 1. The revised development concept now includes six (6) buildings having two (2) affordable housing units amongst a total of five (5) to six (6) units per building (see units labelled "AF" in Attachment 8). As agreed with Community Services staff, the revised unit

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

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

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

It should be noted that the minimum units sizes are larger than the 91 m² (980 ft²) specified for three (3) bedroom units in the City's Affordable Housing Strategy, but will maintain the same maximum resident household incomes and rents for such units as set out in the Strategy.

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

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

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

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

- Exceeding the City's current Affordable Housing Strategy (AHS) requirements, while also supporting key objectives of the Social Development Strategy, addressing the needs for a range of age groups in a single development.
- Providing larger affordable units that are suitable for multi-generational families with children and older parents.
- Dispersing the 12 affordable housing units in six (6) pairs of adjacent units.
- Providing the opportunity for the City to secure large three (3) bedroom affordable townhouse units with a minimum size of 117.5 m² (1,265 ft²), well exceeding the minimum three (3) bedroom unit size of 91 m² (980 ft²) provided in the AHS.

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

Parks and Public Realm

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

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

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

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

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

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

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

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

Other Pathway Connections:

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

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

Public Art

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

Private Amenity Space

The applicant is proposing 434 m² (4,675 ft²) of outdoor amenity space with a portion adjacent to No. 2 Road and a portion adjacent to the development's 185 m² (2,000 ft²). Together, these amenity areas function as central gathering spaces for the townhouse complex and will be reviewed further during the Development Permit process.

Energy Efficient Development

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

Universal Access

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

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

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

Form and Character of the Development

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

- A range of seven (7) different neo-traditional buildings designs is provided to avoid repetition of buildings forms.
- The 120 market units will have average floor areas of approximately of 186 m² (2,000 ft²).
- Typical building heights of three (3) storeys with lower (2) storey units adjacent to the north and south property lines.
- The buildings adjacent to the single-family homes to the north and south include two (2) storey units with parts of each unit dropping to one (1) storey. These buildings have also been oriented so that not more than 26% of the north property line and 19% of the south property line is faced by townhouses.
- The proposed total north building setback from the adjacent residential lots has been increased from 6.0 m (20 ft.) to 12.0 m (40 ft.) when including the 9.0 m (30.0 ft. Greenway width and 3.0 m (10.0 ft.) townhouse setback to the Greenway.
- The proposed south building setback from the adjacent residential lots has been increased from 6.0 m (20 ft.) to 9.0 m (30 ft.).
- A 6.0 m (19.8 ft.) minimum setback to No. 2 Road and 3.0 m (10 ft.) setback to the proposed park on Parcel 3 with most buildings proposed to be setback further.
- There will be wide garden mews of at least 12.0 m (39.5 ft.) separating the townhouse buildings with front yards and entry doors leading to common pathways located at the centre of each mew.

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

At Development Permit stage, elements to be addressed include:

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

Financial Implications

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

Conclusion

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

In particular, the revised development concept includes larger setbacks to the north and south property lines, City ownership of the re-located North Greenway connection to London/Steveston Park and the integration of the 12 affordable housing units with the market units as part of the applicant's community amenity contribution. The applicant's community amenity contribution also consists of a 511 m² (5,500 ft²) community child care facility in a new location at the north-west corner of the development site.

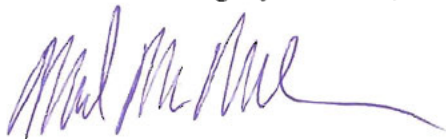
Together, these changes, along with additional public information meeting held on December 2, 2014, address the issues identified by the public and Planning Committee at its October 21, 2014 meeting.

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

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

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

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



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

MM:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: February 19 and April 2, 2014 Public Information Meeting Summaries

Attachment 4: December 2 Public Information Meeting Summary, Survey and Display Boards

Attachment 5: Previous Site Plan (October 21, 2014 Planning Committee)

Attachment 6: Revised Draft Subdivision Plan

Attachment 7: Revised Tree Retention Plan (December 2, 2014)

Attachment 8: Revised Site Plan, Sections & Shadow Analysis (December 2, 2014)

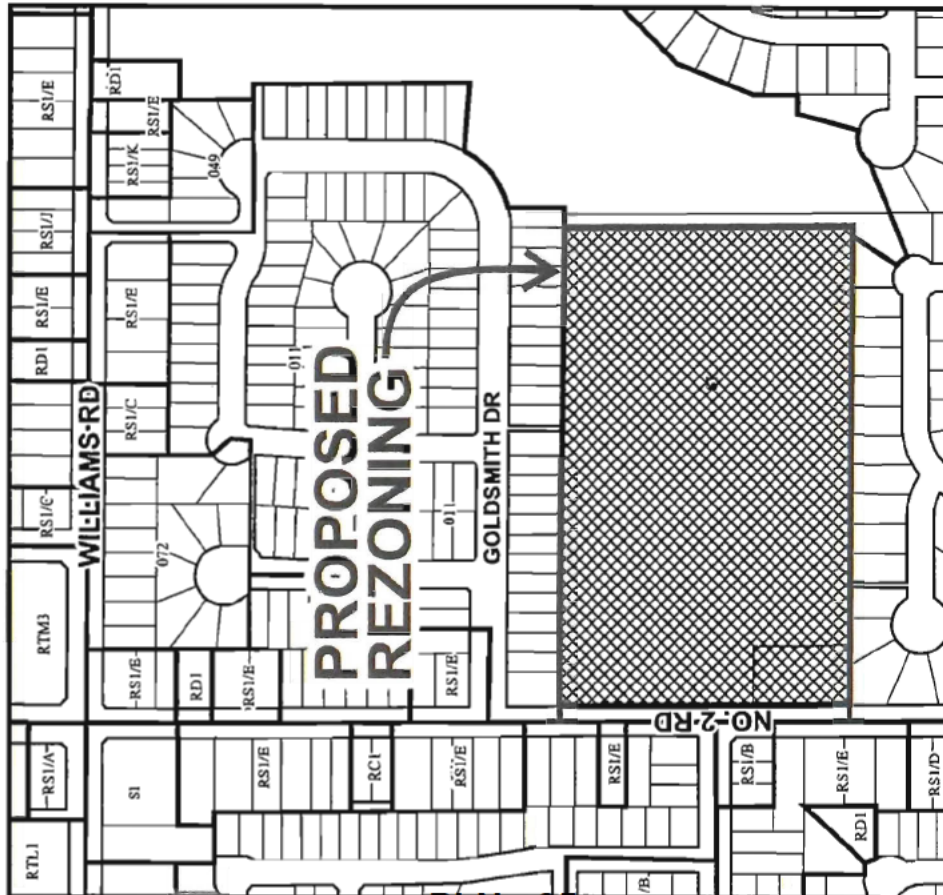
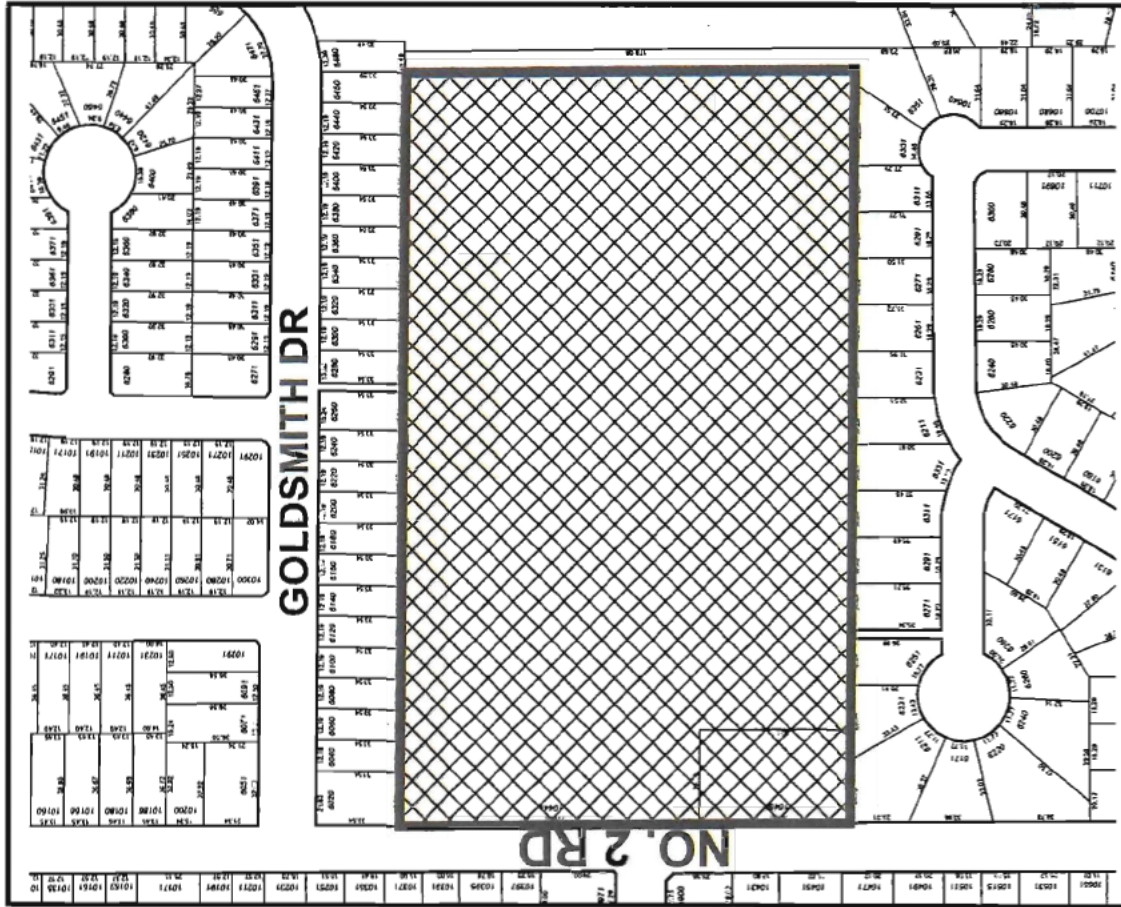
Attachment 9: Rezoning Considerations

Attachment 10: Correspondence Received from the Public (Received up to October 21, 2014)

Attachment 11: Correspondence Received from the Public (Received Oct. 22 to Dec. 10, 2014)



City of
Richmond



PLN - 85

Original Date: 11/12/13

Revision Date:

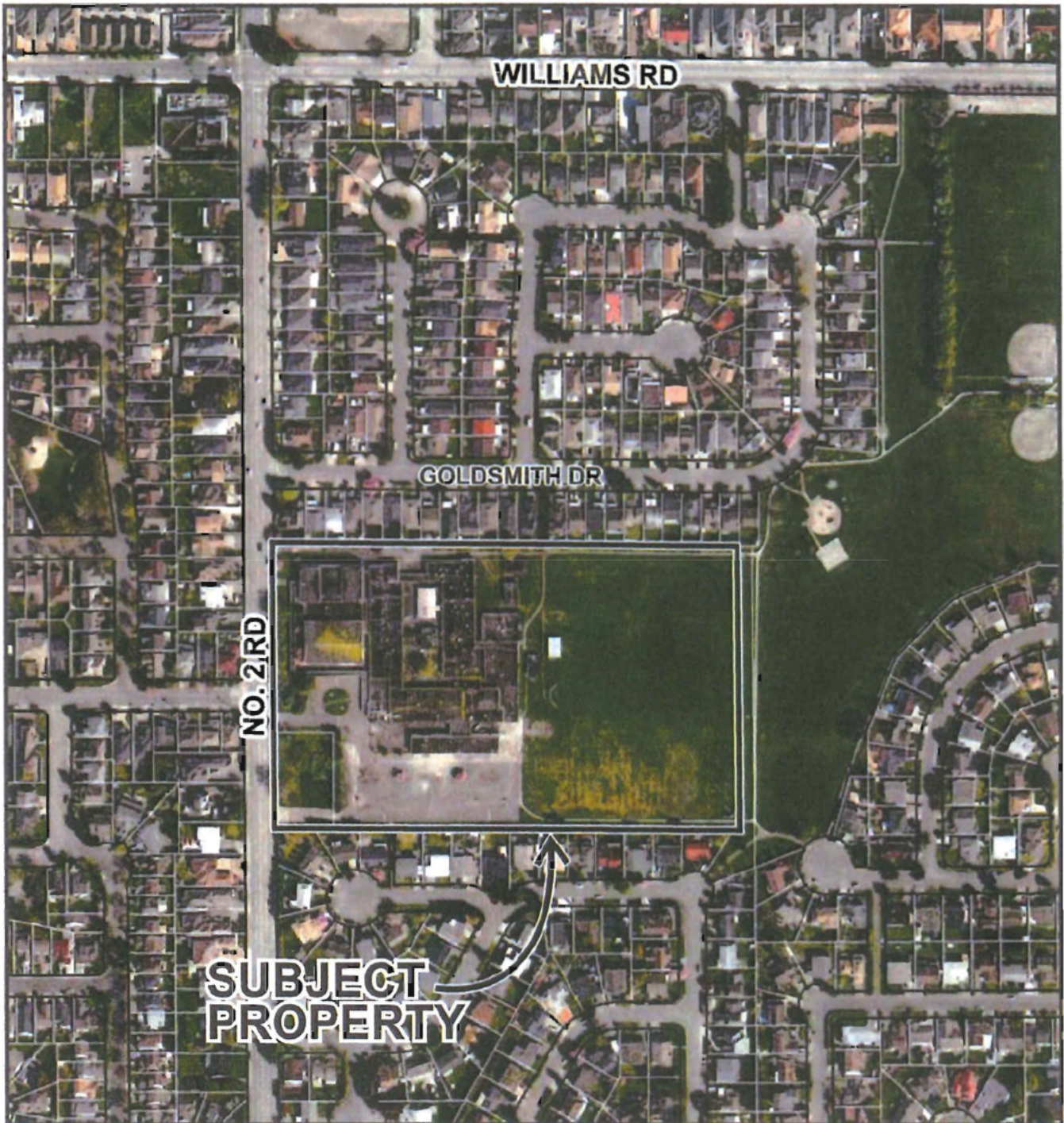
Note: Dimensions are in METRES

RZ 13-649524





City of
Richmond



RZ 13-649524

Original Date: 11/12/13

Revision Date:

Note: Dimensions are in METRES

PLN - 88



RZ 13-649524

Attachment 2

Address: 10440 and 10460 No. 2 Road

Applicant: Polygon Development 273 Ltd.

Planning Area(s): No. 2 Road

	Existing	Proposed
Owner:	School District No. 38	Polygon 273 Development Ltd.
Site Size (m²):	Entire 52,468 m ²	Parcel 1 (Dev. Lot) - 30,430 m ² Parcel 2 (Childcare) - 3,348 m ² Parcel 3 (Main Park) - 18,178 m ² Road Dedication - 512 m ²
Land Uses:	Secondary School	Townhouses, Park, Childcare
OCP Designation:	"School"	Neighbourhood Residential", "Park"
Zoning:	"School & Institutional Use (SI)"	Parcel 1 rezoned to "Town Housing (ZT72) - London / Steveston (No. 2 Road)"; Parcels 2 & 3 remain "School & Institutional Use (SI)"
Number of Units:	none	133
Other Designations:	N/A	N/A

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

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



Polygon Development 273 Ltd.

Memorandum

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

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



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

Written comments received :
 25 Positive
 33 Neutral
12 Negative
 70 Total

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

1. Park

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

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

2. Community Amenity Building

- Facilities desired in order of preference
 - Daycare
 - Community Centre with Fitness/Sports Facilities
 - Library

3. Central Pedestrian Greenway/Access to site/Traffic

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

4. Existing School Structure

- Demolish existing structure as soon as possible – rodents/pest are a current problem
- Need to control rodents/pest when demolition occurs

5. Townhomes

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

Conclusion

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

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

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

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

Thanks

Chris Ho
Polygon Development 273 Ltd.



Polygon Development 273 Ltd.

Memorandum

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

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

Attendees : 109 (see attached sign in sheets)
Number of Households invited: 2,200

Written comments received : 15 Positive
7 Neutral
3 Negative
25 Total

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

1. Park

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

2. Community Facility Building

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

3. Central Pedestrian Greenway/Access to site/Traffic/Public Art

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

4. Existing School Structure

- Repeated concerns regarding rodents at vacant school

5. Townhomes

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

Conclusion

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

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

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

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

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

Thanks,
Chris Ho
Polygon Development 273 Ltd.



Polygon Kingsley Estates Ltd.

Memorandum

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

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

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

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

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

1. Option A

Description

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

Public Comments

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

2. Option B

Description

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

Public Comments

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

3. Traffic and Parking

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

4. Demolition of School

- Neighbors pleased that pest control is underway
- Many attendees requested accelerated demolition of the old school

5. General Comments

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

Conclusion

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

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

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

Thanks

Chris Ho
Polygon Kingsley Estates Ltd.

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POLYGON

INFORMATION MEETING

DATE & TIME: Tuesday, December 2nd, 2014

LOCATION: Steveston-London Highschool

GROUP: Steveston High School

	NAME	ADDRESS	PHONE NUMBER	EMAIL
1.	GARY CHAN	5999 ANDREWS RD.	416-720-8017	UCHAN@SHAW.CA
2.	JOHANNA SYMONS	5970 EAST BLVD VAN BC	604-691-9277	johnsonsyong@gmail.com
3.	DR. NEWELL	6900 Gainsborough Dr Rich	604-275-7646	landrider@shaw.ca
4.	D. L. SIMON	6720 Gainsborough Dr	604-275-3039	SIMONBON@shaw.ca
5.				
6.	Tim + Mary + Willow	6360 CONSTABLE	604-274-1126	
7.	Ken & Bev Gelhorn	6500 Whiteoak Dr.	604-274-7720	
8.	Ali Dine	31-6300 Alder St. R.E.	604-207-1162	
9.	Arar Dine	"	"	
10.	Michael Wolk	9731 Odlin Road Richmond	778-887-9341	boyben@gmail.com
11.	K - thau	6680 Gainsborough Dr.		
12.	THAW	CMS OF RICHMOND		
13.	E. Wong	5340 Williams Road Rich		
14.	David Deamer	4604 St Brides Place, Rich	604-780-7910	ddeamer@telus.net
15.	Louise Deane	6211 SPENDER DR RICH	604-277-7696	Deane276@shaw.ca
16.	Mt + Mrs Boulting	8540 Fairbrook Cus Richmond	604-275-0741	mboyling@gmail.com
17.	CONGR. LI	6451 Williams Rd	778-877-2318	QLAODA@shaw.ca
18.	Helen & Frankie Chan	6311 Spender Drive, Richmond	604-	
19.	Linda Chan	6180 Gainsborough Rd.		
20.	Parvite Chan	6180		

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POLYGON

INFORMATION MEETING

DATE & TIME: Tuesday, December 2nd, 2014

LOCATION: Steveston-London Highschool

GROUP: Steveston High School

	NAME	ADDRESS	PHONE NUMBER	EMAIL
21	POWERS Gino	5970 E Boulevard	604-649-3666	powersgino@gmail.com
22	THANNA VACHOS	26-10111 GULFVIEW RD. S.C.	604-272-6912	
23	CAROLE ENGLO	5999 Andrews Rd.		Carole.eng5@yahoo.com
24	WINSTON MCGEE	6320 GOLDSMITH DRIVE	604-274-3824	WFMELDER@YAHOO.CA
25	ANDREW HUI	6311 GOLDSMITH DRIVE		amrhui@shaw.ca
26	D.L. HURSMAN	10731 Regals Drive	604-272-4482	
27	SADIA REDDY	6040 GOLDSMITH DRIVE	604 / 824 0441	
28	STEVE MAY	6240 GOLDSMITH DR.	604-272-5060	Smay@TELUS.NET
29	BOB SARGSTER	9430 WATSEAK CIRCLE	604-272-5853	
30	May Pang	6300 Goldsmith Drive		maychan-ca@yahoo.com
31	Terry Kaplan	3088 Frances Rd.	604-247-8892	terry-kaplan@telus.net
32	Tamara Melder	6320 Goldsmith Dr.	604-274-3824	trimeelder@yahoo.ca
33	L. Apple	6100 SPINKER DR	604 274-8873	
34	B. Apple	6100 Spender DR	604 274 1273	
35	Bahyad Khereshba	6657 Gainsborough Dr.		
36	Kevin McNeill	6371 Shewidan Rd		
37	Liff Pinner & 2	10440 Whistler Pl		
38	BLANKENBURY	5621- WAGTAIL AVE. RMD		
39	MONIKA SIT	10571 ROYALDOR DR	604-241 8212	monikasit@mail.com
40	MARTIN MCCONNELL	10560 GAWNT CRT RMD	604 274 9537	mccconnell@telus.net

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POLYGON

INFORMATION MEETING

DATE & TIME: Tuesday, December 2nd, 2014
LOCATION: Steveston-London Highschool

GROUP: Steveston High School

	NAME	ADDRESS	PHONE NUMBER	EMAIL
41	Wu GE	6271 Spender Dr.	604 272-5839	
42	Kristen		11	
43	A. Gagne			
44	Deborah	13632 Blundell	604-273-6159	de-whalen@hotmail.com
45	John Hender	10520 HENDERSON		
46	COY			
47				
48	Joanna Hobbs	10440 Reynolds		
49	C. Bruce	10380 Rymoldo-		
50	ANVA LEVIN	18 7531 MINGAN SUM	604 831 8487	alevin@sdsr.bc.ca
51	Jake Rank-	6211 Dylan Place	604 271 6211	
52	Cheng Li	9544 Thomas Dr.	604-241-3182	
53	Newton Pyrenoff	43-6245 Sheridan Rd		
54	Michael Khoo	10564 Kozier Drive	778-297-0101	mkhoo38@gmail.com
55	Yang Hensing	6591 Gainsborough	271 2588	
56	Hande W	5340 Williams Rd	604 275 3883	
57	KEN DER	10891 Bamberston Dr	604 275 9536	
58	Nelson Cabreva	6440 Goldsmith Dr	604-241-4070	
59	Shivdesh Kaurin X2	5595 Steveston Hwy	604 272-0322	
60	homer Lee	7091 Kimberley	604 274-2661	lornadon@shaw.ca

SURVEY CARD



Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> _____	
Address: _____	
City: _____	Postal Code: _____
Telephone: _____	Business: _____
Email: _____	

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

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

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

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

SURVEY CARD



POLYGON

polyhomes.com

Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>MICHAEL KHOO</u>		
Address:	<u>10564 Kozier Drive</u>		
City:	<u>Rd</u>	Postal Code:	<u>V7E 5L8</u>
Telephone:	<u>778.297.0101</u>	Business:	
Email:	<u>mikhoo38@gmail.com</u>		

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

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

See below + walkway ^{on the} north side
of the development

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

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

① Glad to hear that a Full
Traffic light will be installed

② Pest control - has been
initiated. ☒ Great
→ and, more as
demo approaches.

SURVEY CARD



POLYGON
polyhomes.com

Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>WAYNE COLLINGE</u>		
Address:	<u>5615 WALLACE RD.</u>		
City:	<u>RICHMOND</u>	Postal Code:	<u>V7E 2C4</u>
Telephone:	<u>604-275-6727</u>	Business:	
Email:	<u>COLLINGE4@SHAW.CA</u>		

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

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

LOOKS LIKE A BEAUTIFUL
DEVELOPMENT.

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

WALKWAY DOWN CENTER OF
COMPLEX TO LINE UP WITH
STREET CROSSING

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

SURVEY CARD



POLYGON

polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐

Address: 5615 WALLACE RD.

City: RICHMOND

Postal Code: 17E2CA

Telephone: 604-275-6727

Business: _____

Email: collinge4@shaw.ca

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

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

POTENTIAL BEAUTIFICATION OF PATHWAYS!
HOPEFULLY!!

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

DENSITY SEEMS HIGH!

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

STUDENT CATCHMENT IS SOUTHWEST
THE CENTER WALKWAY GUIDES THEM TO
THE CROSSWALK WHICH IS IMPORTANT FOR
STUDENT SAFETY. THE PRESENT CHOICES
ARE MORE DANGEROUS FOR CHILDREN!

SURVEY CARD

**POLYGON**

polyhomes.com

Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>STEVEN MAY.</u>
Address:	<u>6240 GOLDSMITH DR.</u>
City: <u>RICHMOND</u>	Postal Code: <u>V7E 4G5.</u>
Telephone: <u>604-272-5060</u>	Business: _____
Email: <u>SMAY6@TELUS.NET.</u>	

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

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

INCREASED SET BACK FROM PREVIOUS PROPOSAL IS POSITIVE FOR NORTH SIDE.

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

I PREFERRED THE PREVIOUS BUILDING APPEARANCE.

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

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

SURVEY CARD



POLYGON

polyhomes.com

Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>Francis Pang</u>	
Address: <u>6300, Goldsmith Dr.</u>	
City: _____	Postal Code: _____
Telephone: _____	Business: _____
Email: <u>francis.pang@gmail.com</u>	

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

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

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

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

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

- 133 units = too many, ~~state~~

- concern about the more people ~~not~~ parking
their cars on Goldsmith Dr

- ~~putting~~ too much traffic on ~~road~~ around
Adding the area.

