



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, June 19, 2012
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-9 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, June 5, 2012.*



NEXT COMMITTEE MEETING DATE

Wednesday, July 4, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. **PROVINCIAL OFFICE OF THE SENIORS ADVOCATE**
(File Ref. No.:) (REDMS No. 3553326)

PLN-13

See Page **PLN-13** for full report

Designated Speaker: Lesley Sherlock

STAFF RECOMMENDATION

That:

- (1) *The following resolution regarding the Office of the Seniors Advocate, as attached to the report "Provincial Office of the Seniors Advocate" dated June 13, 2012 from the General Manager of Community Services, be forwarded to UBCM for consideration at the 2012 UBCM Convention:*

WHEREAS the BC Ombudsperson released “The Best of Care: Getting it Right for Seniors (Part 2)” with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released “Improving Care for B.C. Seniors: An Action Plan” in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson’s recommendations:

- (a) be independent and fully resourced;*
 - (b) focus on home and community care, as well as health promotion services;*
 - (c) provide proactive, systemic advocacy;*
 - (d) prepare and enforce procedures regarding seniors’ care facility complaints, inspections and reporting;*
 - (e) be accessible and responsive to BC’s diverse and growing seniors population; and*
 - (f) support local and provincial seniors’ organisations.*
- (2) A letter be sent to the Premier, with copies to the appropriate Minister and Richmond MLAs, regarding proposed roles and functions of the Office of the Seniors Advocate.*



2. **PROJECT SPECIFIC FINANCIAL AND POLICY CONSIDERATIONS FOR THE PROPOSED KIWANIS TOWERS AFFORDABLE HOUSING DEVELOPMENT AT 6251 MINORU BOULEVARD**
(File Ref. No. 12-8060-20-8915/8916) (REDMS No. 3487847)

PLN-27

See Page PLN-27 for full report

Designated Speaker: Dena Kae Beno

STAFF RECOMMENDATION

- (1) *That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:*
 - (a) *Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and*
 - (b) *Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured.*
- (2) *That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard.*
- (3) *That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard”, be introduced and given first reading.*
- (4) *The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard”, be introduced and given first reading.*
- (5) *That Bylaws No. 8915 and No. 8916, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*

- (6) *That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (7) *That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in Attachment 3 of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard”, be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy.*
- (8) *That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming.*
- (9) *That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects.*
- (10) *That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required*



PLANNING & DEVELOPMENT DEPARTMENT

- 3. **APPLICATION BY POLYGON CARRERA HOMES LTD. FOR REZONING AT 6251 MINORU BOULEVARD FROM SCHOOL AND INSTITUTIONAL USE (SI) TO HIGH RISE APARTMENT (ZHR11) BRIGHOUSE VILLAGE (CITY CENTRE).**

TERMINATION OF HOUSING AGREEMENT BYLAW NO. 8677 (MAYFAIR PLACE) AND BYLAW NO. 8687 (CAMBRIDGE PARK) AND TERMINATION OF ASSOCIATED HOUSING AGREEMENTS.

ZONING TEXT AMENDMENTS INITIATED BY THE CITY OF RICHMOND TO REMOVE REQUIREMENTS TO PROVIDE AFFORDABLE HOUSING AT 9399 (ODLIN ROAD (MAYFAIR PLACE), 9500 ODLIN ROAD (CAMBRIDGE PARK) AND 9566 TOMICKI AVENUE (FISHER GATE / WISHING TREE).

(File Ref. No. 12-8060-20-8677/8687, RZ 11-591685, ZT 12-605555 & 12-605556 & 12-605577, HX 12-605913, & 12-60592; REDMS No. 3476878)

PLN-55

See Page PLN-55 for full report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading.*
- (2) *That Bylaw No. 8910, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.*
- (3) *That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*
- (4) *That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park).*
- (5) *That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading.*
- (6) *That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading.*
- (7) *That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

- (8) *That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create “High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)” and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading.*
- (9) *That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*



4. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8751 COOK ROAD FROM LOW DENSITY TOWNHOUSES (RTL1) TO HIGH DENSITY TOWNHOUSES (RTH3)**
(File Ref. No. 12-8060-20-8917, **RZ 04-265950**) (REDMS No. 3428667)

PLN-179

See Page **PLN-179** for full report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8917, for the rezoning of 8751 Cook Road from “Low Density Townhouses (RTL1)” to “High Density Townhouses (RTH3)”, be introduced and given first reading.



5. **APPLICATION BY PENTA BUILDERS GROUP FOR A HERITAGE ALTERATION PERMIT AT 3531 BAYVIEW STREET**
(File Ref. No. HA 12-610486) (REDMS No. 3531833)

PLN-199

See Page **PLN-199** for full report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:*

- (a) *the demolition and removal of the building;*
- (b) *the excavation and removal of associated infrastructure;*
- (c) *the temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;*
- (d) *the securing of the site; and*
- (e) *the installation of new fencing (if needed) with a landscape buffer.*

☐

6. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, June 5, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Wednesday, May 23, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 19, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE): 2011 ANNUAL REPORT AND 2012 WORK PLAN**
(File Ref. No. 01-0100-20-ACEN1-01) (REDMS No. 3527086)

Terry Crowe, Manager, Policy Planning, provided background information and commented on the Advisory Committee on the Environment's (ACE) 2012 Work Program. Mr. Crowe stated that ACE is considering publishing an information brochure that would highlight its mandate and comment on what ACE does.

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Discussion ensued and Committee noted that a brochure is a good way to inform the public of ACE's activities.

Mr. Crowe noted that ACE anticipates being more involved in local events in an effort to increase their awareness within the community. In reply to a query from Committee, Mr. Crowe advised that staff would work with ACE to ensure that a brochure is developed in 2012.

It was moved and seconded

That:

- (1) *The 2011 Richmond Advisory Committee On The Environment (ACE) Annual Report be received; and*
- (2) *The 2012 Richmond Advisory Committee On The Environment (ACE) Work Plan be endorsed.*

CARRIED

2. **RICHMOND COMMENTS: PROPOSED GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY AMENDMENT BYLAW 1160, 2012**
(File Ref. No.) (REDMS No. 3534599)

Mr. Crowe provided background information. He stated that the proposed bylaw does not affect the City and enables that all Regional Growth Strategy Conservation and Recreation designated land amendments be made by a Type 2 Minor (A) amendment.

It was moved and seconded

That, as per the staff report titled: "Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012", the Metro Vancouver (MV) Board be advised that the City of Richmond accepts the proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012.

CARRIED

3. **HAMILTON AREA PLAN - FIRST PUBLIC SURVEY FINDINGS AND PROPOSED DEVELOPMENT OPTIONS**
(File Ref. No. 08-4045-20-14) (REDMS No. 3532954)

Mr. Crowe provided background information and advised the following:

- the first open house was held on March 13, 2012 and there was a good turnout of approximately 135 people;
- the public survey results indicate that the community wishes to see various community improvements such as a community safety station, a library, more indoor recreational space, and improved walkways and trails; and
- the community has accepted the notion of additional density in the area as it could provide more community amenities.

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Mr. Crowe stated that staff anticipate holding a second open house in the near future that would present the three proposed general development options. Also, he noted that another public survey would be available