SURVEY CARD



Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>WINSTON MELDER</u>	
Address: <u>6320 GOLDSMITH DRIVE</u>	
City: <u>RICHMOND</u>	Postal Code: <u>V7E 4G5</u>
Telephone: <u>(604) 274-3824</u>	Business: <u>—</u>
Email: <u>WFMELDER@YAHOO.CA</u>	

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

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

I LIKE THE WIDER DISTANCE FROM MY
PROPERTY LINE

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

THERE ARE NOT TOO MUCH IN MY OPINION

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

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

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Optional Section:

A

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Kathy

Address: 6280 Goldsmith Drive

City: Richmond Postal Code: V7E 4G5

Telephone: 604-279-0286 Business: _____

Email: xiaojuan67@yahoo.ca

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

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

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

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

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Optional Section:

Name: Mr.			
Address:			
City:		Postal Code:	
Telephone:		Business:	
Email:			

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

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

greater setback than previous design -

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

The development is too large

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

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

SURVEY CARD



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Optional Section:

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

Address: 6320 Goldsmith Drive

City: Richmond Postal Code: V7E 4G5

Telephone: 604-274-3824 Business: _____

Email: tnmelder@yahoo.ca

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

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

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

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

Nothing - looks good!

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

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

Sales - please require DS.

SURVEY CARD



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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms. <input type="checkbox"/> <u>Boyling</u>	
Address: <u>8540 Fairbrook Cres</u>	
City: <u>Richmond BC</u>	Postal Code: <u>V7C 1Z3</u>
Telephone: <u>604 275 0741</u>	Business: <u></u>
Email: <u>yboyling@gmail.com</u>	

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

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

East facing ~~few~~ units

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

nothing

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

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

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

Sale

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>Michael Boyling</u>
Address:	<u>8540 Fairbrook cres</u>
City: <u>Richmond</u>	Postal Code: <u>V7C1Z3</u>
Telephone: <u>604 761 7491</u>	Business: <u>604 275 0741</u>
Email:	<u>Mboyling@gmail.com</u>

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

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

one public pathway on north side

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

Build now

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

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

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms. <input checked="" type="checkbox"/>	Monita Sik
Address: 10571 Reynolds Dr	
City: RMD	Postal Code: V7E 4B1
Telephone: 604 241 8214	Business:
Email: monitasit@gmail.com	

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

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

MORE UNITS FACING EAST !

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

HAVE MORE VISITOR PARKING INSTALS BIG ENOUGH for commercial trucks / van. time for service issues.

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>ALI DINC</u>
Address:	<u>31-6300 Alder St.</u>
City: <u>Richmond</u>	Postal Code: <u>V6Y4G5</u>
Telephone: <u>604-207-1162</u>	Business: _____
Email: <u>aa2dinc@yahoo.ca</u>	

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

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

Being just by a park.
Nice and quiet neighborhood.

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

Nothing needs to be changed.

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>Sutherland</u>	
Address: <u>10484 KOZIER DR</u>	
City: <u>Richmond</u>	Postal Code: <u>V7E5L8</u>
Telephone: <u>604 272 4251</u>	Business: _____
Email: _____	

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

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

NORTH Side. space for walking.

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

N/A

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

Keep housing to Medium to High end

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>Terry Kaplan</u>	
Address: <u>19-3088 Francis Rd.</u>	
City: <u>Richmond</u>	Postal Code: <u>V7E 5V9</u>
Telephone: <u>604-247-8892</u>	Business: <u>604-838-9209</u>
Email: <u>terry-kaplan@telus.net</u>	

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

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

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

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

Increased visitor parking facilities

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

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

SURVEY CARD



Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>David Deamer</u>
Address: <u>4604 St. Brides Pl.</u>	
City: <u>Richmond BC</u>	Postal Code: <u>V7E 5V7</u>
Telephone: <u>604-780-7910</u>	Business: _____
Email: <u>ddeamer@telus.net</u>	

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

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

I like the green space provided and site layout/
public access and proposed child care.

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

No comment

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

A great addition to this community.

Happy to see the school come down and the
space be added back into the community.

SURVEY CARD



Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>MARTIN MCCONNELL</u>		
Address:	<u>10560 GAUNT COURT</u>		
City:	<u>RICHMOND</u>	Postal Code:	<u>V7E 5E9</u>
Telephone:	<u>604 274 9537</u>	Business:	
Email:	<u>mmccconnell@telus.net</u>		

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

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

more ample 40 foot public access. Appearance
is more impactful

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

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

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

SURVEY CARD



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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>ALEJANDRO SISON</u>	
Address: <u>6200 GOLDSMITH DR.</u>	
City: <u>RICHMOND</u>	Postal Code: <u>97645</u>
Telephone: <u>604 842-7170</u>	Business: <u>RETIRED</u>
Email: <u>SISONBODY@YAHOO-CA</u>	

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

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

WIDER SPACE BETWEEN MY PROPERTY
& THE NEW PROJECT

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

/

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

/

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input checked="" type="checkbox"/>	<u>May Chan</u>
Address:	<u>6300 Goldsmith Dr.</u>
City:	Postal Code:
Telephone:	Business:
Email:	<u>maychan-ca@yahoo.com</u>

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

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

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

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

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

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

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input checked="" type="checkbox"/>	<u>Shirley Kaurim</u>
Address: <u>5595</u>	<u>Sterston Hwy</u>
City: <u>Richmond</u>	Postal Code: <u>V7E2K7</u>
Telephone: <u>604-272-0322</u>	Business: <u></u>
Email: <u></u>	

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

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

Two pathways

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

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

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>Scott Meixner</u>	
Address: <u>5595 Steveston</u>	
City: <u>Richmond</u>	Postal Code: _____
Telephone: <u>604 272 0322</u>	Business: _____
Email: <u>smeixner@telus.net</u>	

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

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

Possibility of circular path around site to facilitate a loop walk

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

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

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>Nelson Cabrera</u>	
Address: <u>6440 Goldsmith Dr.</u>	
City: <u>Richmond</u>	Postal Code: <u>V7E 4G5</u>
Telephone: <u>604-241-4070</u>	Business: _____
Email: _____	

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

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

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

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

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

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> _____	
Address: _____	
City: _____	Postal Code: _____
Telephone: _____	Business: _____
Email: _____	

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

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

More open to the park.

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

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

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms. <input type="checkbox"/> <u>LOUISE PETERSON</u>	
Address: <u>10640 HOUSMAN ST.</u>	
City: <u>RICHMOND</u>	Postal Code: <u>V7E 4A3</u>
Telephone: <u>604 274 7433</u>	Business: _____
Email: _____	

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

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

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

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>KEN PETERSON</u>	
Address: <u>10640 HOUSMAN ST</u>	
City: <u>RICHMOND</u>	Postal Code: <u>V7E 4A3</u>
Telephone: <u>604 274 7433</u>	Business: _____
Email: _____	

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

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

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

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

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

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Optional Section:

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

Address: 6331 SPENDER DR

City: RICHMOND

Postal Code: V7E 4A3

Telephone: 604 274 9441

Business: _____

Email: _____

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

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

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

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

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms. <input type="checkbox"/> <u>Wendy Jesson</u>
Address: <u>9620 NO 2 Rd</u>
City: <u>Richmond</u> Postal Code: _____
Telephone: <u>604-837-7256</u> Business: _____
Email: <u>dujesson@shaw.ca</u>

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

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

Public Access down both North & South sides of
development

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

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

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	PING SHI		
Address:	6271 Spender Dr.		
City:	RIND	Postal Code:	V7E 4B9
Telephone:	604-272-1837	Business:	
Email:	lucy649@hotmail.com		

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

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

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

enlarge the green park area

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>Paul Gre</u>
Address:	<u>6271 Spender Dr.</u>
City: <u>Richmond</u>	Postal Code: _____
Telephone: <u>604 916 9111</u>	Business: _____
Email: _____	

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

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

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

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>PORTER</u>	
Address: <u>10355 SANDFORD DRIVE</u>	
City: <u>RICHMOND</u>	Postal Code: <u>V7E5S6</u>
Telephone: <u>604-241-1790</u>	Business: _____
Email: _____	

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

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

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

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

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

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

① I AM OPPOSED TO RENTAL UNITS IN THIS COMPLEX
- THIS IS NOT A RENTAL COMMUNITY ←

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

③ I REALLY LIKED THE PATH WAY THROUGH THE
CENTRE OF THE COMPLEX - I WISH THAT
COULD BE BROUGHT BACK.
PLN-129

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

SURVEY CARD



Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>D. Horsman</u>
Address: <u>10731 Reynolds Drive</u>	
City: <u>Richmond</u>	Postal Code: <u>V7E 4B3</u>
Telephone: <u>604-272-4482</u>	Business: _____
Email: _____	

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

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

more symmetrical

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

/

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

/

SURVEY CARD



Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	ROBERT SANGSTER
Address:	9480 WHITEOAK GATE
City:	RICHMOND
Postal Code:	V7E 6V6
Telephone:	604-272-5953
Business:	
Email:	Sangster@shaw.ca

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

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

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

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

Choose option B

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

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

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>Leslie Horsman</u>
Address:	<u>10731 Reynolds Dr.</u>
City: <u>Richmond</u>	Postal Code: <u>V7E 4B3</u>
Telephone: <u>604-272-4482</u>	Business: _____
Email: _____	

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

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

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

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

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

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms. <input type="checkbox"/>	<u>Brenda Wong</u>		
Address:	<u>5340 Williams Rd.</u>		
City:	<u>Richmond</u>	Postal Code:	<u>V7E 1K1</u>
Telephone:			
Business:			
Email:	<u>brenda_k_wong@hotmail.com</u>		

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

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

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

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

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

ehodgson@polyhomes.com

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms. <input type="checkbox"/>	<u>Julie Rana</u>		
Address:	<u>6211 Dylan Place</u>		
City:	<u>Richmond</u>	Postal Code:	<u>V7E3Y9</u>
Telephone:	<u>604 271 6211</u>	Business:	
Email:			

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

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

BOTH ARE WORSE THAN WHAT WAS PRESENTED IN
THE SECOND OPEN HOUSE. NOW WE HAVE A BIG
CHUNK OF TOWNHOUSES TO WALK AROUND

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

PUT IT BACK TO THE SECOND OPENHOUSE
VERSION

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

I CAN'T BELIEVE THAT THE CITY IS
OVERRIDING THE NEIGHBOURHOOD'S PREFERENCES.
NOW WE HAVE ONE MONOLITHIC CHUNK OF
TOWNHOUSES TO CIRCUMNAVIGATE.

BEFORE, we had a pathway through the middle
to divide it and make it fit better. And
nicer landscaping in the old version for all
to enjoy!

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>Ethan Ravada</u>		
Address:	<u>6217 Ogden Place</u>		
City:	<u>Richmond</u>	Postal Code:	<u>V7V 3Y9</u>
Telephone:	<u>778 554</u>	Business:	
Email:			

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

☒ 2nd open house

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

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

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

The second open-house plan was better for
community-togetherness because the public could
access the park thru the main middle thoroughfare
creating a more robust, inclusive housing project.
The Community center on the south side was a lot better
for traffic access.

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Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>LORENZ JAVIER</u>		
Address:	<u>DYLAN PL</u>		
City:	<u>RICHMOND</u>	Postal Code:	<u>V7E3Y9</u>
Telephone:	<u>604 314 8962</u>	Business:	<u>604 314 8698</u>
Email:			

Which site plan do you prefer?

☐ Option A

☐ Option B

neither!

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

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

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

(2nd open house)
The original plan was better with the park access/boulevard in the middle because contrary to new proposed plans (A & B) there is more community feeling fostered by opening the whole project in the middle in a more welcoming way rather than relegate the park-goers to the side & fostering an exclusivist aura of the residential project. The community club should stay where it was for better traffic management.

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Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/>	<u>DOUG HENNING</u>		
Address:	<u>6591 GAINSBOROUGH DRIVE</u>		
City:	<u>RICHMOND</u>	Postal Code:	<u>V7E3Z2</u>
Telephone:	<u>271-2588</u>	Business:	<u>—</u>
Email:	<u>—</u>		

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

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

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

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

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

SURVEY CARD



POLYGON

polyhomes.com

Optional Section:

Name: Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> <u>Wolfe</u>	
Address: <u>9731 Odlin Road</u>	
City: <u>Richmond</u>	Postal Code: <u>V6X 1E1</u>
Telephone: <u>778-887-9391</u>	Business: <u>—</u>
Email: <u>bagberry@gmail.com</u>	

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

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

n/a

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

n/a

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

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

SURVEY CARD



POLYGON

polyhomes.com

Optional Section:

Name: Mr. <input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms. <input type="checkbox"/>	<u>T. VLACHOS</u>
Address: <u>26-16111 GILBERT RD.</u>	
City: <u>RND.</u>	Postal Code: <u>177242</u>
Telephone: _____	Business: _____
Email: _____	

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

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

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

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

No

City Development Review Process

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

Applicant Submits Rezoning Application

- Notification Signage is posted on site advising residents of the application.

City Staff Technical Review

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

Public Consultation (we are here now)

- Open House hosted by applicant.
- Open House notices mailed to neighbours.
- City receives correspondence and calls from public.

City Planning Committee Meeting

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

City Council Meeting

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

Public Hearing

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

Applicant Completes Rezoning Considerations

Council Considers Final Adoption of the Bylaw to Complete Rezoning

Polygon Homes Application To-Date

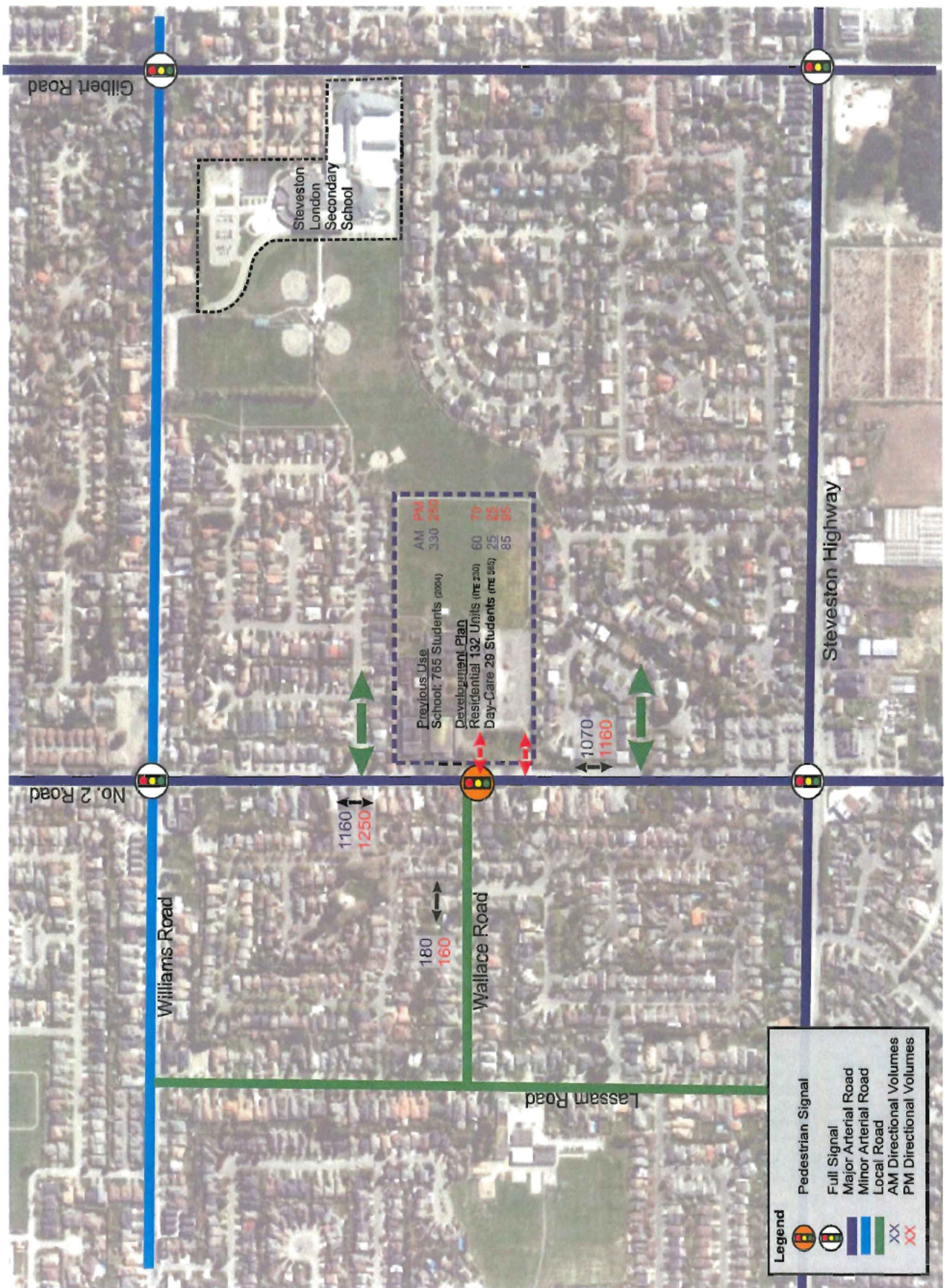
November 2013 – Polygon Homes Ltd. submitted the rezoning application.

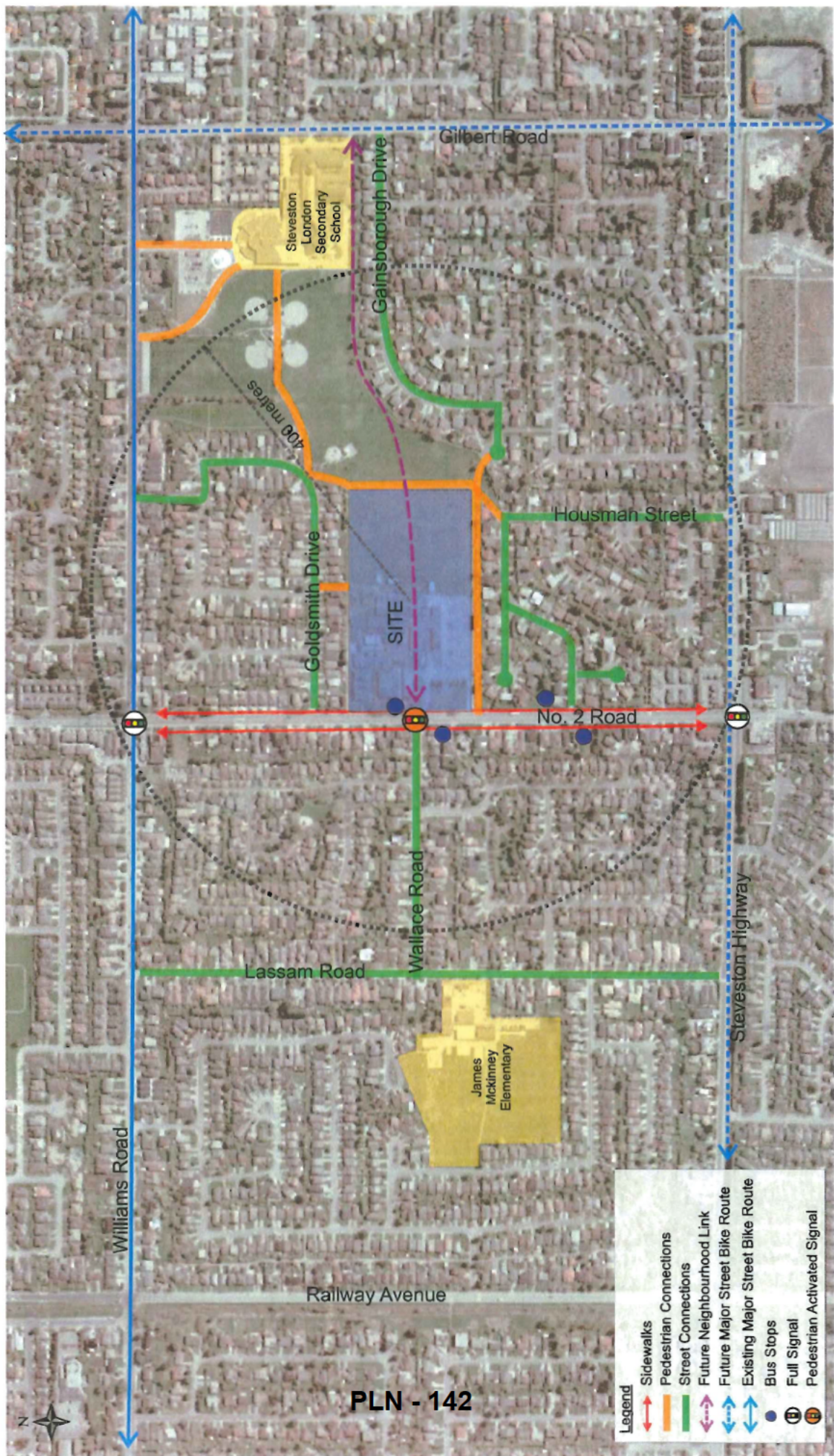
Polygon Homes hosted two Open Houses on February 23 and April 2, 2014, on draft conceptual plans.

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

Application referred by Planning Committee for further consultation.

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







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



DRAWING TITLE :
SITE PLAN OPTION A
133 units

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

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



TREE TO BE RETAINED
DETAILED SIDEWALK DESIGN
TO BE ADDRESSSED WITH
DEVELOPMENT PERMIT

TREE TO BE RETAINED
TREE TO BE REMOVED

AFFORDABLE HOMES
2 STOREY HOMES
3 STOREY HOMES

OPTION A



PLN - 144



POLYGON

Haga Collaborative



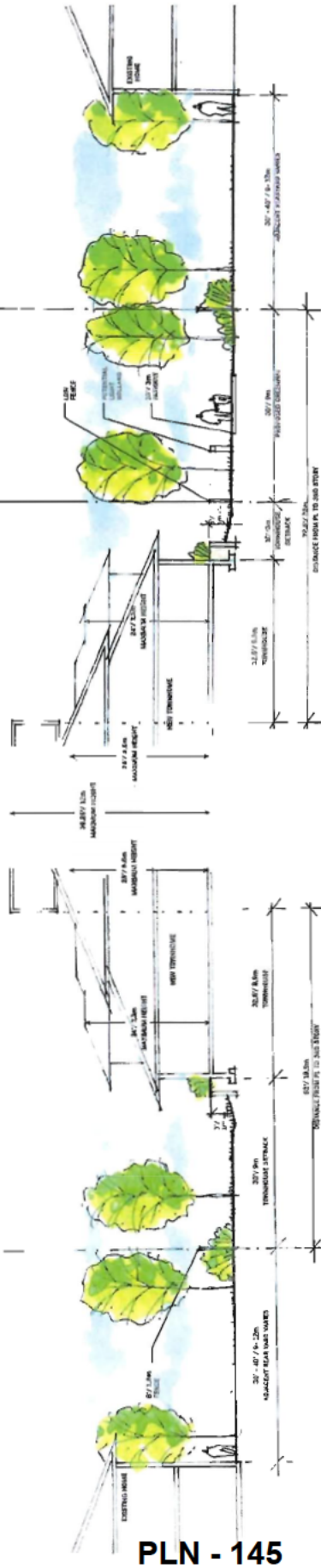
Kingsley Estates

2014-12-02

OPTION A



OPTION A
SECTION LOCATION KEY

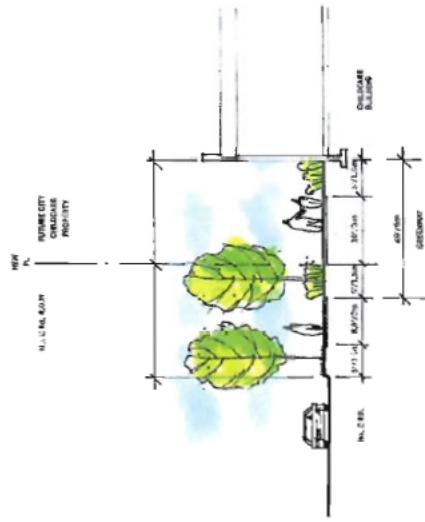


PLN - 145

1. OPTION A (LOOKING WEST)
AT SOUTH PROPERTY LINE



2. OPTION A (LOOKING WEST)
AT NORTH PROPERTY LINE



3. OPTION A + B
AT NW 2 RD + GATEWAY



POLYGON

Haps Collaborative



Kingsley Estates

2014-12-02



PLN - 146

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- AFFORDABLE HOMES
- 2 STOREY HOMES
- 3 STOREY HOMES



Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 T 604.689.8002 F 604.689.1091 www.rharchitects.ca

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

DRAWING TITLE:
SITE PLAN OPTION B
 133 units



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

OPTION B



PLN - 147



POLYGON

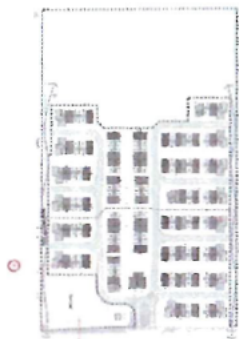
Hapa Collaborative



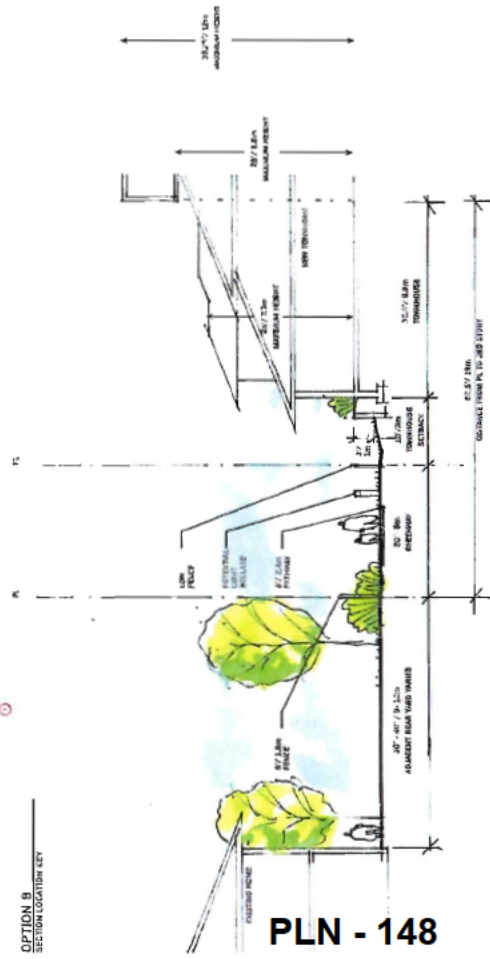
Kingsley Estates

2014-12-02

OPTION B

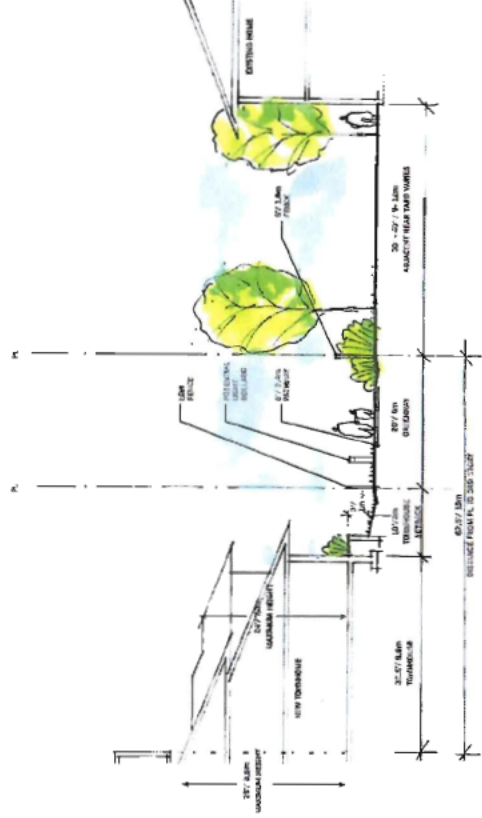


OPTION B
SECTION LOCATION KEY

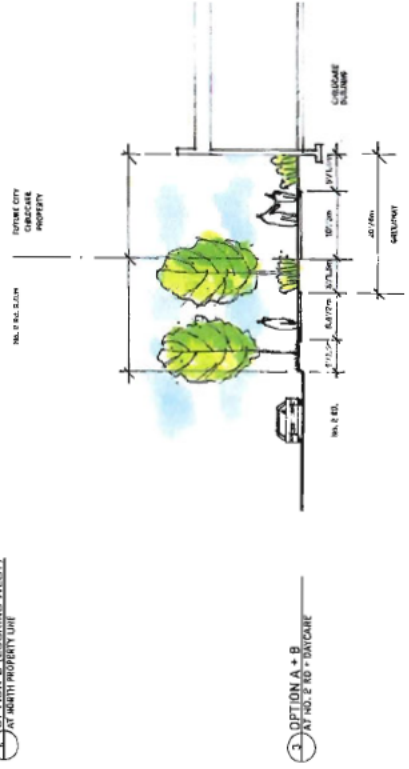


PLN - 148

OPTION B (LOOKING WEST)
AT SOUTH PROPERTY LINE



OPTION B (LOOKING WEST)
AT NORTH PROPERTY LINE



OPTION A + B
AT NORTH PROPERTY LINE

Y

Y



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1 604 668 6002 / 604 668 1091 www.rharchitects.ca

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

DRAWING TITLE:
Front Elevation



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



- Create a Modern Country Lane
- Respond to Richmond's Existing Street Grid
- Create a Unique Open Space for the Wider Community
- Braid Green Space back into the Neighborhood
- Utilize Site Appropriate Planting
- Incorporate Sustainable Stormwater Management Strategies
- Integrate Play Components into the Neighborhood

Site Inspired Landscape Strategy: A Country Lane



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



PLN - 151



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



Utilize Site Relevant Planting / Incorporate Sustainable Stormwater Management Strategies



PLN - 152

Integrate Play Components into the Neighborhood



Daycare Centre Vision



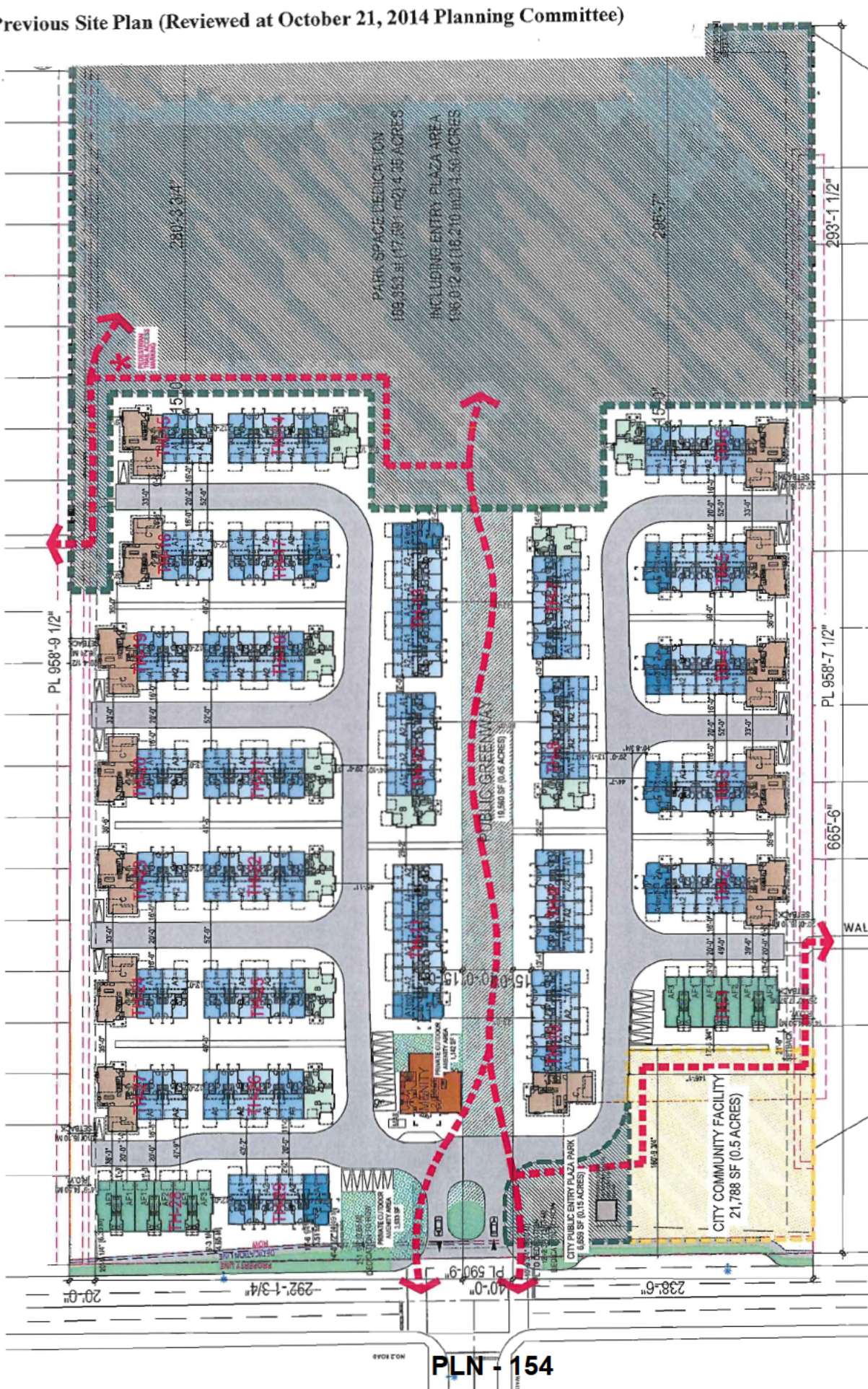
POLYGON
polyhomes.com



PLN - 153



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



DATABASE: 1321-siteplan
PROJECT NO: 1321
DATE: 23 SEPT 2014
SCALE: 1/32" = 1'-0"

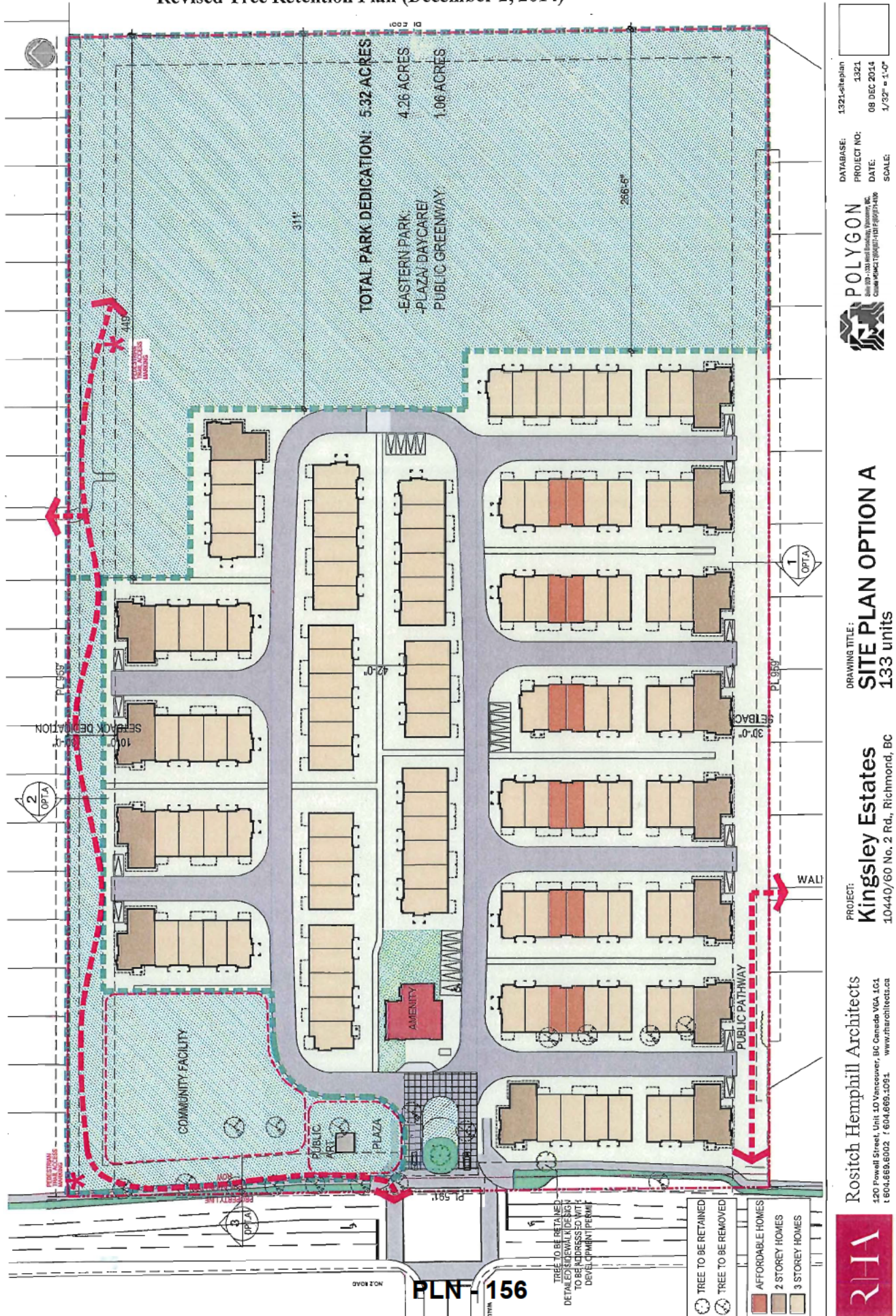


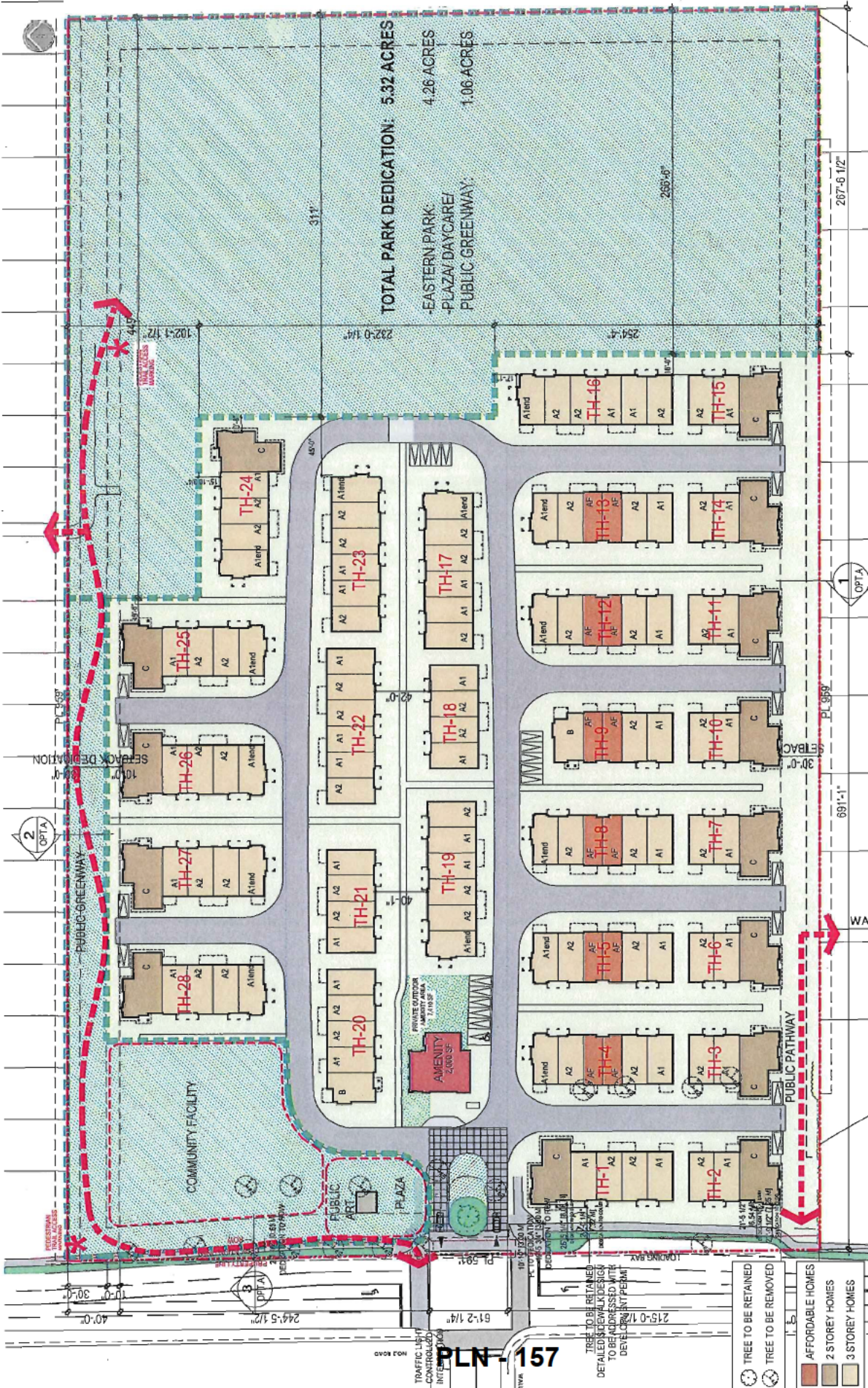
DRAWING TITLE :
SITE PLAN 133 units

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

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1.604.669.6002 f.604.669.1091 www.rharchitects.ca

Revised Tree Retention Plan (December 2, 2014)





DATABASE: 1321-111111
PROJECT NO: 1321
DATE: 08 DEC 2014
SCALE: 1/32" = 1'-0"

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



DRAWING TITLE:
SITE PLAN OPTION A
133 units

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

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
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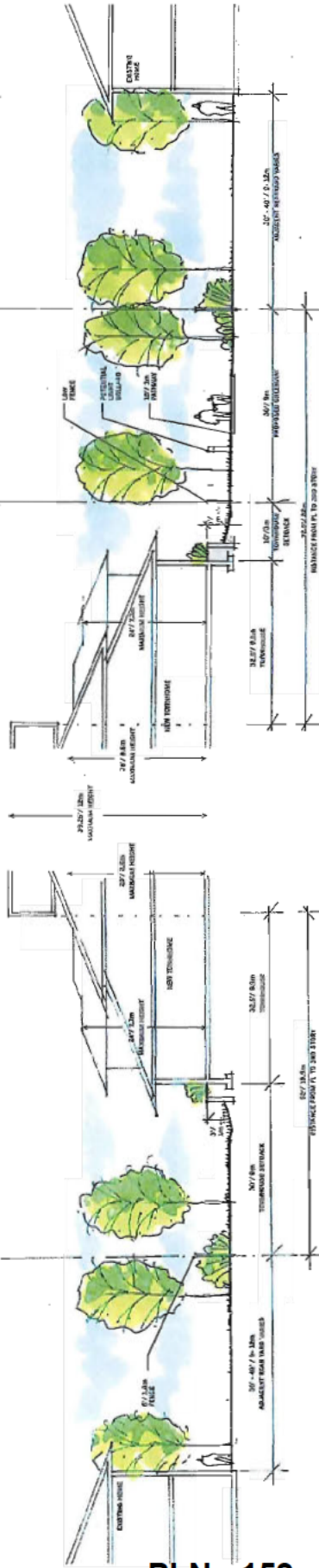
OPTION A



PLN - 158

An aerial photograph of a residential development. The development features a central green space with a winding path. Buildings are arranged around this central area. A north arrow is located in the top right corner. A scale bar is at the bottom left, indicating distances of 0, 10, and 20 meters. A legend at the bottom right identifies symbols for 'Building', 'Path', 'Green Space', and 'Water'. The map is labeled with 'A' in the top left, 'B' in the top right, 'C' in the bottom left, and 'D' in the bottom right.

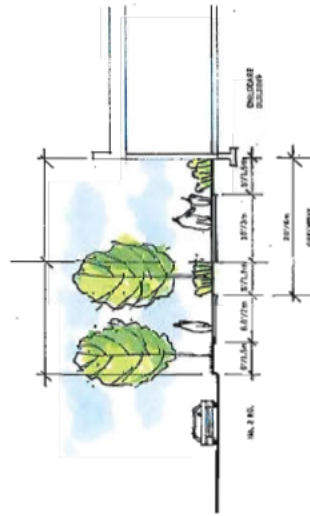
SECTION LOCATION KEY



① OPTION A ('LOOKING WEST')
AT SOUTH PROPERTY LINE



AT NORTH PROPERTY LINE



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

SPRING / FALL EQUINOX - MARCH / SEPTEMBER 21

10:00 AM



12:00 PM



2:00 PM



4:00 PM



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.4002 f 604.669.1091 www.rharchitects.ca

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

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



DATABASE:
PROJECT NO:
DATE:
SCALE:

1321
25 NOV 2014

WINTER SOLTICE - DECEMBER 21

10:00 AM



12:00 PM



2:00 PM



4:00 PM



PLN - 161



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1 604 669.6002 1 904.669.4091 www.rharchitects.ca

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

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



DATABASE:
PROJECT NO:
DATE:
SCALE:

1321
25 NOV 2014

SUMMER SOLTICE - JUNE 21

10:00 AM



12:00 PM



2:00 PM



4:00 PM



PLN - 162



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

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

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

POLYGON
1000-10100 101st Street, Richmond, BC
Canada V6V 1P9 t 604.271.1010 f 604.271.1010

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

PLN - 163



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

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

DRAWING TITLE:
Front Elevation



POLYGON
3400 - 133rd Street, Burnaby, BC
Canada V5C 1S1 t 604.471.4700

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



**City of
Richmond**

Rezoning Considerations(Revised Dec.10/14)

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

Address: 10440/10460 No. 2 Road

File No. RZ 13-649524

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

1. Final Adoption of OCP Amendment Bylaw 9156.
2. Road dedication is required along the entire No. 2 Road frontage with an area of 512.5m² and a depth of 3.3m tapering towards the current property line at the north end of the site as shown on the Draft Ultimate Road Functional Plan within Attachment 1. Further to the Draft Ultimate Plan in Attachment 1, a detailed Final Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm that adequate road dedication is included in the final subdivision plan and the final statutory rights-of-way plans (under condition nos. 10 to 13).
3. Preparation and registration of a subdivision plan that consolidates the current lots, dedicates road as provided in section 2 above, and subdivides the consolidated lot into three (3) parcels comprising the “**Lands**” (which will require the demolition of any part of the existing school buildings crossing new proposed parcel lines) as shown on Attachment 2 and as follows:
 - a) Parcel 1- 3.04 ha. for the townhouse development;
 - b) Parcel 2 – 0.335 ha. for a child care/entry plaza; and
 - c) Parcel 3- 1.82 ha. for park and the North Greenway section.
4. Transfer Parcel 2 (child care / entry plaza) to the City for \$10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 2 (child care / entry plaza) to the City.
5. Transfer Parcel 3 (park) to the City for \$10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 3 (park and North Greenway) to the City. (Note: Regarding the 2.17 ha. of park land contained within Parcels 2 and 3 under conditions nos. 4 and 5, the Developer will be eligible for a Park Acquisition DCC credit not exceeding the Park Acquisition DCCs payable for the townhouse development within Parcel 1.)
6. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the issuance of any building permit granting occupancy until the developer:
 - a) Undertakes any remediation of any identified contaminants on the proposed Parcels 1, 2 and 3 in accordance with applicable Provincial legislation, including any requirements from the Director of Waste Management;
 - b) Provides receipt of written confirmation from the Province that any requirements, as applicable, under Provincial legislation are satisfied regarding occupancy of the development and the proposed uses of Parcels 1,2 and 3; and
 - c) Submits a report prepared by a professional qualified in contaminated site remediation that confirms that any identified contamination of Parcels 2 and 3 has been remediated to the City’s satisfaction.

This covenant will indemnify the City from liability related to any contamination on Parcels 1, 2 and 3.

7. Submission of a Contract entered into between the developer and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Submission of a Tree Survival Security to the City in the amount of \$21,000 as follows: \$1,000 for 2:1 replacement of one (1) on-site tree to be retained (tree no. 94) and \$20,000 for a specimen quality large tree to replace the large

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

9. Registration of the City's standard flood covenant on the title of Parcel 1 ensuring that there is no construction of habitable area below the Flood Construction Level of 2.9 m (Area A) or below 0.30 m above the crest of the adjacent No. 2 Road.
10. No. 2. Road Sidewalk: Registration of statutory right-of-way on Parcels 1 and 2 with a minimum width of 0.65 m adjacent to No. 2 Road (with widening around the loading layby) and adjacent to the proposed No. 2 Road dedication that allows for public road, sidewalk, utilities and public right of passage with developer construction of the works and City maintenance of these works as shown on Attachment 2.
11. Child Care Driveway Access: Registration of a cross-access easement or statutory right-of-way and/or other legal agreements over Parcel 1 in favour of the City and Parcel 2 that provides public access between No. 2 Road and the Parcel 2 (child care) with an approx. area of 804.7m² shown on Attachment 2 that physically includes:
 - a) The development's sole entrance driveway on Parcel 1 as generally shown on Attachment 3;
 - b) Two (2) 4.0 m corner cuts taken from the back of the No. 2 Road sidewalk SRW (under condition no. 10);
 - c) Any other geometric changes required in the Final Ultimate Functional Road Plan and to the satisfaction of the Director of Transportation and Director of Development.

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

- a) Developer construction of all works;
 - b) Parcel 1 owner/strata maintenance of the driveway at the sole cost of the Parcel 1 owners/strata;
 - c) Public motor vehicle, pedestrian and bicycle access at all times;
 - d) City access and maintenance of any traffic signalization and wiring and any utilities serving the child care on Parcel 2;
 - e) Indemnification of the City of all liability.
12. No. 2 Road Greenway Section: Registration of a statutory right-of-way in favour of the City on the title of Parcel 2 that provides public access as generally shown on Attachment 2 with an approx. area of 518.5 m² which physically includes:
 - a) The 6.0 m wide north-south greenway along No. 2 Road;
 - b) Any other geometric changes as required and to the satisfaction of the Senior Manager, Parks and the Director of Development.

The statutory right-of-way will provide for:

- a) Developer construction of all works;
 - b) Public pedestrian and bicycle access at all times;
 - c) City access and maintenance of the works including landscaping, pathway, sidewalks and public art installations;
13. No. 2 Road Access & Greenway Section on Parcel 2: Registration of a statutory right-of-way or easement on the title of Parcel 2 in favour of the City and Parcel 3 (city park) that provides public access as generally shown on Attachment 2 with an approx. area of 458.3 m² which physically includes a 10.0 m section wide of the North greenway connecting to the section of the North Greenway on Parcel 3 (park);

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

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

14. South Pathway: The granting of a 3.0 m wide statutory right-of-way on the title of Parcel 1 (townhouse development) that connects No. 2 Road to the existing off-site walkway south of Parcel 1 with the final plan to the satisfaction of the Director of Transportation and Senior Manager, Parks, that provides for:
 - a) Public pedestrian and bicycle access at all times;
 - b) Developer construction of the works;
 - c) City access and maintenance after acceptance of the works;
 - d) Indemnification of the City of all liability except for that related to the maintenance of the works.
15. Discharge of the following two (2) City of Richmond 1.5 m wide statutory-rights-of-way (LTO nos. BF375536 and BF359159) that are located along the full lengths of the north and south boundaries of the Lands (to be replaced concurrently with a new 4.5 m wide utility statutory-rights-of-way described in condition no. 15 below).
16. The granting of two (2) 4.5 m wide statutory rights-of-way (SRWs) along the full lengths of the north and south boundaries of the Lands for City construction, maintenance and repair of the existing and future City sanitary lines and other future City utilities as required (this replaces the current 1.5 m SRWs described in condition no. 14 above).
17. Voluntary contribution of \$60,000 (Acct. #2350-10-23860-000) to the City for the construction of two (2) public transit shelters.
18. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot to the City's public art fund (Acct. #7750-80-00000-000) (e.g. \$197,188 to be confirmed based on the final DP Plans).
19. Registration of a legal agreement on the title of Parcel 1 (development parcel) that requires construction of a child care facility on Parcel 2 that provides for:
 - a) At the developer's sole cost, construction of the child care facility (building and all site development) in accordance with the Terms of Reference in Attachment 5;
 - b) Submission of a security for construction of the child care facility in the amount of \$3,300,000 in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;
 - c) Contribution of \$100,000 (Acct. #1315-40-000-00000-0000) to the City prior to adoption of the zoning amendment bylaw for the City's design review and project management costs during the approval and construction stages of the child care;
 - d) Completion of the child care facility on Parcel 2 to the City's satisfaction prior to issuance of a permit granting occupancy for any of the final 40 dwelling units of the proposed total 133 units on Parcel 1 or registration of the final phase within a Phased Strata Plan for the development on Parcel 1 or June 30, 2017, whichever comes earlier; and
 - e) The release of the security, or portion then unused, when the child care facility is completed to the satisfaction of the City.
20. Registration of the City's standard Housing Agreement and housing covenant to secure 12 affordable town housing units, the combined habitable floor area of which shall comprise at least 1,451 m² (15,620 ft²) or 6.0% of the subject development's total residential building area on Parcel 1, whichever is greater. Occupants of the affordable housing units are subject to the Housing Agreement and housing covenant and shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement and covenant shall indicate that they apply in perpetuity and provide for the following Affordable Housing units to be constructed as follows:

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

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

The Housing Agreement and housing covenant will provide that:

- (a) The first six (6) affordable housing units are to be constructed within the first phase of any Phased Strata with no building permit being issued for any unit in the first phase unless the building permit includes the affordable housing units;
 - (b) No building permitting granting occupancy for any unit in the first phase may be issued unless a building permit granting occupancy has been issued for first six (6) affordable housing units;
 - (c) The last six (6) affordable housing units are to be constructed no later than the last phase of any Phased Strata with no building permit being issued for the last 40 units in the last phase unless the building permit includes the affordable housing units;
 - (d) No building permitting granting occupancy for any unit in the last phase or last 40 units, whichever comes earlier, may be issued unless a building permit granting occupancy has been issued for last six (6) affordable housing units;
 - (e) In addition to the no-occupancy requirement in (d) above, the Developer submit a security for construction of the last six (6) affordable housing units in the amount of \$1,783,000 to be received in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;
 - (f) The City may draw upon the \$1,783,000 security (the City's valuation of the cost of one-half of the affordable housing units at \$228.29/sf) to be deposited into the City's Affordable Housing Reserve Fund to construct the said last six (6) affordable housing units at another site if the Developer does not construct and obtain a building permit granting occupancy for the last six (6) affordable housing units prior to June 30, 2018;
 - (g) There will be release of the security, or portion then unused, when the said last (6) affordable housing units are completed to the satisfaction of the City.
21. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency, and that the dwellings are pre-ducted for solar hot water heating. The legal agreement provides for an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development is to be submitted prior to Development permit issuance certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Ener-guide 82 criteria, and that the solar water heating pre-ducting is included within the detailed design at the Building Permit stage.
22. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the conversion of any tandem parking garage into floor area to be used for habitation.
23. The submission and processing of a Development Permit* for the townhouse development on Parcel 1 completed to a level deemed acceptable by the Director of Development.
24. For the park on Parcel 3, the Developer will fund consultants to be selected and managed by the Senior Manager, Parks for the development of a comprehensive Park Concept Plan to be presented to City Council for endorsement prior to adoption of the zoning amendment bylaw. (Note: The developer will be eligible for Park Development DCC credits for up to \$30,000 for the City's consultant fees required to complete the Park Plan. Any costs over the \$30,000 will not qualify for a DCC credit in respect of the development.)
25. Enter into a Servicing Agreement to be registered on title and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation and parks works described in Attachment 4. This agreement will provide that the Developer will be required to coordinate with BC Hydro to determine the route for the power upgrade for the Oeser sanitary pump station which may include, but not limited to access via SRWs running through the Lands, or via the existing roadway network.

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

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

PLN - 167

Initial: _____

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
Incorporation of the accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes. This includes submission of a Letter of Assurance from the Architect of Record and that the building permit plans include that the following accessibility measures: 14 "Convertible Units" and that all 12 affordable housing units include the "Barrier Free Unit" elements applicable to townhouses. All other units are to include "Aging in Place" elements as specified in the City's Official Community Plan.
2. Submission of an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Energuide 82 criteria, and that solar water heating pre-ducting is to be installed.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

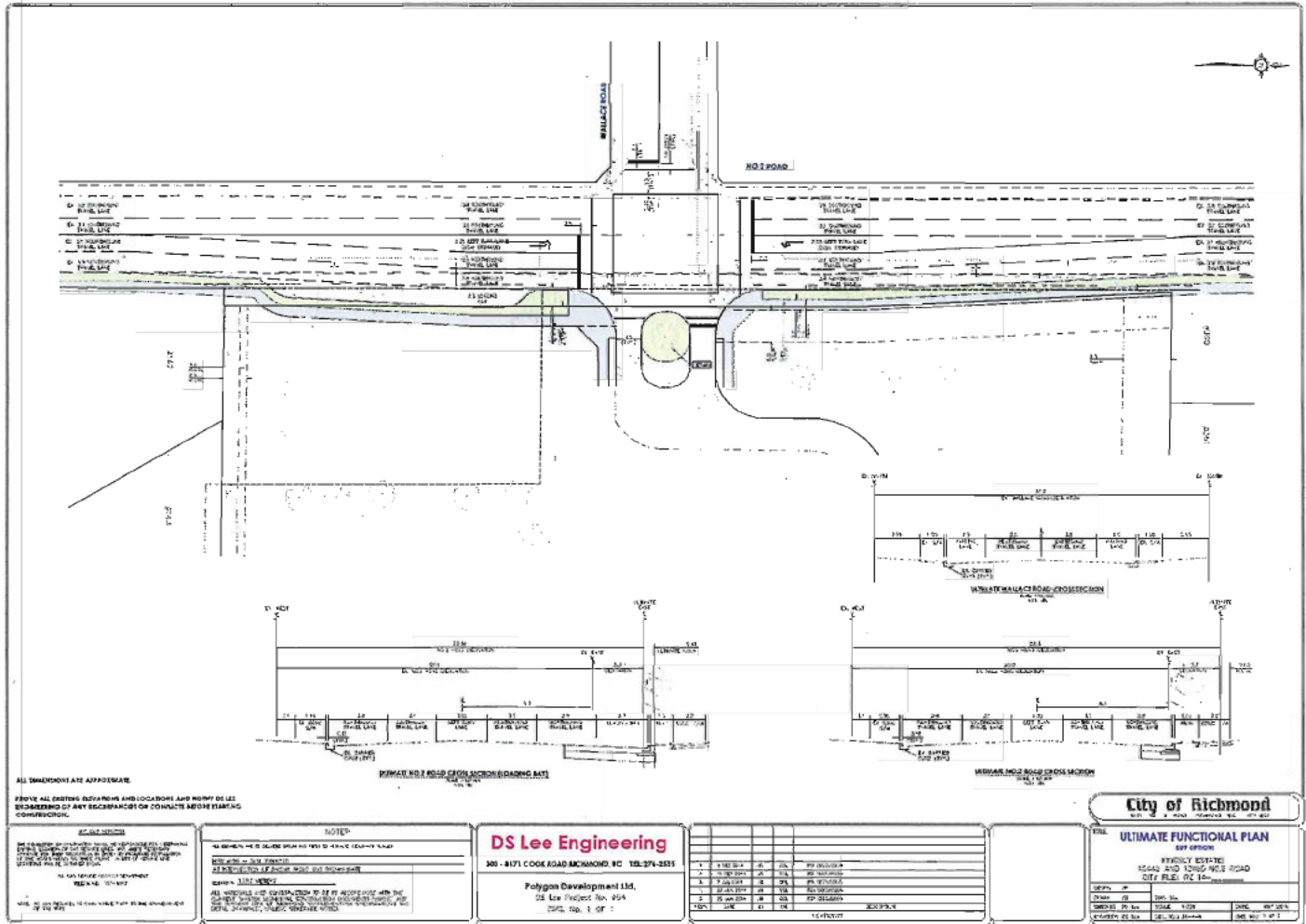
Signed _____

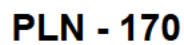
Date _____

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Initial: _____

ATTACHMENT 1 **DRAFT ULTIMATE FUNCTIONAL ROAD PLAN**





Initial:

ATTACHMENT 3 DEVELOPMENT SITE



RHA Rositch Hemphill Architects
1320 Powell Street, Unit 10 Vancouver, BC Canada V6A 3G1
1 604.669.6002 1 604.669.1091 www.rharchitects.ca

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

DRAWING TITLE:
SITE PLAN OPTION A
133 units

POLYGON
100-100 The Parkway, Suite 100, Richmond, BC V6V 1A2
DATABASE: 1321-ehsplan
PROJECT NO: 1321
DATE: 06 DEC 2014
SCALE: 1/32" = 1'-0"

ATTACHMENT 4

SERVICING AGREEMENT REQUIREMENTS

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

1.0 Engineering Servicing Requirements:

1. Storm Sewer works:

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

2. Sanitary sewer works:

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

3. Water works:

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

4. General Items:

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

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

- b. An existing BC Hydro end pole will require removal and its overhead primary lines will require undergrounding to accommodate the proposed driveway/entrance on No. 2 Road frontage.
- c. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- d. The developer will be responsible for any child care site servicing requirements under a Servicing Agreement.
- e. The developer is responsible for the under-grounding of the existing private utility pole line and/or the installation of pre-ducting for private utilities, subject to concurrence from the Private Utility Companies. Through the Servicing Agreement and detail design, Private Utility Companies may require additional space for their infrastructure (kiosks, vista, transformers, LPTs, PMTs); this may include rights-of-ways on the development site to minimize impact on public space.
- f. Proposed City infrastructure (road, curb & gutter, boulevard, sidewalk, street lighting and utilities) to be located within road dedications with the exception of not more than 0.65m of sidewalk within a SRW parallel to the dedication.
- g. Street lighting is required for all interim and permanent road and sidewalk works, the extent of which is to be assessed by the developer's consultants during the service agreement process.

2.0 Transportation Requirements:

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

- d. traffic signal modification design drawings. (if required, to be identified during the SA process.)The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, including green coloured crosswalks with dashed lines on the north and south crosswalks are required as part of the Greenway connection through the intersection.
4. The construction of the No.2 Road and North Greenway (paved path and landscape area) may include pedestrian wayfinding treatments, such as, special stencils, signage, decorative bollards, etc. to guide users from the northern section to the crossing at Wallace St. as conveniently as possible.
5. The City will permit the only access to the townhouse site, park and child care facility to be from the driveway aligned with the Wallace Rd. intersection. No additional access to No. 2 Rd. is supported through the Servicing Agreement process.
6. It should be noted that no Road Works DCC credits available for any of the works, SRW or road dedication.

3.0 Parks Requirements

1. For the No. 2 Road Greenway and the Entry Plaza on Parcel 2, the Developer will be required to prepare a landscape plan that includes but is not limited to the following being designed, secured and constructed to the satisfaction of the Senior Manager, Parks and the Director of Transportation (No DCC Credits Available):
 - a. A three (3.0) m wide publicly and universally accessible 24 hours-a-day, pedestrian, bicycle, and maintenance vehicle paved pathway;
 - b. High quality site furnishings, way-finding signage, creative interpretation of historic school use, pedestrian lighting, decorative paving, trees and plant material, and storm water management measures;
 - c. Clear sight lines through to Steveston Park and use of other methods (e.g. landmark features) to ensure public safety and to promote Steveston Park as a destination;
 - d. Clear distinction between public and private spaces along the Greenway with no overhang encroachments from adjacent buildings or auxiliary uses;
 - e. Seamless integration of the No. 2 Road Greenway landscape features with the North Greenway and Park on Parcel 3 to the north and east;
 - f. Public art elements that reflect the school history of the site that may be within the Greenway coordinated with public art within the Entry Plaza as determined under a Public Art Plan approved by the City.
 - g. A high quality public Entry Plaza adjacent to the main access driveway off of No. 2 Road that “opens up” and clearly invites the public into the site and visually and functionally connects to the pedestrian/bike Greenway through a coordinated language of site furnishings and other Greenway features;
 - h. Well- delineated pedestrian/cycling cross-walk to safely connect the Plaza and the No. 2 Road Greenway;
 - i. Location within the Entry Plaza of a public art ‘piece’ or series of public art elements as well as creative multi-functional site furnishings. These works are to be coordinated and undertaken in conjunction with the Public Art Plan prepared to the satisfaction of the Director, Arts, Culture and Heritage Services and Senior Manager, Parks. The value of public art will be at least equal to the amount provided under the City’s Public Art Policy.
 - j. A high quality streetscape that is designed and coordinated with the Entry Plaza to the satisfaction of Director of Transportation and Senior Manager, Parks.
 - k. Delineated pedestrian pathway connections for the north-south secondary trails connecting to the existing neighborhood walkways.

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

ATTACHMENT 5

Child Care Facility Design-Build –Terms of Reference

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

1. Intent

The child care facility must:

- a) Have a total indoor floor area of 5,500 sq. ft., and a 5000 sq. ft. outdoor area, to the satisfaction of the General Managers of Community Services and Engineering and Public Works;
- b) Provide a program for children between the ages of birth and 6 years (Note that the age range may be adjusted as determined through consultation with the City and operator);
- c) Satisfy the Vancouver Coastal Health Office, *Design Resource for Child Care Facilities* and any applicable City policy, child care design guidelines or technical specifications in effect at the time the facility is to be constructed;
- d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial *Child Care Regulations*; and
- e) Be designed, developed and operated within the City's Child Care Development Policy #4017 which states that:
 - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
 - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources.
 - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

2. Development Processes/Considerations

- a) Operator involvement:
 - The indoor floor plan and the landscape plan for the outdoor play area would benefit from the involvement of the Council selected child care operator or its representative.
 - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
 - Space needs and design;
 - Operation and functioning of the facility;
 - Maintenance;
 - Fittings and finishes;
 - Equipment;
 - Lighting; and
 - Related considerations.
 - If Council has not selected an operator prior to building permit application then City staff will provide this guidance.
- b) Child Care Licensing Officers Involvement – The application of the *Provincial Child Care Regulations* can vary based on the local Child Care Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.
- c) Performance –To ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance). This assurance will be provided at each design stage, including rezoning, building permit issuance, contractor construction plan and specifications preparation, and occupancy by the written confirmation of the City's Development Applications Division, Capital Buildings and Project Management Division and Community Services Department. This assurance will be provided in part, by the City's engagement of independent professionals and quantity surveyors. The cost of these services will be paid from the Child Care Reserve Fund project budget for this Facility, consisting of contributions from developers of this and other projects.

3. Facility Description

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

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

- Indoor activity space – 511m² (5,500 ft²)
- Outdoor activity space - 464.5 m² (5,000 ft²)

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

- b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility is contemplated to be a stand-alone structure and its design could result in either a one or two-storey building, the City may require that the facility to be equipped with but not limited to:
- An over-sized elevator and other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
 - Designated drop-off/pick-up parking spaces situated adjacent to the child care entrance; and
 - Secured entry from the parking area or fronting public street.
- c) Indoor Space – The indoor space will:
- Be accessible to persons with disabilities;
 - Include activity areas for each program with a table area for eating and art activities, art sink area, and a quiet area or separate quiet room;
 - Include two kitchens, with one being adjacent to the activity area for the for the infant/ toddler group and one being adjacent to the activity area for the 3 – 5 year group;
 - Provide rooms for sleeping with enclosed storage areas for mats or cots and linen (1 for nap room for infants, 1 nap room for toddlers, & 1 nap/gross motor room for 30 months to school age children);
 - Have support areas as follows: access controlled entry area with stroller and car seat storage, cubby areas for children's coats, kitchens, children's washrooms, staff washroom, a handicap accessible washroom with a shower, an administration office, staff room, laundry room, janitor room, service rooms for electrical and mechanical equipment, and storage areas for program strollers and seasonal supplies.
- d) Outdoor Space - The outdoor play space must be:
- Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
 - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
 - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
 - Situated to permit sun access for at least 3 hours a day in all seasons;
 - Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
 - Safe and secure from interference by strangers and others;
 - Situated to avoid conflict with nearby uses (e.g., residential);
 - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.
- e) Noise Mitigation – Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).
- f) Parking (including bicycles) and loading - As per applicable zoning and related bylaws, unless determined otherwise by the City
- g) Natural light & ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process. Shadow diagrams for the equinox and solstices must be provided for review.
- h) Mechanical and ventilation equipment to be approved by the City of Richmond.

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

4. Level of Finish

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

5. Guarantees & Warranties

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

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

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

February 24, 2014

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

Dear Mr. McMullen,

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

A group of neighbours from our subdivision, to the north of the development site, attended an open house hosted by Polygon on the evening of Feb. 19th at Steveston-London Secondary School.

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

We are writing to voice our shared, grave concerns regarding certain attributes of the current design. Of paramount concern is the proposed proximity of building structures to the property line.

We were advised that the development would build to 20ft of the Goldsmith Dr. property line; if accounting for eaves, to 16ft of the property line. Considering the houses on Goldsmith Dr. already have short rear recesses, and given their small size, half being single levelled, the new townhouses, mostly three stories high, will be towering shadows and observatories. There would be no privacy for either party. In the winter time, we would be entirely shadowed. Home life deprived of sunlight can be particularly challenging to mental health, especially for our seniors who are more home bound. We hope for your support to ensure a design that provides for a healthy environment.

We envisage a green belt with pathway between the development and the existing neighbourhood. Not only can this green way provide for emergency/fire services and perimeter escapement, it will continue to provide unhindered essential access to servicing Goldsmith Drive's southern sewer line. The green islets would "horse-shoe" the development, providing continuity to the park from No. 2 Road without bisecting and intruding into the townhouse complex, making it more desirable to its residents. This more attractive feature will enhance the surroundings and will benefit both the development's marketing and the existing neighbourhoods' environment. Please see enclosed illustration.

Furthermore, channelling pedestrian traffic to the north and south of the development is preferable to the unsafe convergence of vehicle and pedestrian traffic at the proposed Wallace entrance to a central public walkway, which also serves as the vehicle entrance and exit to the development. The periods, when students, going to/returning from school, or park-goers, attending mass events, coincide with residents leaving for/returning from work, would be particularly troublesome at the


currently designed location. Whereas current design limits entrance and exit to a single route, having a pathway to the north and to the south ensures that evacuation from the park or the townhouse complex is possible should one pathway be blocked during an emergency, especially on occasion of a mass social event.

Another important concern of ours is that the site, as advised by Polygon, may be somewhat elevated. The current elevation of the site is already higher than neighbourhood to the North. We already experience water saturation at the rear during wet seasons. We are very worried of increased run-off into the neighbourhood. The above-mentioned green way would absorb and alleviate current and, later, increased run-off from the dense development.

We have come together to discuss the design options that would be least disruptive to the existing northern and southern neighbourhoods; provide a verdant, attractive environment for our new neighbours; and pathways and access for the public, emergency and maintenance services. We believe such a design is more respectful and popular, and will ensure neighbourhood harmony.

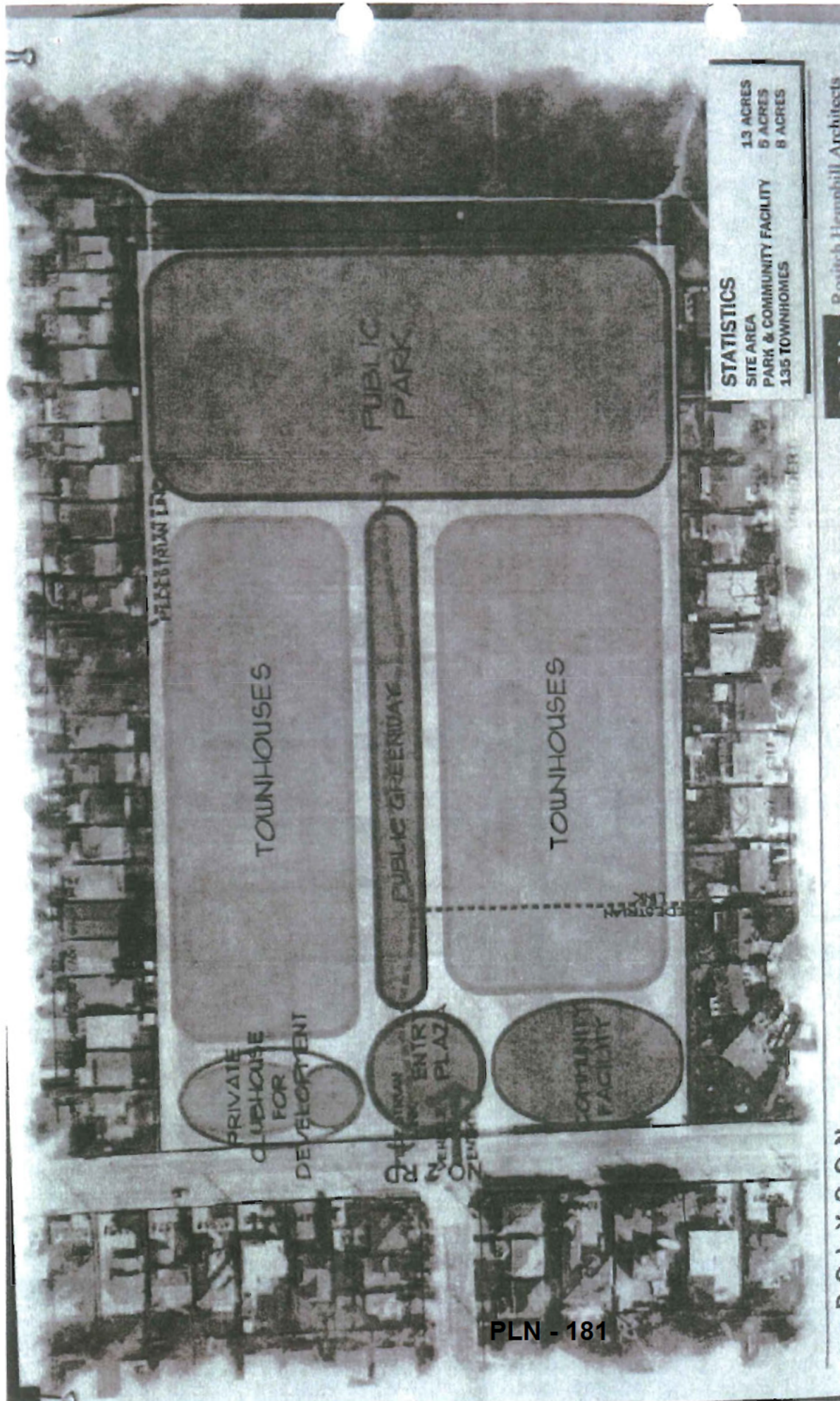
Mr. McMullen, we sincerely hope that you and the staff at City Hall will be our compassionate advocates, for we fear a change to the environment that would darken our families' home lives.

Yours most respectfully,



& Neighbours

CC: Polygon Homes Ltd.
Rositch Hemphill Architects

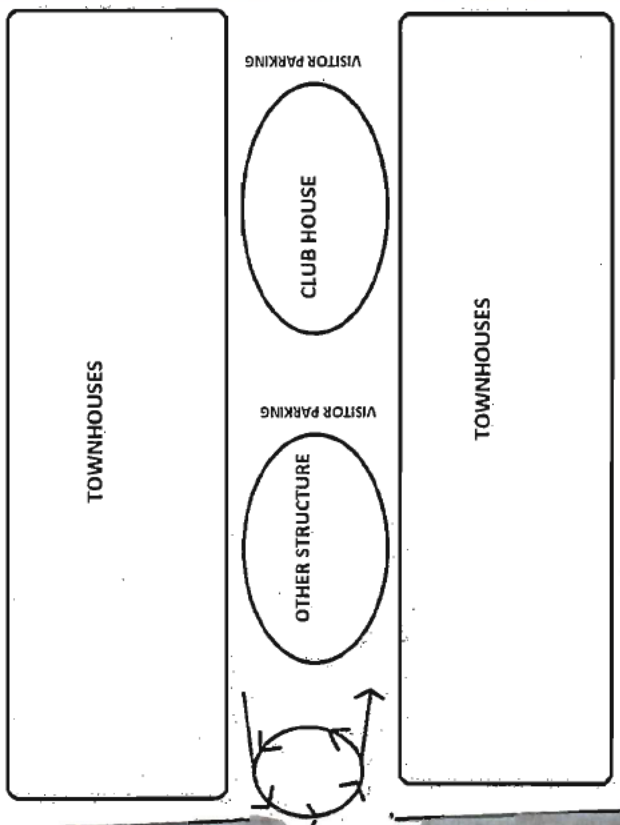


STATISTICS

SITE AREA 13 ACRES
PARK & COMMUNITY FACILITY 5 ACRES
135 TOWNHOMES 8 ACRES

Rositch Hennrich Architects

TREE LINED PATHWAY BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)



BIKES AND PEDESTRIANS
TREE LINED PATHWAY

BIKES AND PEDESTRIANS
TREE LINED PATHWAY

TREE LINED PATHWAY BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)

PUBLIC
PARK

STATISTICS	
SITE AREA	13 ACRES
PARK & COMMUNITY FACILITY	5 ACRES
135 TOWNHOMES	8 ACRES

McMullen, Mark

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

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

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

I would like to provide additional information. Here is the National Research Council Canada resource from which shadow length factors were retrieved:

<http://www.nrc-cnrc.gc.ca/eng/services/sunrise/advanced.html>

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

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

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

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

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

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

[REDACTED]

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

Dear [REDACTED]

PLN - 183

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

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

A few things to note:

The proposed units drop down 1 storey at the 20 ft setback line so that 2 and 3 storey sections rise up further back from the 20 ft. setback

The City will be increasing the current 5 ft SRW within the building setback to the north and south boundaries of the school site to allow for continued City service truck access.

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

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

Thank you,

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

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

Dear Mr. McMullen;

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

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

Please see table below:

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

*Shadow length (ft)

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

PLN - 184

2:00 PM	108	68	46	33	25	22	24	31	47	75	120
4:00 PM	335	138	84	59	47	42	44	56	90	190	731

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

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

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

Additional data:

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

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

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

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

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

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

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

Some of whom are:

6020	Goldsmith Drive	Tanya Bonkowski	604 277 2103
6040	Goldsmith Drive	Sada Reddy	604 821 0444
6060	Goldsmith Drive	Sara Doucet	604 785 4125
6080	Goldsmith Drive	Soe Min	604 241 8070
6100	Goldsmith Drive	Kathleen Chang	604 274 8802
PLN - 185			

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

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

Yours Sincerely,



MICHAEL LOUVET, P. Eng

6140 Goldsmith drive
Richmond, BC. V7E 4G5

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

Monday, March-03-2014

RECEIVED
MAR 7 2014

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

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

Reference: 10440 & 10460 No 2 Rd

Dear Sir/Madam

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

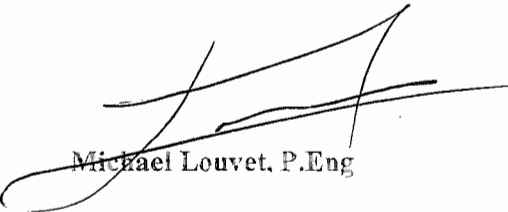
The London/Steveston Neighbourhood Park is 42.375 acres sports oriented park in West Richmond. Switching the Steveston School location from 10440 & 104460 No 2 road to 10331 Gilbert Rd has implied to switch back the zoning from 10331 Gilbert Rd to 10440 & 104460 No 2 road.

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

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

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

Best regards,



Michael Louvet, P.Eng

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

Frank & Valerie Melder

6320 Goldsmith Drive
Richmond, BC V7E 4G5
PH: 604-274-3824

March 5, 2014

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

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

A group of neighbours from our subdivision, to the north of the development site, attended an open house hosted by Polygon on the evening of February 19, 2014 at Steveston-London Secondary School.

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

We are writing to voice our shared, grave concerns regarding certain attributes of the current design. Of paramount concern is the proposed proximity of building structures to the property line.

We were advised that the development would build to 20ft of the Goldsmith Drive property line; if accounting for eaves, to 16ft of the property line. Considering the houses on Goldsmith Drive already have short rear recesses, and given their small size, half being single levelled, the new townhouses, mostly three stories high, will be towering shadows and observatories. There would be no privacy for either party. In the winter time, we would be entirely shadowed. Home life deprived of sunlight can be particularly challenging to mental health, especially for our seniors who are more home bound. We hope for your support to ensure a design that provides for a healthy environment.

We envisage a green belt with pathway between the development and the existing neighbourhood. Not only can this green way provide for emergency/fire services and perimeter escapement, it will continue to provide unhindered essential access to servicing Goldsmith Drive's southern sewer line. The green islets would "horse-shoe" the development, providing continuity to the park from No. 2 Road without bisecting and intruding into the townhouse complex, making it more desirable to its residents. This more attractive feature will enhance the surroundings and will benefit both the development's marketing and the existing neighbourhoods' environment. Please see enclosed illustration.

PLN - 188


Furthermore, channelling pedestrian traffic to the north and south of the development is preferable to the unsafe convergence of vehicle and pedestrian traffic at the proposed Wallace entrance to a central public walkway, which also serves as the vehicle entrance and exit to the development. The periods, when students, going to/return from school, or park-goers, attending mass events, coincide with residents leaving for/returning from work, would be particularly troublesome at the currently designed location. Whereas current design limits entrance and exit to a single route, having a pathway to the north and to the south ensures that evacuation from the park or the townhouse complex is possible should one pathway be blocked during an emergency, especially on occasion of a mass social event.

Another important concern of ours is that the site, as advised by Polygon, may be somewhat elevated. The current elevation of the site is already higher than the neighbourhood to the North. We already experience water saturation at the rear during wet seasons. We are very worried of increased run-off into the neighbourhood. The above-mentioned green way would absorb and alleviate current and, later, increased run-off from the dense development.

We have come together to discuss the design options that would be least disruptive to the existing northern and southern neighbourhoods; provide a verdant, attractive environment for our new neighbours; and pathways and access for the public, emergency and maintenance services. We believe such a design is more respectful and popular, and will ensure neighbourhood harmony.

Mr. McMullen, we sincerely hope that you and the staff at City Hall will be our compassionate advocates, for we fear a change to the environment that would darken our families' home lives.

Yours truly,



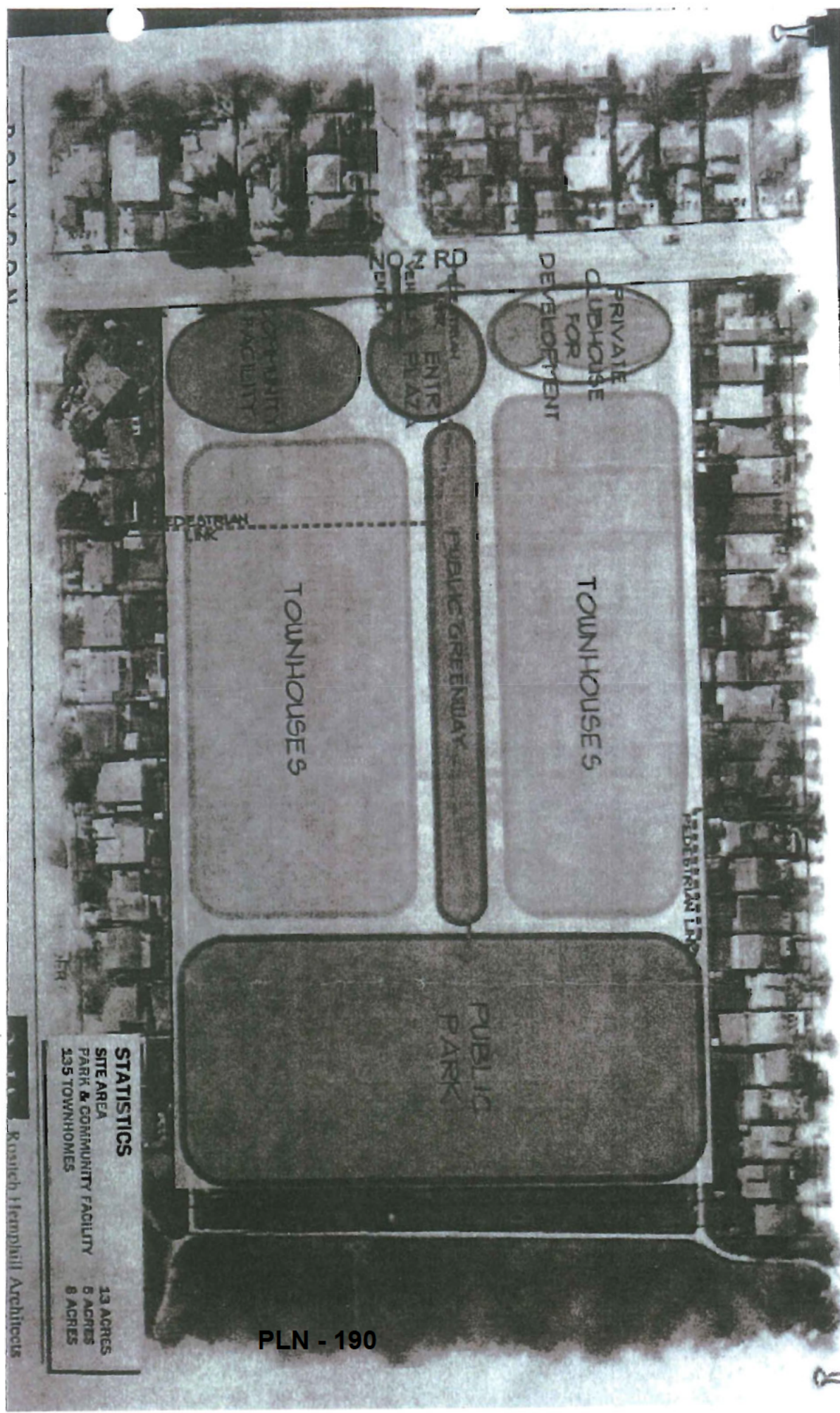
Frank Melder



Valerie Melder

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

Rositch Hemphill Architects



PRIVATE CLUBHOUSE
FOR DEVELOPMENT

TOWNHOUSES

PUBLIC GREENWAY

TOWNHOUSES

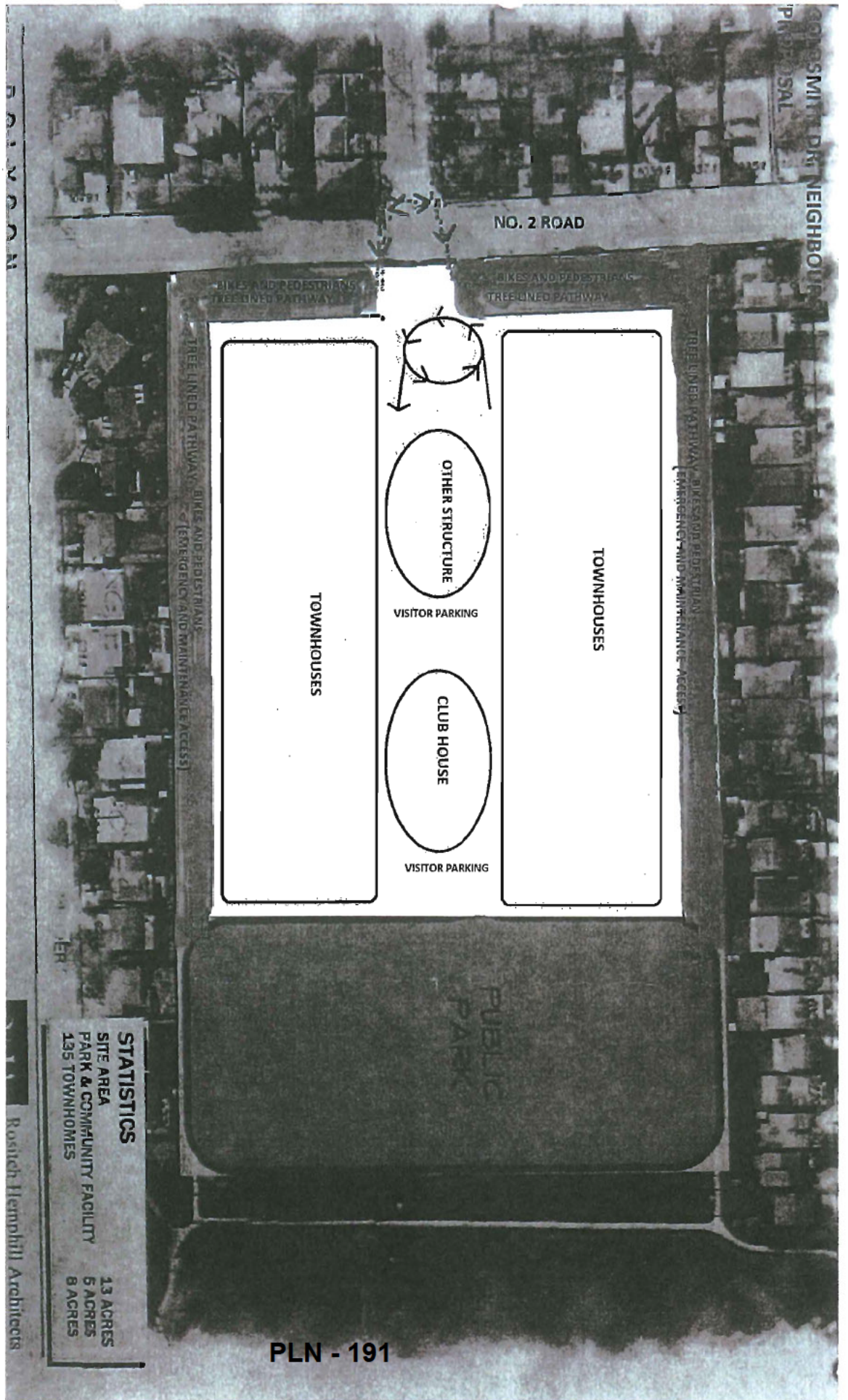
COMMUNITY FACILITY

NEW ENTRY PLAZA

PEDESTRIAN LINK

PUBLIC PARK

STATISTICS
SITE AREA
PARK & COMMUNITY FACILITY
235 TOWNHOMES
13 ACRES
6 ACRES
8 ACRES



NO. 2 ROAD

BIKES AND PEDESTRIANS
TREE LINED PATHWAY

BIKES AND PEDESTRIANS
TREE LINED PATHWAY

TREE LINED PATHWAY BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)

TREE LINED PATHWAY BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)

TOWNHOUSES

OTHER STRUCTURE

VISITOR PARKING

CLUB HOUSE

VISITOR PARKING

TOWNHOUSES

PUBLIC
PARK

STATISTICS

SITE AREA 13 ACRES
PARK & COMMUNITY FACILITY 5 ACRES
135 TOWNHOMES 8 ACRES

Rosalind Hemphill Architects

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

March 5, 2014

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

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

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PLN - 192

Furthermore, channelling pedestrian traffic to the north and south of the development is preferable to the unsafe convergence of vehicle and pedestrian traffic at the proposed Wallace entrance to a central public walkway, which also serves as the vehicle entrance and exit to the development. The periods, when students, going to/return from school, or park-goers, attending mass events, coincide with residents leaving for/returning from work, would be particularly troublesome at the currently designed location. Whereas current design limits entrance and exit to a single route, having a pathway to the north and to the south ensures that evacuation from the park or the townhouse complex is possible should one pathway be blocked during an emergency, especially on occasion of a mass social event.

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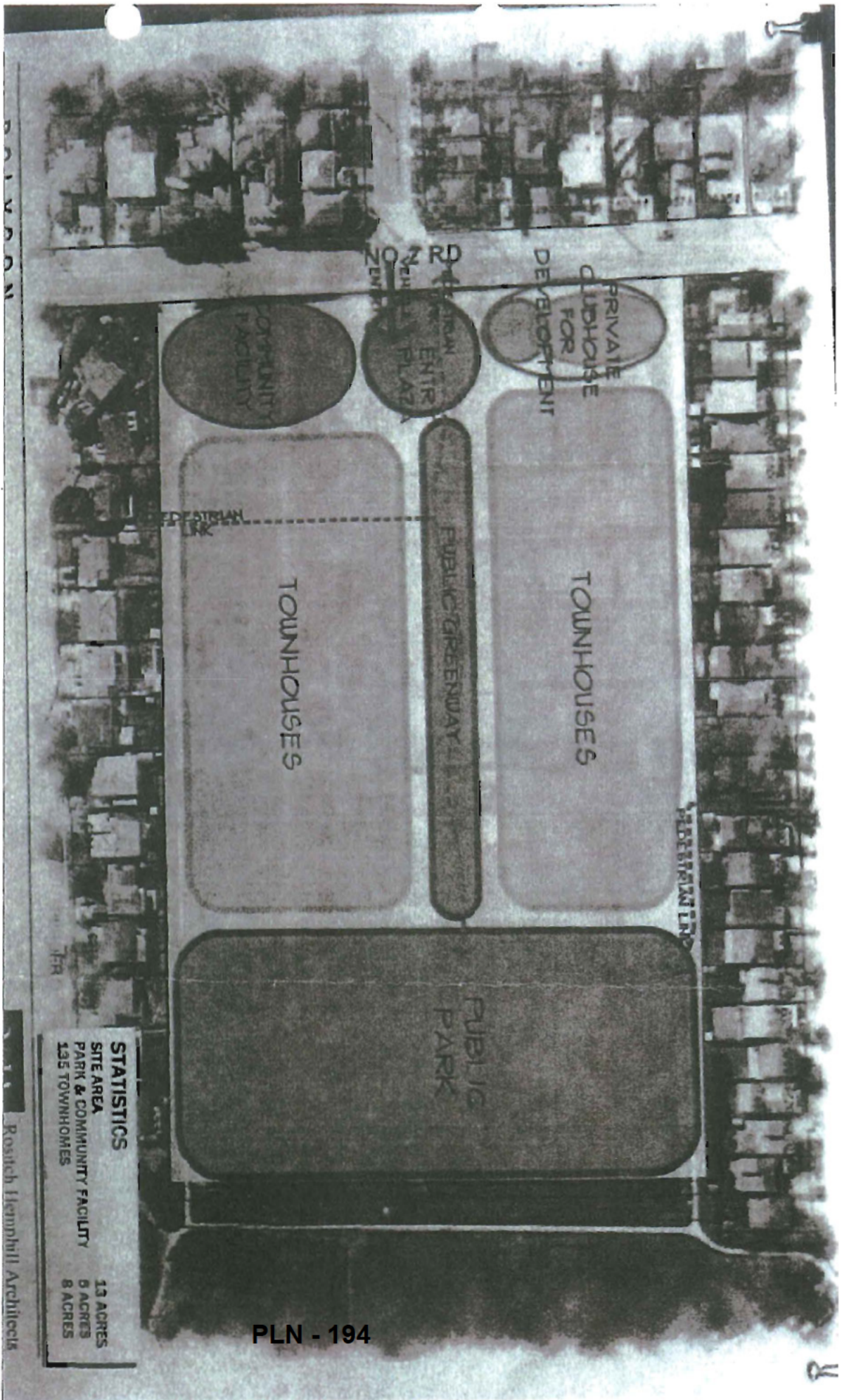
Yours truly,

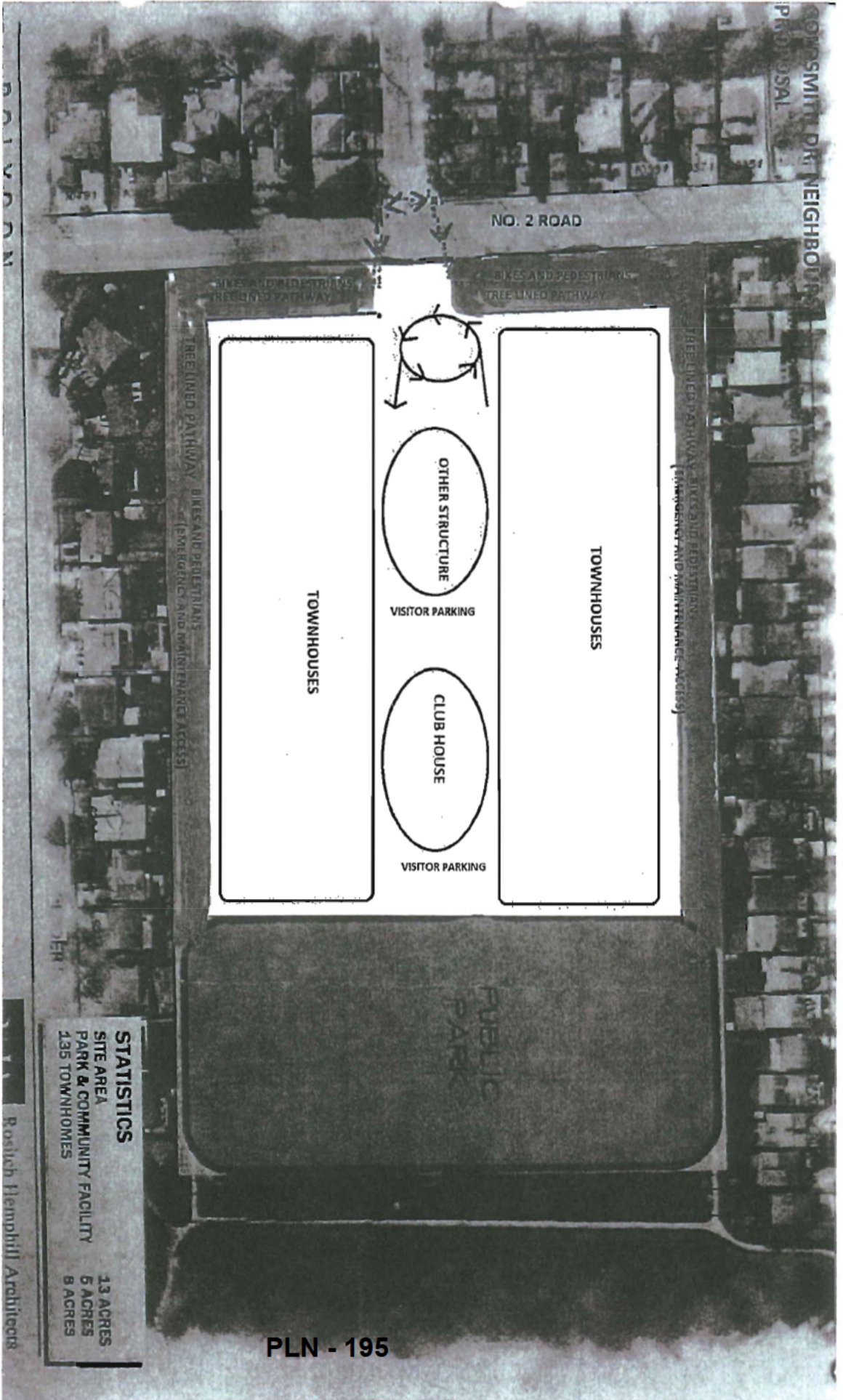


Tamara Melder

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

Rositch Hemphill Architects





NO. 2 ROAD

TOWNHOUSES

OTHER STRUCTURE

CLUB HOUSE

VISITOR PARKING

VISITOR PARKING

TOWNHOUSES

TREE LINED PATHWAY / BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)

TREE LINED PATHWAY / BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)

PUBLIC
PARK

STATISTICS

SITE AREA 13 ACRES
PARK & COMMUNITY FACILITY 6 ACRES
135 TOWNHOMES 8 ACRES

Rosich Hemphill Architects

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

Mayor and Councillors

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

PC: Wayne Craig
Joe Erceg

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

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

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

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

-----Original Message-----

From: Melodypan212@gmail.com [<mailto:melodypan212@gmail.com>]
Sent: Saturday, 05 April 2014 2:25 PM
To: Mayor and Councillors
Subject: Old steveston high school site 5 acre green land

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

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

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

PHOTOCOPIED

APR 9 2014

PLN - 196

& DISTRIBUTED

Aw



McMullen, Mark

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

Hello Melody:

Thank you for your email regarding the Polygon rezoning application.

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

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

- a 4.5 acre park located on the eastern part of the site to be transferred to the City.
- a 0.5 acre community facility site located on No. 2 Road to be transferred to the City.
- a public greenway/pathway connecting No. 2 Road to the above-noted 4.5 acres park over a right-of-way that provides public use.

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

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

Thank you,

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

-----Original Message-----

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

hi mark,

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

PLN - 197

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

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

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

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

thank you very much
Steele crt residents

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

Hello Melody:

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

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

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

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

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

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

Regards,

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

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

PLN - 198

Hi Mark,

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

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

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

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

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

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

Melody

Coordinator for save steveston park action team steele crt

From: McMullen, Mark [mailto:MMcMullen@richmond.ca]

Sent: February 20, 2014 3:00 PM

To: Pan, Melody

Subject: RE: polygon rezoning File#RZ13-649524

Hello Pam:

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

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

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

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

Regards,

Mark

Mark McMullen

Senior Coordinator - Major Projects

City of Richmond

phone: 604-276-4173 / fax: 604-276-4052

mmcmullen@richmond.ca

www.richmond.ca

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

Hi City Hall Staff,

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

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

Thank you very much.

Melody Pan
Save our 5 acre parkland group

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

Hi Melody,

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

Regards,

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

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

Hi City Hall Staff,

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

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

PLN - 200

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

Melody Pan

Save our 5 acre parkland group

Wednesday April 14, 2014

Attention: City Clerk

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

Thanks for your attention.

Barbara Parpara

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



PLN - 202

McMullen, Mark

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

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark,

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

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

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

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

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

Regards

Steve May
6240 Goldsmith Dr.
604-272-5060

RECEIVED

OCT 20 2014

OCT 20 2014

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

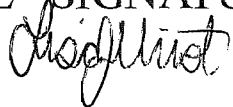
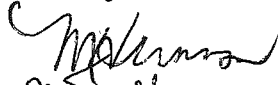
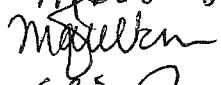

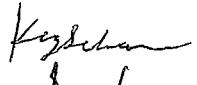
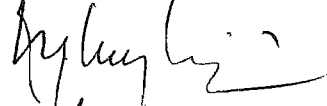





NAME	ADDRESS	POSTAL CODE	SIGNATURE
barbara Parpara	5631 Floyd Ave.	V7E 5K9	Barbara Parpara
BARBARA MAGUIRE	5540 FLOYD	V7E 5M1	Barbara Maguire
DAN MAGUIRE	5540 FLOYD	V7E 5M1	Dan Maguire
FLORA POON	5660 FLOYD	V7E 5M1	Flora Poon
ILAN HELLER	5660 FLOYD	V7E 5M1	Ilan Heller
WILLIAM HAY	5686 FLOYD	V7E 5M1	William Hay
Kyle Chen	1047. NO. 2	V7E 2E5	Kyle Chen
SHLOMO PARPARA	5631 Floyd	V7E 5K9	Shlomo Parpara
GILLIAN ELVISS	5640 FLOYD	V7E 5M1	Gillian Elviss
SOOK CHOE	5651 Floyd	V7E 5L9	S. Choe
Louis Vanthof	10386 Sandiford	V7E 5M4	Louis Vanthof
AIDA VANTHOF	10386 SANDIFORD	V7E 5M4	Aida Vanthof
Billy Leung	10120 No. 2 RD	V7E 2E3	Billy Leung
GINO CAVALLO	10371 SANDIFORD	V7E 5S6	Gino Cavallo
DAVID CAVALLO	10371 SANDIFORD	V7E 5S6	David Cavallo
MAY MAN	7640 WALLACE RD	V7E 2C5	May Man
Harry Choe	5651 Floyd Ave	V7E 5L9	Harry Choe
Aurlee Parpara	5631 Floyd Ave.	V7E 5K9	Aurlee Parpara

PLN - 204

RECEIVED

OCT 20 2014

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

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
(19)	Lisa Urish	5635 Sandiford Place	V7E 5M5	
(20)	Michelle Hermans	5653 Sandiford Pl.	V7E 5M5	
(21)	Margaret Faulkner	5655 Sandiford Pl.	V7E 5M5	
(22)	Elina Fridman	5671 Sandiford Pl	V7E 5M5	
(23)	Kay CHAN	5673 Sandiford Pl	V7E 5M5	
(24)	Philip Ng	5675 Sandiford Pl.	V7E 5M5	
(25)	Paul Fraser	5677 Sandiford Pl	V7E 5M5	
(26)	Bill Co	5679 Sandiford place	V7E 5M5	BC
(27)	MAGGIE	10108 LAWSONDR RMD	V7E 3M5	
(28)		101122 Sandiford place ^{LAWSON DR}	V7E 5M5	
(29)	Shirley Wang	10124 LAWSON Dr	V7E 5M3	
(30)	Graham Barlow	10111 LAWSON Dr.		
(31)	Annalisa Li	5637 Sandiford Pl ^{PLN 1205}	V7E 5M5	

RECEIVED

OCT 20 2014

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

NAME	ADDRESS	POSTAL CODE	SIGNATURE
------	---------	-------------	-----------

2) GERARD GUTIERREZ	10351 SANDFORD DR	V7E 5S6	
---------------------	-------------------	---------	--

3) VIRGINIA SAN	10351 SANDFORD DR	V7E 5S6
-----------------	-------------------	---------

4) EREZ HAREL	10571 GAWT CA	V7E 5E9
---------------	---------------	---------


5) Laurie David-Harel	10571 GAWT CA	V7E 5E 9
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RECEIVED

OCT 20 2014

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NAME	ADDRESS	POSTAL CODE	SIGNATURE
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36	Ran Michaeli	5820 Sandiford PL	V7E 5M5	
37	Nass Sicilia	10255 Sandiford	V7E 5N3	

Att.

Brien

Guzzi

Fax #

604-276-4063

Re: Park-School Redevelopment
at Steveston High School

P1

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

NAME	Address	Phone #	Signature
• Vienna Chan	6700 GOLDSMITH DR.	7788298503	Vienna
• Emerson Chan	6700 GOLDSMITH DR.	7788298503	Emerson
• Chloe Chan	6700 GOLDSMITH DR.	7788298503	Chloe
• Martin Lau	6700 GOLD SMITH DR.	7788298503	Martin
• Theresa Lam	6631 " "	275-0359	Theresa
• Jason Lau	6631 Goldsmith Dr.	275-0359	Jason
• Joanna Lam	6631 Goldsmith Dr.	275-0289	Joanna
• Mansin Chee	6700 GOLDSMITH DR.	604-447-5998	Mansin
• Hung Yip Chan	6700 GOLDSMITH DR.	604-352-9532	Hung
• Michael Chan	6700 GOLDSMITH DR.	604-447-5998	Michael
• Jan Chan	6631 DILAN PL Richmond	604 270 6582	Jan
• Johnson Li	6631 DILAN PL Richmond	604 270 6582	Johnson
• Moran Li	" " PL, Richmond	604 218 2505	Moran

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

604-275-0359

McMullen, Mark

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

Dear Mr. McGrath:

Thank you for your email concerning tree removal.

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

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

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

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

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

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

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

Thank you,

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

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

Mark:

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

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

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

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

Thank you.

Jim McGrath
Lawson Drive, Richmond

City of Richmond Interactive Map



108.7 0 54.36 108.7 Meters

© City of Richmond

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT H
 Filed Nov 29
 @ 8:27 pm

OBJECTION TO REZONING

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

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

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

Date: Nov 28, 2014

Name	Signature	Address
YANG B1 YUAN	杨碧源	(778-323-3348)
彭葉琳 778-863-8586	Sunny Peng	6280 STEELE COURT
		6611 Goldsmith Drive

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

Object Rezone School (SI) & Park Zone for High Density Townhouses

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

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

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

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

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

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

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

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

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

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

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

Other comments: _____

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

Names: ZHAI CHUN JINGSignature: 翟春英Address: 6611 Goldsmith Dr, RichmondDate: Nov 21, 2014

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

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

Object Rezone School (SI) & Park Zone for High Density Townhouses

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

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Other comments: _____

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Names: Teresa Chan

Signature: Teresa Chan

Address: 6420 SWIF HILL

Richm B.C.

Date: 2014 NOV 19

UTE 441

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

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

McMullen, Mark

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

Dear sir,

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

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

Best Regards,

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

Objection to Rezoning Steveston High & Park for High Density Townhouses (Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

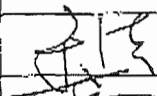

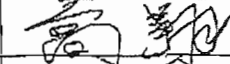
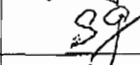
Please make checkmarks ☐ on areas that you agree with:

- ☒ Safety concern for the students with high population between 2 schools (James Mc Kinney Elementary & London High). While there are school-shootings happens globally; should Students' safety be the priority of school board?
- ☒ Students need our park area for healthy outdoor activities and future school.
- ☒ Growing population of seniors need park space for outdoor senior workout area and public needs the green space for future sport facilities.
- ☒ Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.
- ☒ High density Townhouses decrease property value; it is unfair for present house owners.
- ☒ Multi-family re-zonings on major Roads and Avenues in residential area (between Granville Ave. and Steveston Highway), destroy our original City plan, City Image, and City land-value.
(Suggestion: ☐ Allow second kitchen for dual families-max 6 persons per single family without rezoning)
- ☒ Developer manipulated public by hosting community consultation and schedule at the time which was inconvenience for the parents to attend at 4pm. (City failed to represent community interest.)
- ☒ With increasing crimes in the school neighborhood (check police calls last year), and additional high population may lead our city on the path of Vancouver China Town.
- ☒ All of the above

FROM : Steven Gao

FAX NO. : 06042070681

Dec. 06 2014 09:46AM P2

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

Fax to: 604-276-4222 Att: MR. George Duncan

Date: 2014-12-05

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

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

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

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

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

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

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

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

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

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

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

☒ All of the above.

Other comments: PLEASE CONSIDER US!

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

Name	Address	Signature
E. SHALE	10071 ADDISON ST	<i>E. Shale</i>
Saron Haseeb	"	<i>Saron Haseeb</i>
Phodh	"	<i>Moli</i>
<i>Sam Hax</i>		<i>SRINAW Poulx</i>
<i>J.</i>		<i>J.</i>

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

Date: DEC 3/14

Email: Signatures to: AdministratorsOffice@richmond.ca

cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

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

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

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

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Suggestion: ____ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

☒ All of the above.

Other comments: _____

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

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

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

Date: Dec. 07, 2014

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

cc: mayorandcouncillors@richmond.ca



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

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

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

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

17.72.1 Purpose

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

17.72.2 Permitted Uses

- **housing, town**

17.72.3 Secondary Uses

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

17.72.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.05 **floor area ratio** provided that is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.72.3.1, the reference to “0.55” in relation to the maximum **floor area ratio** is increased to a higher **density** of “0.76”, provided that:
 - a) the **owner** has, on an adjacent **lot**, constructed and transferred to the **City** a **child care** with a **floor area** of at least 511 m² and capable of accommodating 37 children; and
 - b) prior to occupancy of any **building** on the **lot**, the **owner**:
 - i) has constructed on the **lot** and/or provided to the **City** security, in an amount satisfactory to the **City**, for not less than 12 **affordable housing units**, with the combined **habitable space** of the **affordable housing units** comprising at least 1,451m² or 6.0% of the total **floor area** of the **town housing** units constructed on the **lot**, whichever is greater; and
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

17.72.4 Permitted Lot Coverage

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

17.72.5 Yards & Setbacks

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

17.72.6 Permitted Heights

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

17.72.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 29,000 m².

17.72.8 Landscaping & Screening

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

17.72.9 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.72.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and designating it **“Town Housing (ZT72) – London/Steveston (No. 2 Road)”**:

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

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

FIRST READING



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED by  APPROVED by Director or Solicitor  </div>

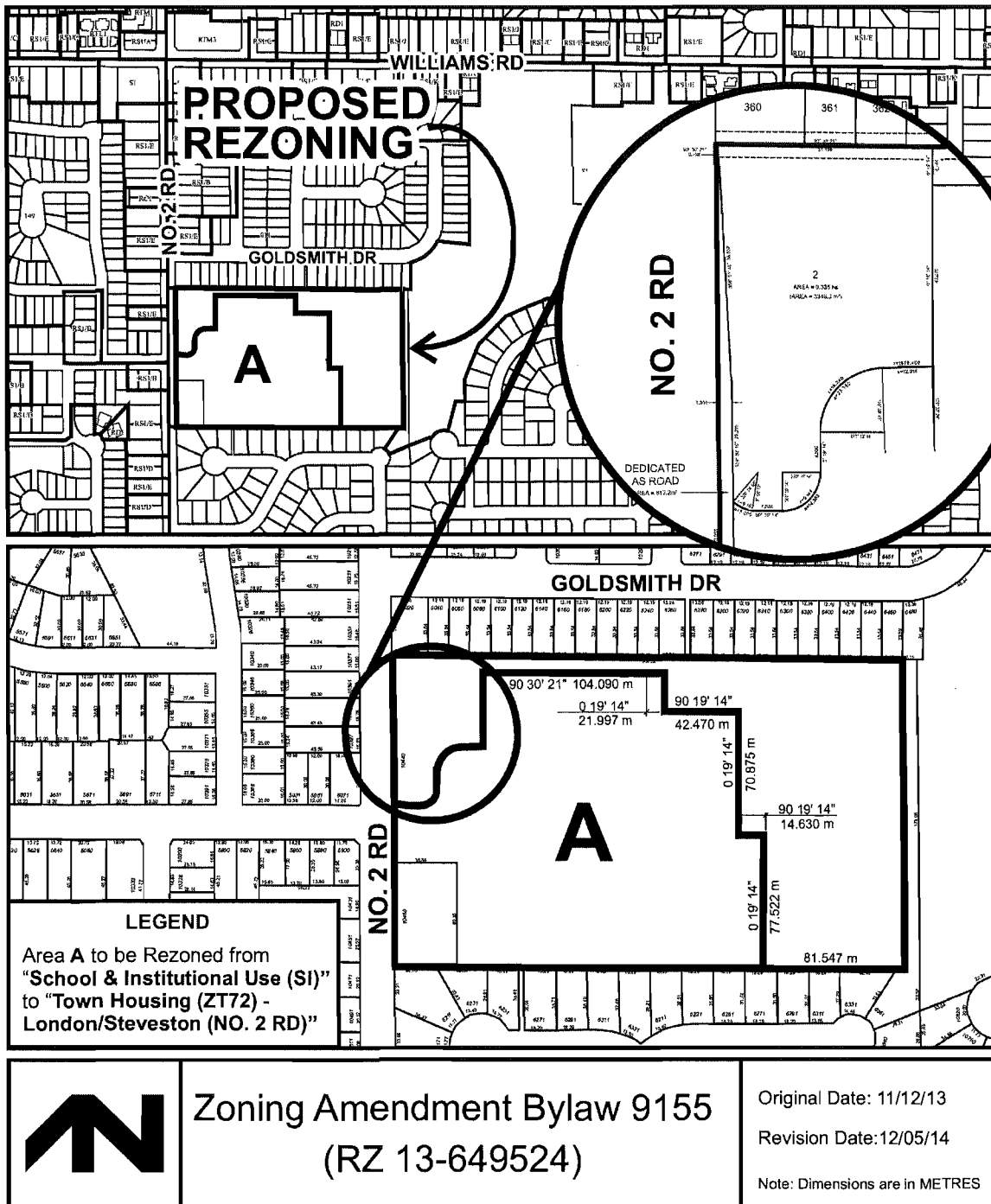
MAYOR

CORPORATE OFFICER

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



**City of
Richmond**





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

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

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

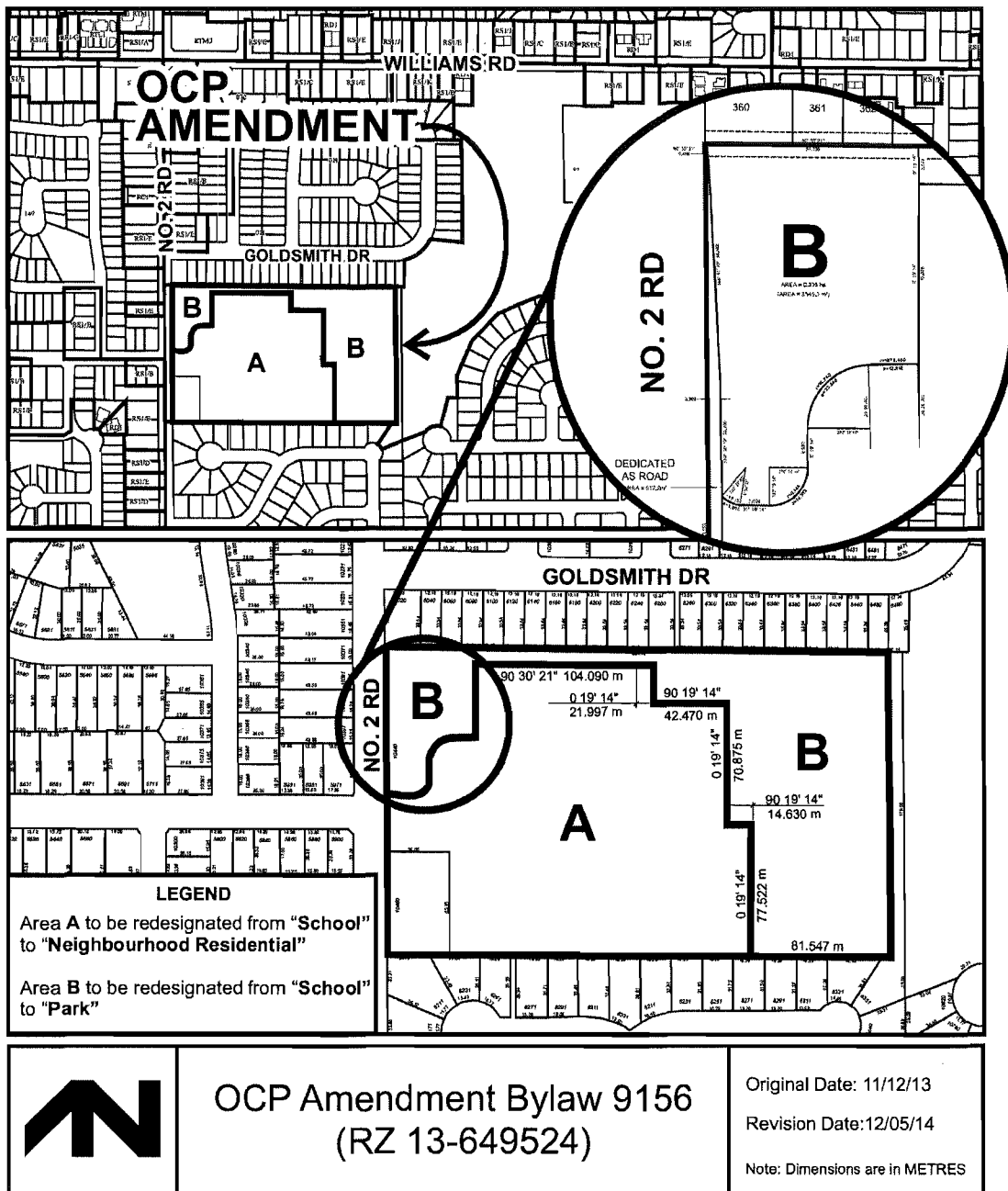
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw 9156”



**City of
Richmond**





City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 8, 2014
File: RZ 13-647246

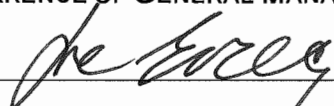
Re: Application by Yamamoto Architecture Inc. for Rezoning at 9611, 9631 and 9651 Blundell Road from Single Detached (RS1/F) to Town Housing (ZT60) – North McLennan (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, for the rezoning of 9611, 9631 and 9651 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:el
Att.

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9611, 9631 and 9651 Blundell Road (Attachment 1) from “Single Detached (RS1/F)” zone to “Town Housing (ZT60) – North McLennan (City Centre)” zone in order to permit the development of 14 two- and three-storey townhouse units.

Project Description

The three (3) properties, with a total combined frontage of 72.39 m along Blundell Road, are proposed to be consolidated into one (1) development parcel. The proposed density is 0.65 FAR. Vehicle access is proposed on Bridge Street; with a pedestrian access proposed from Blundell Road. The amenity area will be situated in a central open courtyard. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

To the North: A 32-unit townhouse development on a site zoned “Town Housing (ZT50) – South McLennan (City Centre)”

To the East: A 25-unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”

To the South: Across Blundell Road, a 6-unit townhouse development on a site zoned “Low Density Townhouses (RTL1)” and single-family homes on lots zoned “Single Detached (RS1/C)” fronting on Aspin Drive.

To the West: Across Bridge Street, a 22-unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Neighbourhood C2” (clusters of predominantly single-family, duplex, and triplex units) with a base density of 0.55 FAR and 3 storeys maximum building height. The applicant is proposing a density of 0.65 FAR, above the base density of 0.55 FAR as indicated in the OCP. The proposed development would comply with the land use designation.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy; for a contribution of \$38,342.30.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City’s Public Art fund. The amount of the contribution would be \$14,761.79.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Staff CommentsTree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has agreed with the recommendations that all onsite trees should be removed based on the health and general condition of the trees. A Tree Management Plan can be found in Attachment 5.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 18 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 29 new trees on-site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$14,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site, consistent with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant through Development Permit to fine-tune the configuration and design of the outdoor amenity space.

Access and Parking

Vehicle access is proposed on Bridge Street. All units will have two (2) vehicle parking spaces. Tandem parking arrangement is permitted under "Town Housing (ZT60) – North McLennan (City Centre)" zone and 14 tandem parking spaces (in 7 of the 14 units) are proposed. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works along both Blundell Road and Bridge Street; discharge the existing 3.0 m sanitary SRW LMP39900 across the Blundell frontage, and register a new 4.5m sanitary SRW from the new property line; and consolidate the three (3) lots into one (1) development parcel and dedicate a 0.39 m wide road across the entire Blundell Road frontage, including a 4m x 4m corner cut at Bridge Street. All works are at the Owners sole cost; no DCC Credits apply. Prior to issuance of a Building Permit, the developer is also required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs. The list of rezoning considerations is included as Attachment 6, which has been agreed to by the applicants (signed concurrence on file).

Analysis

Official Community Plan (OCP) Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the Neighbourhood Residential land use designation, in terms of land use and character.

Town Housing (ZT60) – North McLennan (City Centre) – Project Density

The proposed rezoning to “Town Housing (ZT60) – North McLennan (City Centre)” would allow a maximum density of 0.65, consistent with the General Urban (T4) designation under the CCAP. This density would be in keeping with the range of density of other projects in the area. The increased density is supported by staff, because of the following contributions:

- road dedication along Blundell Road;
- frontage improvements along Blundell Road including a new 1.5 m wide concrete sidewalk and a 1.5 m wide grass and treed boulevard, as well as storm sewer upgrades;
- frontage improvements along Bridge Street including widening the pavement along the entire development frontage to 11.2 m wide; construction of a new 1.75 m wide concrete sidewalk and a minimum 1.5 m wide grass and treed boulevard;
- voluntary contribution of \$38,342.30 to the City’s Affordable Housing Reserve Fund and \$14,761.79 to the City’s Public Art fund.
- voluntary contribution of \$25,000 to the City’s Parks Development fund for park related improvements in the immediate area; and
- reduction of lot coverage of Buildings from 40% to 35.6% to provide additional open space, as per guidelines.

Built Form and Architectural Character

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000 as well as the Development Permit Guidelines under the McLennan South Sub-Area Plan.
- Refinement of the proposed building form and architectural character to differentiate the proposed development from adjacent existing developments.
- Review of the 3rd storey roof form to reduce visual massing along the streetscape.
- Configuration and massing of the cluster along the rear property line to improve sunlight penetration to the neighbouring private backyards.
- Review of a sustainability strategy for the development proposal.

- Review of opportunity to provide aging-in-place features in all units and at least one (1) convertible unit.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

None.

Conclusion

The proposed 14 unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9200 be introduced and given first reading.



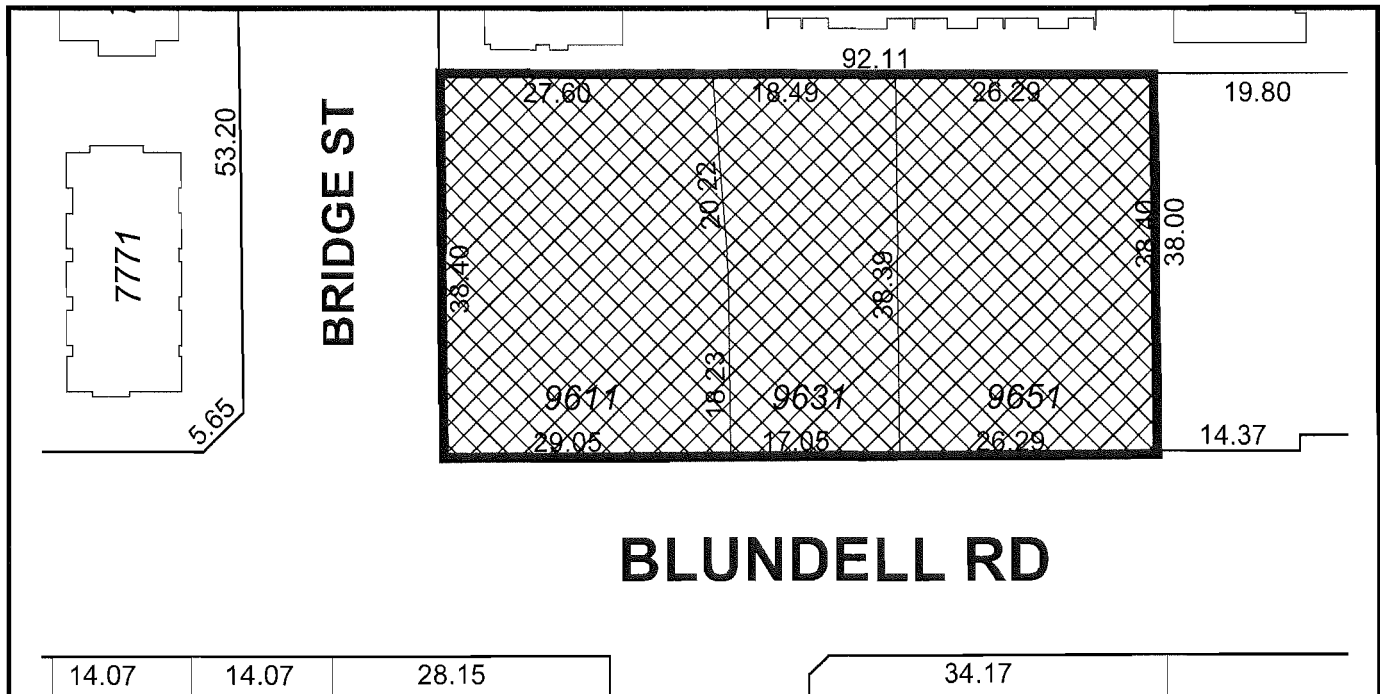
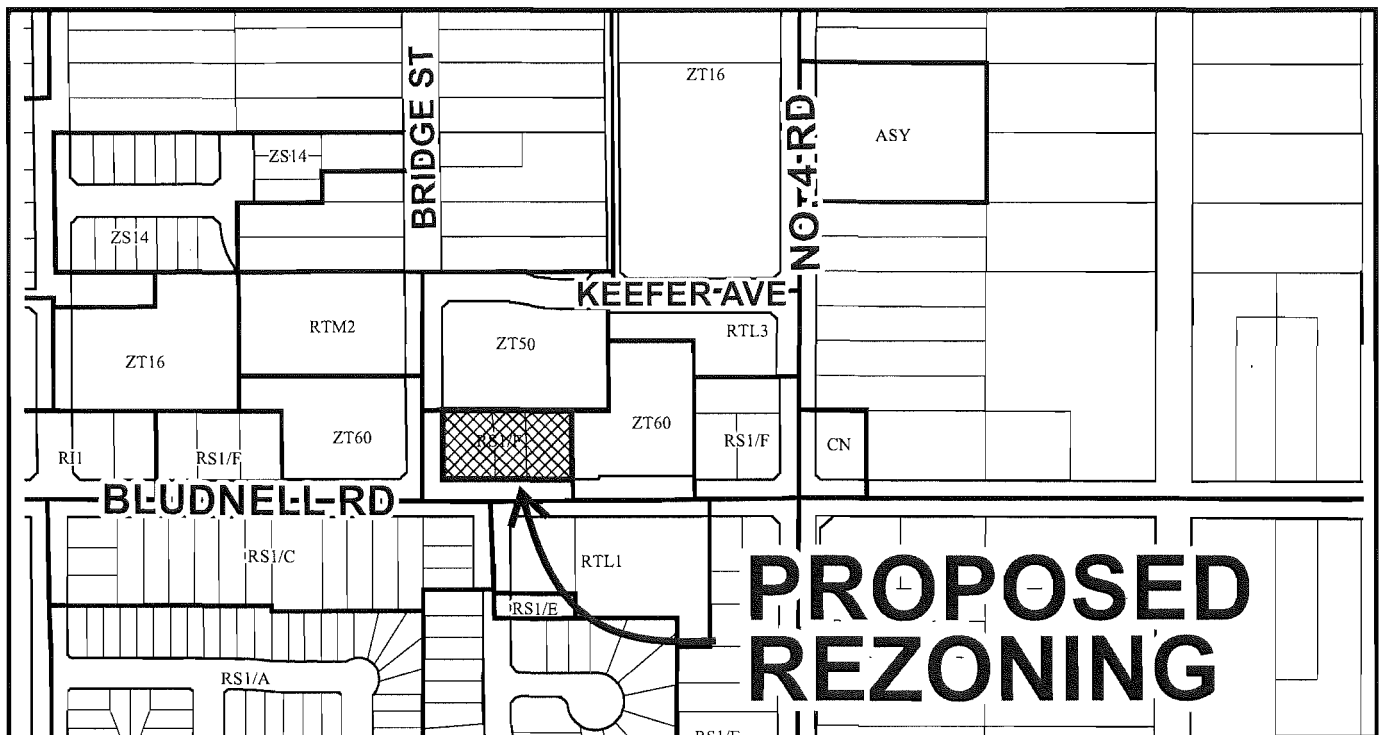
Edwin Lee
Planner 1

EL:cas

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: McLennan South Sub-Area Plan
Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations Concurrence



City of
Richmond



RZ 14-647246

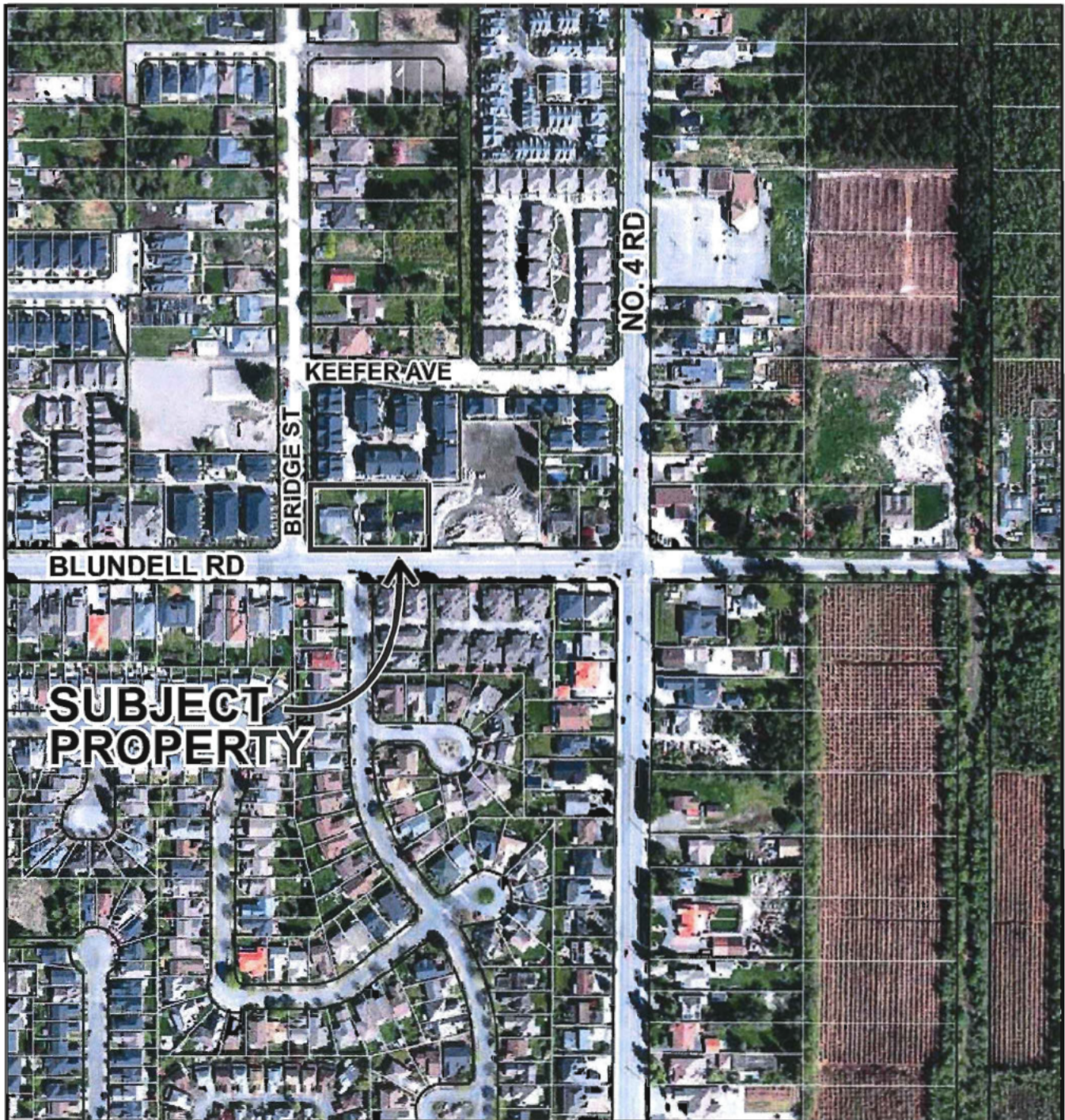
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond

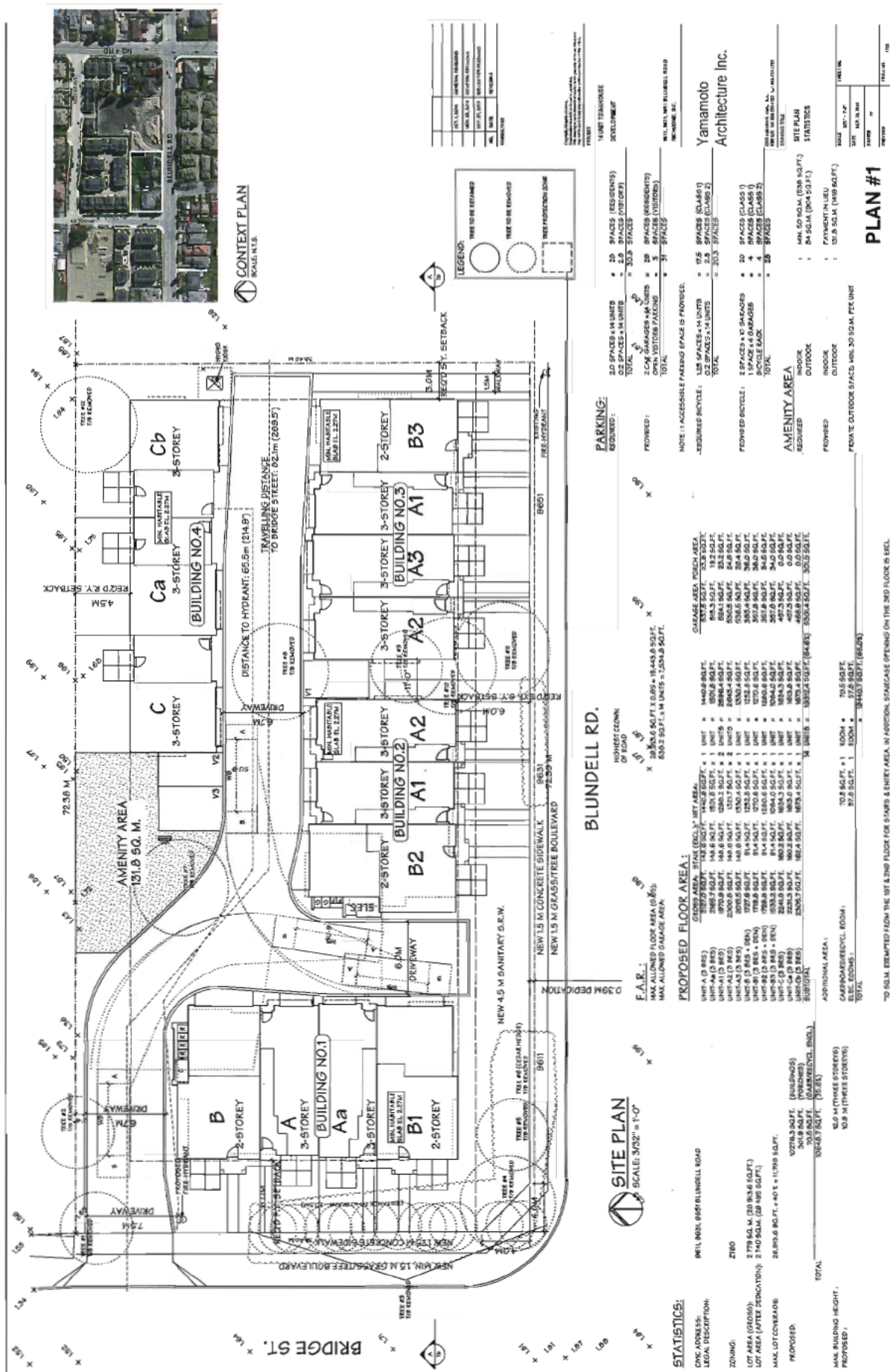


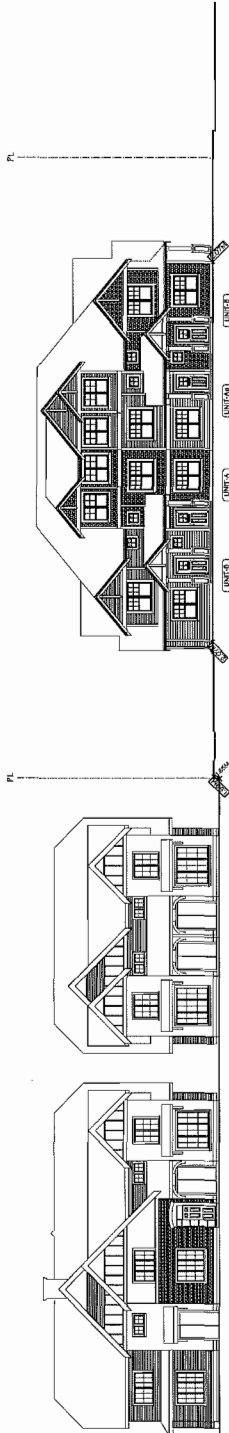
RZ 13-647246

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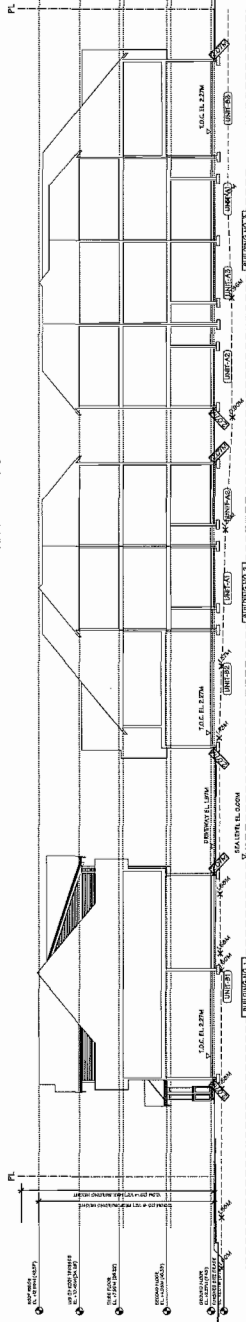
Revision Date:

Note: Dimensions are in METRES





STREETSCAPE - BRIDGE STREET (WEST ELEVATION)
SCALE: 3/32" = 1'-0"



SITE SECTION - A
SCALE: 3/32" = 1'-0"

DATE	08/11/2010
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
LOCATION	9755 BLUNDELL ROAD, VANCOUVER, BC
DESIGNER	YAMAMOTO ARCHITECTURE INC.
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
ENGINEER	YAMAMOTO ARCHITECTURE INC.
LANDSCAPE ARCHITECT	YAMAMOTO ARCHITECTURE INC.
INTERIOR DESIGNER	YAMAMOTO ARCHITECTURE INC.
CONTRACTOR	YAMAMOTO ARCHITECTURE INC.

YAMAMOTO ARCHITECTURE INC.
14 UNIT TOWNHOUSE DEVELOPMENT
9755 BLUNDELL ROAD, VANCOUVER, BC
YAMAMOTO ARCHITECTURE INC.

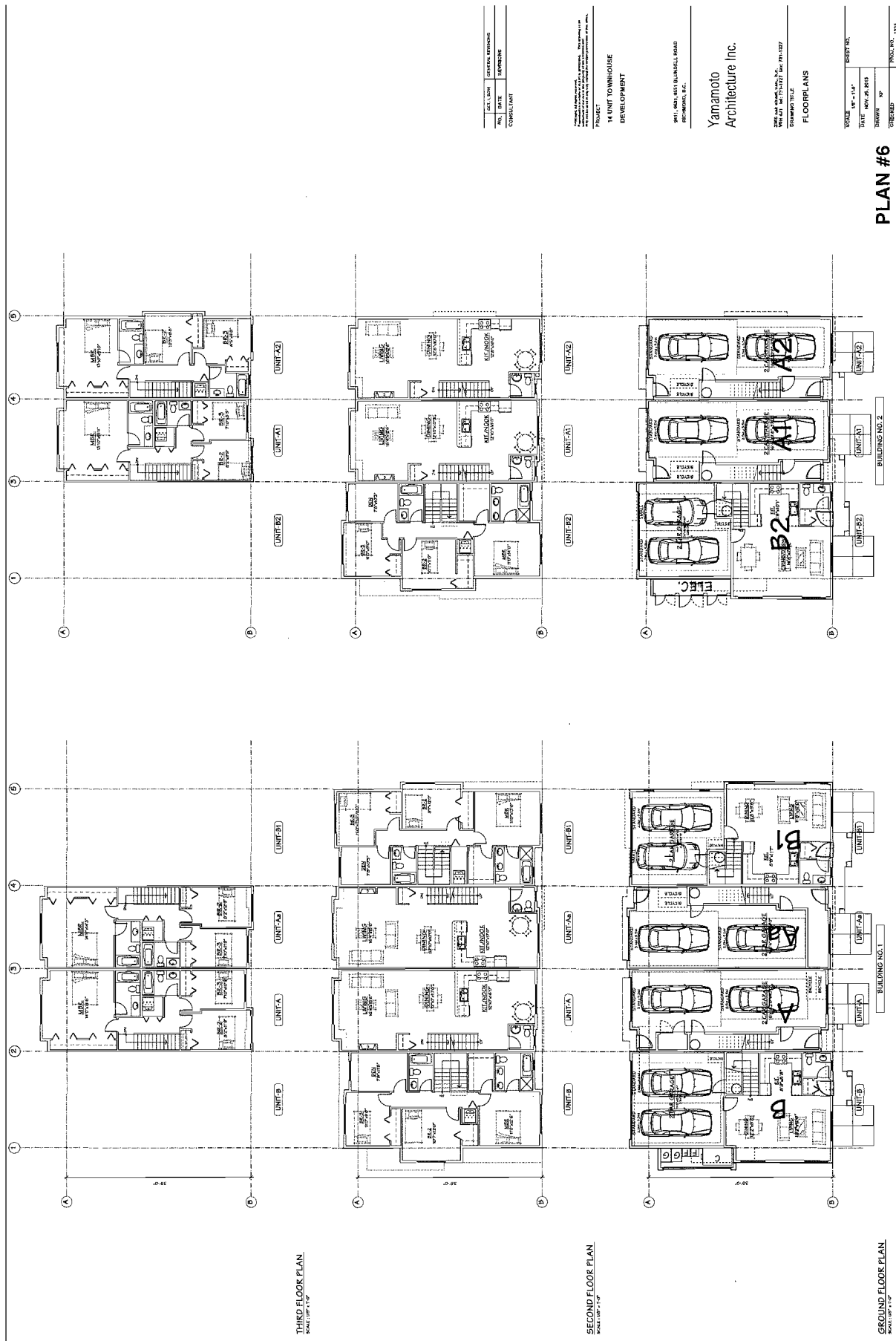
Yamamoto
Architecture Inc.

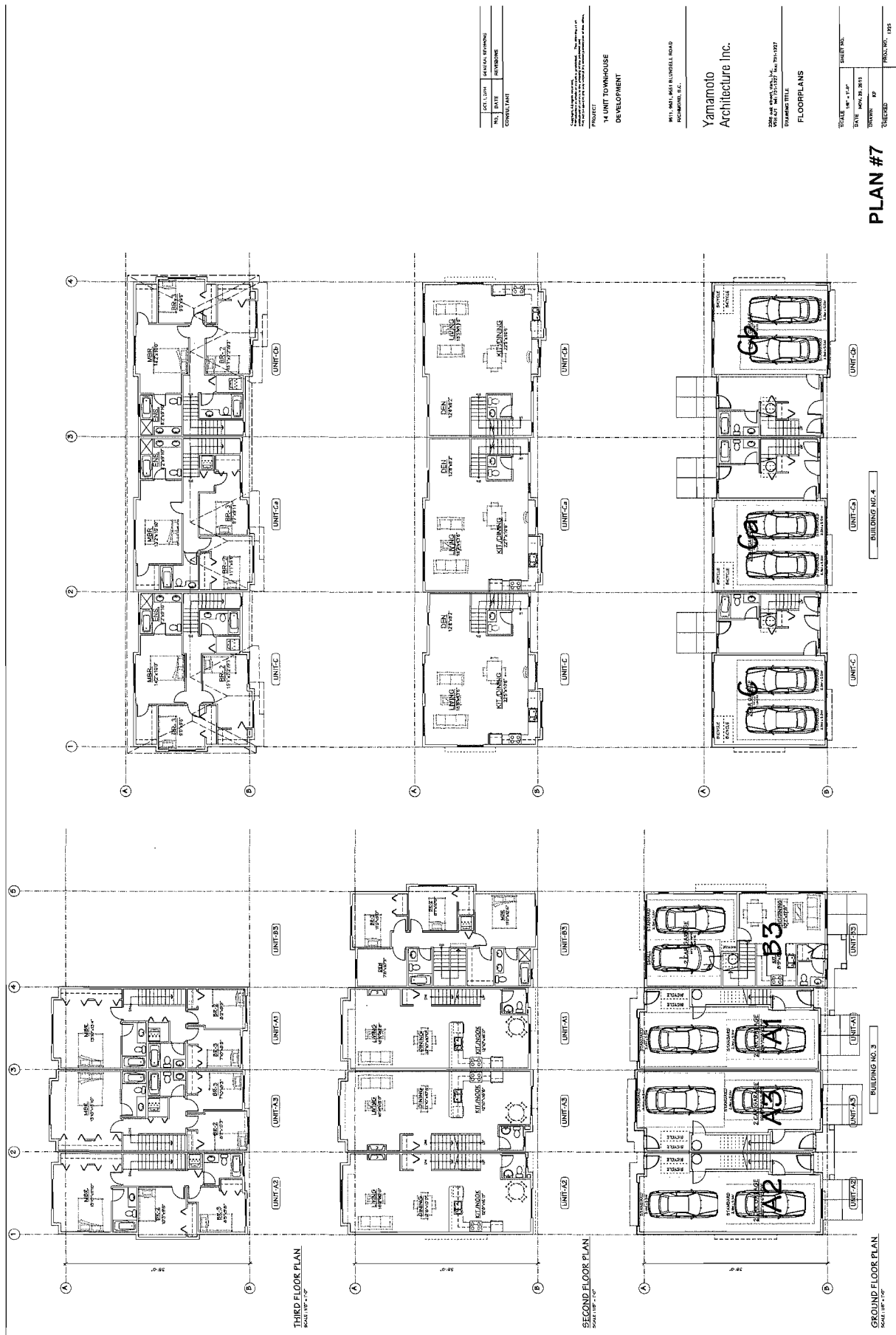
1200 WEST 4TH AVENUE, SUITE 200
VANCOUVER, BC V6H 1T5
TEL: 604-681-1111
WWW.YAMAMOTOARCHITECTURE.COM

TOTAL	14 UNITS
DATE	08/11/2010
DESIGNER	YAMAMOTO ARCHITECTURE INC.
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
ENGINEER	YAMAMOTO ARCHITECTURE INC.
LANDSCAPE ARCHITECT	YAMAMOTO ARCHITECTURE INC.
INTERIOR DESIGNER	YAMAMOTO ARCHITECTURE INC.
CONTRACTOR	YAMAMOTO ARCHITECTURE INC.

PLAN #1b









NO	DATE	SESSION DESCRIPTION	QTY	UNIT PRICE	TOTAL	REMARKS
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CLIENT:
BLACKEN INVESTMENTS INC.

PROJECT

14 UNIT TOWNHOUSE
DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD
RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

LANDSCAPE PLAN

DATE: March 28, 2014 DRAWING NUMBER:

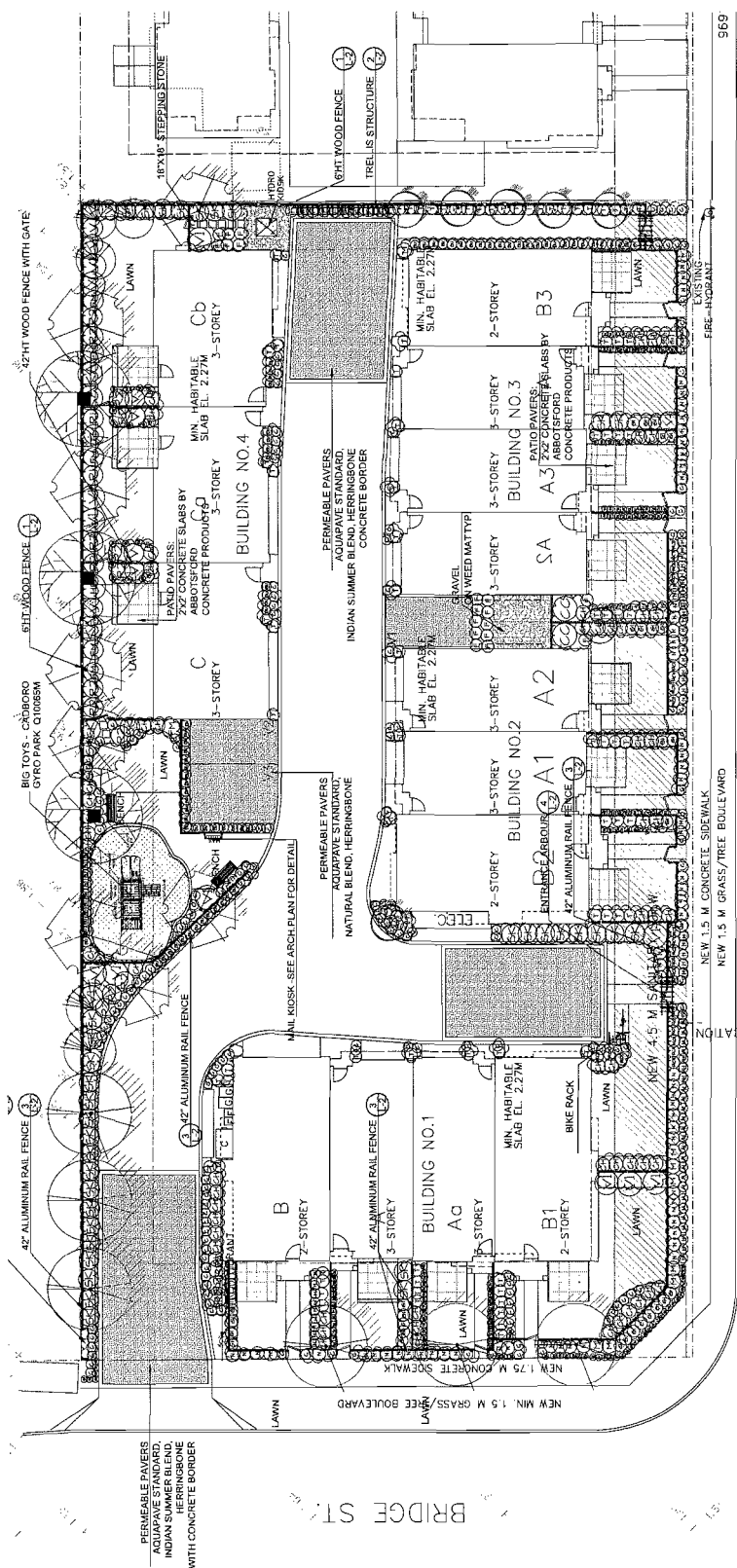
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TIME: 11:00
DRAWING NUMBER:

SALE 110-111

11

DATE: 01/11/2011

WQ PROJECT NUMBER: 14-014

[illegible][illegible]


RZ 13-647246
Attachment 3

Address: 9611, 9631 and 9651 Blundell Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): South McLennan Sub-Area (City Centre)

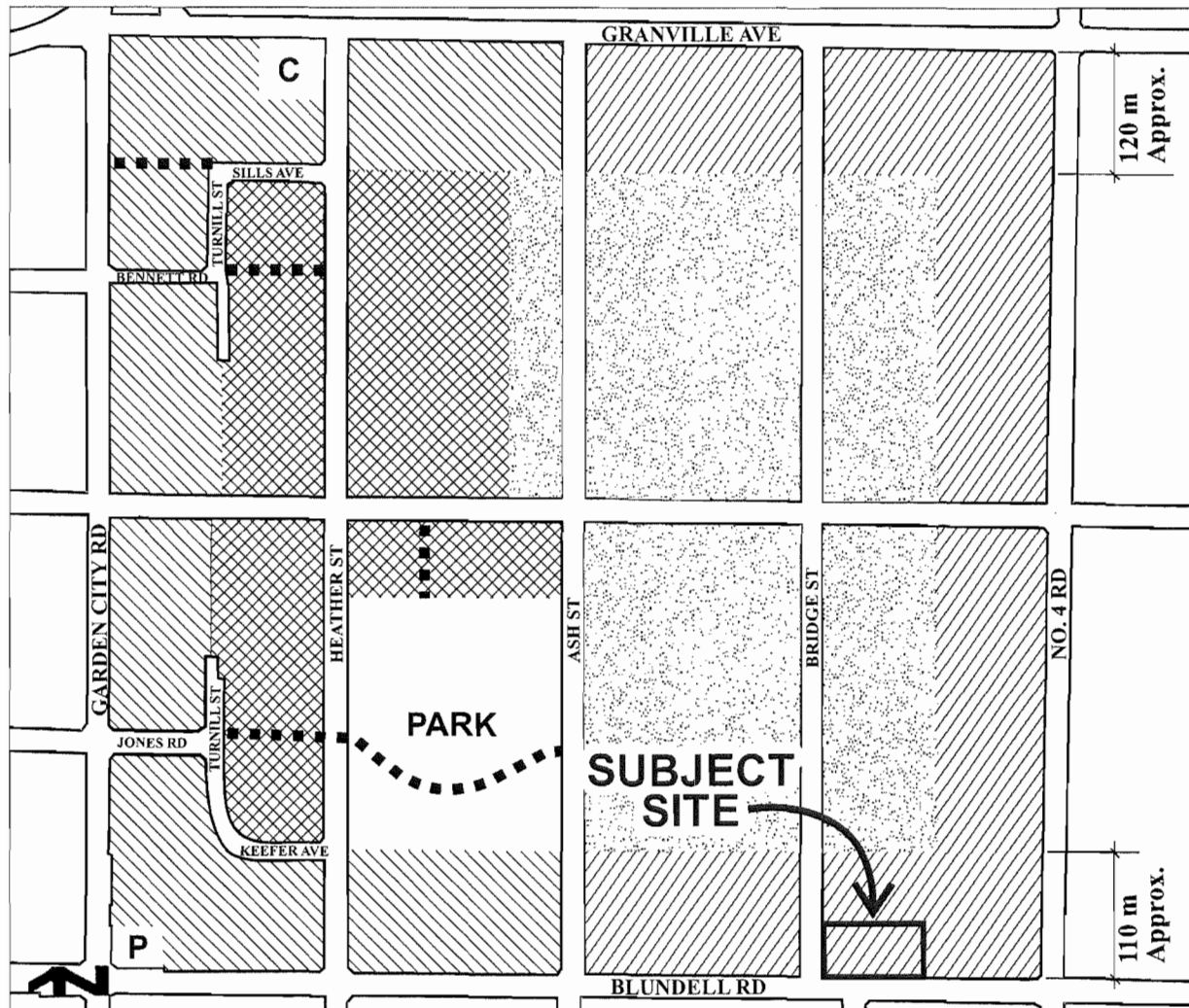
	Existing	Proposed
Owner:	0884100 B.C. Ltd.	To be determined
Site Size (m²):	2,779 m ²	2,740 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3-storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	3	14
Other Designations:	N/A	No Change


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	35.6%	none
Setback – Front Yard (Bridge Street) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Exterior Side Yard (Blundell Road) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	4.5 m Min.	none
Setback – Rear Yard (East) (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) & 0.2 (V) per unit	2 (R) & 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	23	31	none
Tandem Parking Spaces:	Allowed	14	none


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	131.8 m ²	none


Other: Tree replacement compensation required for removal of bylaw-sized trees.


Land Use Map
McLennan South Sub-Area



 **Residential, Townhouse up to 3 storeys** over 1 parking level, Triplex, Duplex, Single-Family **0.75 base F.A.R.**

 **Residential, 2 ½ storeys** typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

 **Residential, 2 ½ storeys** typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family **0.55 base F.A.R.**

 **Residential, Historic** Single-Family, **2 ½ storeys** maximum **0.55 base F.A.R.**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■■■■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

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pmg
LANDSCAPE ARCHITECTS
P.C.
1400 S. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.1000
WWW.PMGARCHITECTS.COM

10/14/2014



NO.	DATE	REVISION DESCRIPTION	BY
1	10/14/2014	ISSUED FOR PERMIT	DK
2	10/14/2014	REVISED FOR COMMENTS	DK

CLIENT: INVESTMENTS INC.
PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT

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1400 S. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.1000
WWW.PMGARCHITECTS.COM

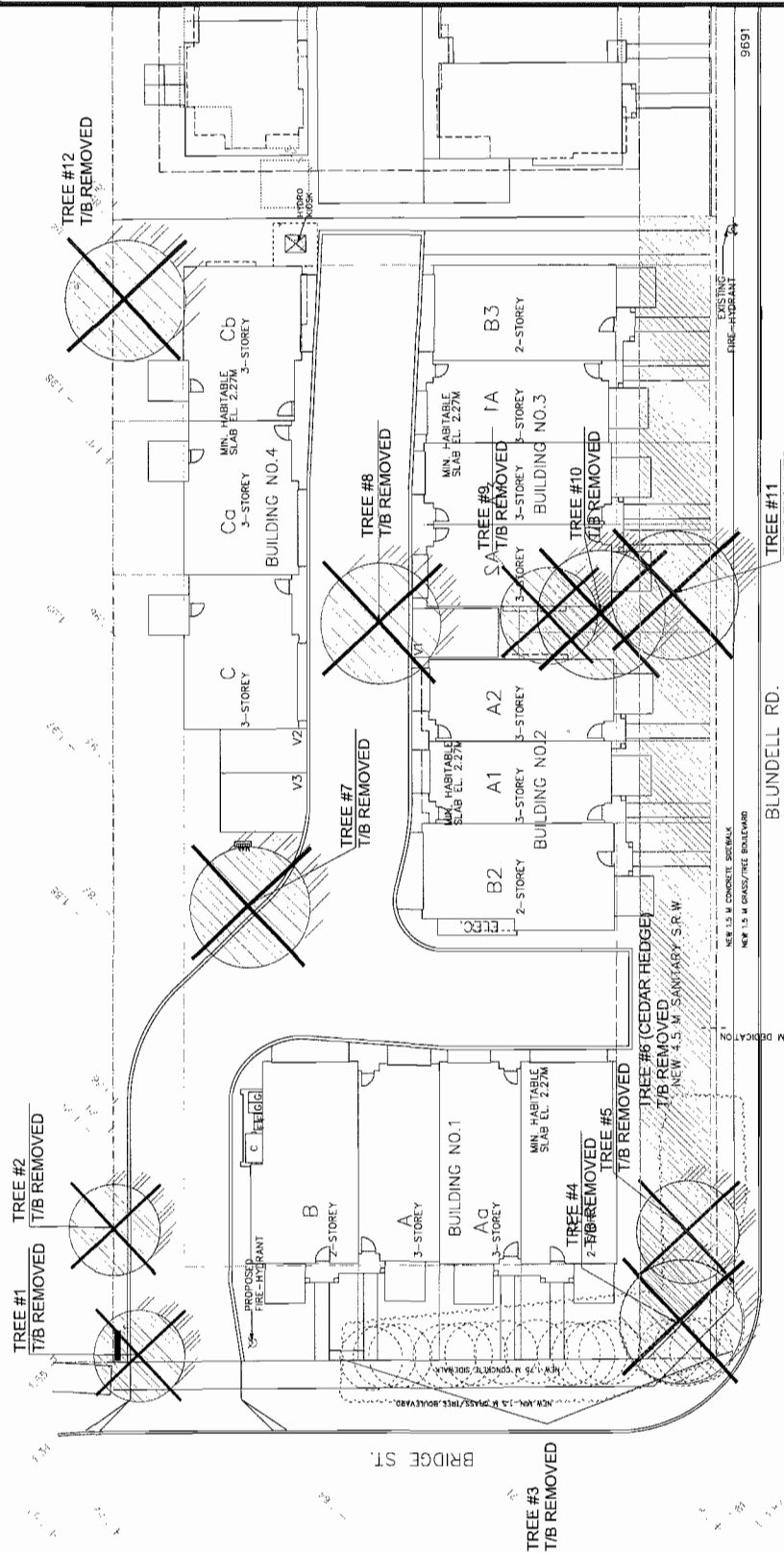
DATE: 10/14/2014
SCALE: 1/8" = 1'-0"
DRAWN: JG
CHECKED: JG
PROJECT NUMBER: 14-014

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Suitable Replacement Trees	
Common Name	Botanical Name
ACER PALMATUM BLOODGOOD	RED JAPANESE MAPLE
FRAXINUS AMERICANA AUTUMN APPLAUSE	AUTUMN APPLAUSE ASH
PRUNUS SP.	SERBIAN SPRUCE
PRUNUS SP.	SWEDISH COLUMBIAN ASPEN
STYRAX JAPONICUS ROSEAN	JAPANESE SNOWBELL

Table of Trees	
Tree No.	Species
Common Name	Botanical Name
DBH (cm)	CRZ radius (m)
No.1	Betula sp.
No.2	Betula sp.
No.3	Thuja sp.
No.4	Cedrus deodara
No.5	Alnus rubra
No.6	Thuja sp.
No.7	Prunus sp.
No.8	Prunus sp.
No.9	Rhododendron
No.10	Cherry
No.11	Hazelnut
No.12	Cherry



Rezoning Considerations

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

Address: 9611, 9631 and 9651 Blundell Road

File No.: RZ 13-647246

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Dedicate approximately 0.39m (exact dimension to be confirmed via Owners BCLS and as per the Servicing Agreement design) across the entire Blundell Road frontage, including a 4m x 4m corner cut at Bridge Street.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking areas into habitable space.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$38,342.30) to the City's affordable housing fund.
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$14,761.79) to the City's public art fund.
8. Contribution of \$1,000 per dwelling unit (e.g. \$14,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$25,000.00 to the City's Parks Development Fund.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

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

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

1. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of \$9,000.00 to ensure the replacement planting will be provided.
2. Enter into a Servicing Agreement* for the design and construction of the design and construction of frontage improvements. Works include, but may not be limited to:
 - a) Blundell Road Frontage Improvements:
 - i. Construct a new 1.5 m wide concrete sidewalk next to the new property line and a 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.

- ii. The existing driveways to provide access to 9611/9631/9651 Blundell Road are to be closed. Remove the existing driveway letdowns and replace with barrier curb and gutter, grass/treed boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.
 - iii. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
 - iv. Consult Engineering on lighting and underground utility requirements as part of the frontage works.
 - v. The design should match works done via SA11-596153 (9733 Blundell Road).
- b) Bridge Street Frontage Improvements:
- i. Widen Bridge Street along the entire development frontage to provide an 11.2 m wide pavement (measuring from the curb on the west side of the road).
 - ii. Construct a new 1.75 m wide concrete sidewalk next to the property line and a minimum 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the minimum 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.
 - iii. The existing driveway at the Bridge Street development frontage is to be closed. Remove the existing driveway letdown and replace with barrier curb and gutter, grass/treed boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.
 - iv. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
 - v. Consult Engineering on lighting and underground utility requirements as part of the frontage works.
 - vi. The design should match works done via SA07- 358208 (9688 Keefer Street).
- c) Sanitary
- i. Site service is to connect to existing manhole SMH7562, located along east property line of the development site (9651 Blundell Road).
 - ii. If the site requires pre-loading, it cannot encroach onto the existing City rights-of-way along Blundell Road.
 - iii. Existing 3.0m SRW LMP39900 along the entire frontage of Blundell Road is to be discharged and replaced with a 4.5m SRW along the entire Blundell Road frontage; new SRW agreement to include wording to permit the encroachment of non-permanent structures (stairs, fences, etc.).
- d) Storm
- i. The Blundell Road frontage from the east property line of the development site (9651 Blundell Road) to existing manhole STMH1299 (Bridge Street) with a length of approximately 76 m must be upgraded to a minimum 600 mm by the developer, as per City requirements. Existing manhole STMH1299 (Bridge Street) and STMH1440 (Aspin Drive) will need to be replaced and existing storm sewers and services will need to be re-connected.
- e) Water
- i. In order to accommodate the required storm upgrade, the developer is required to replace the existing 300mm asbestos cement watermain along the Blundell Road frontage from the east property line of the development site (9651 Blundell Road) to Bridge Street; the replacement is to be installed at a new offset (refer to SA 11-596153).
 - ii. An additional hydrant is required on Blundell Rd to achieve 75m (min.) spacing for multi-family areas.
- f) Other
- i. The developer is responsible for the installation of pre-ducting for private utilities along Bridge Street and Blundell Road frontage. The developer must contact Private Utility Companies to determine what equipment will be required (vistas, kiosks, transformers, etc.) and where it can be located; the City will not permit such equipment to be located in the City road dedication or rights-of-way. The developer is encouraged to investigate whether it can be located within the building, so that it is not visible from the fronting streets.

3. Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
4. Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Incorporation of accessibility, CPTED, and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9200 (RZ 13-647246)
9611, 9631 and 9651 Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)"**.

P.I.D. 003-089-410

Lot 76 Section 15 Block 4 North Range 6 West New Westminster District Plan 47089

P.I.D. 003-612-805

Lot 77 Section 15 Block 4 North Range 6 West New Westminster District Plan 47089

P.I.D. 003-971-481

East Half Lot 10 Except: Part Subdivided by Plan 36473, Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9200"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

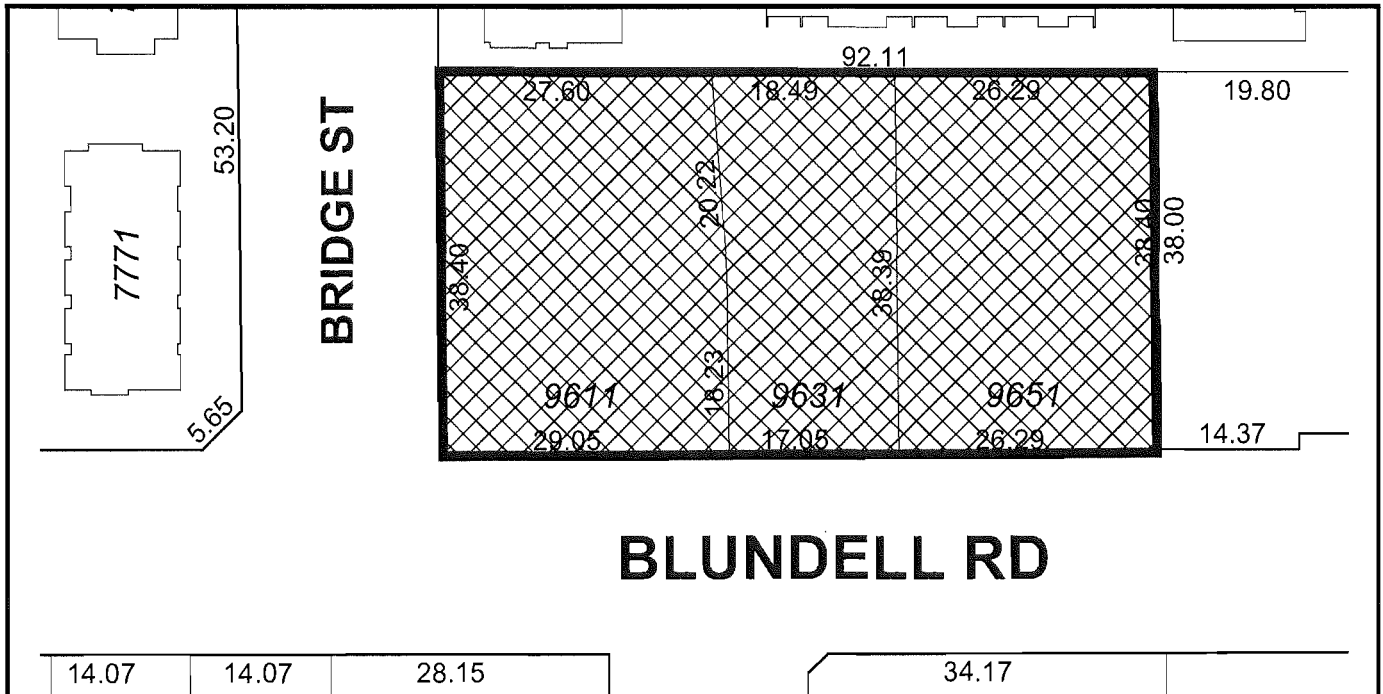
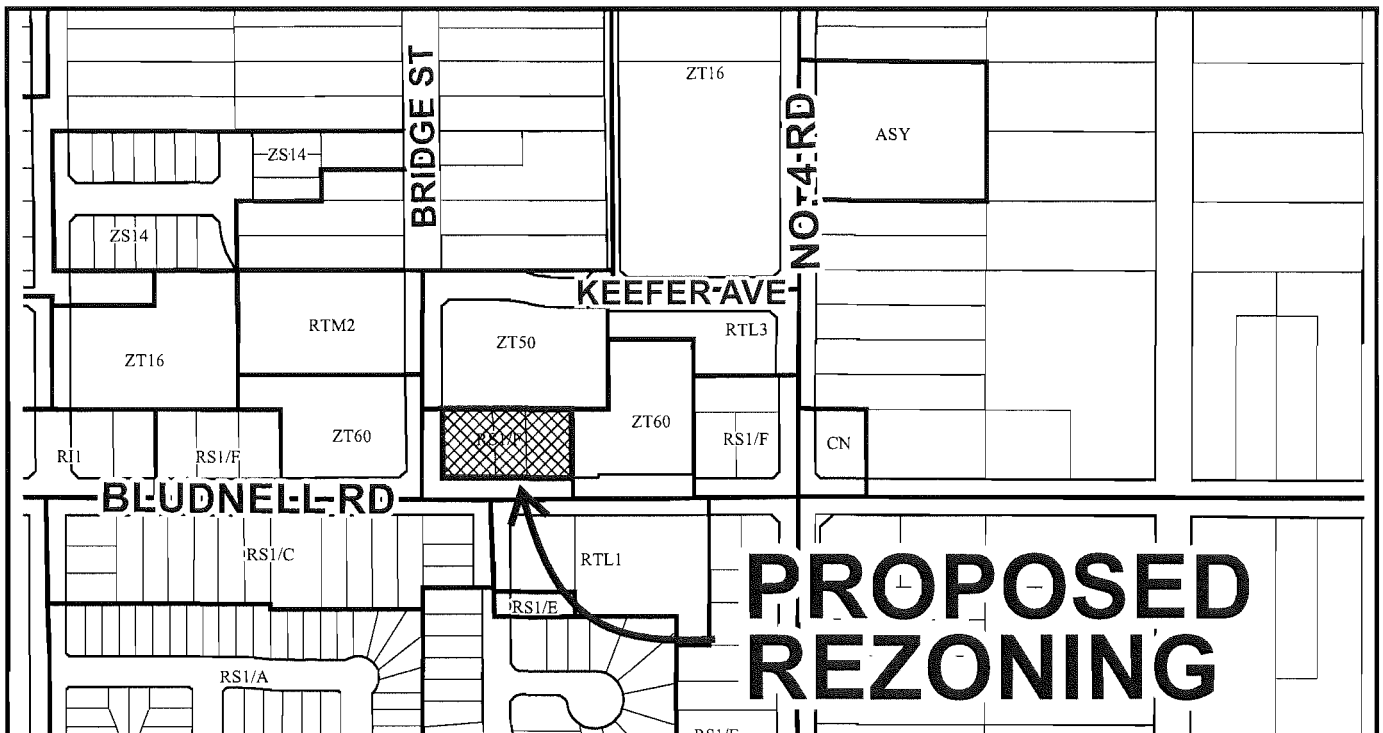


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 14-647246

Original Date: 12/04/14

Revision Date:

Note: Dimensions are in METRES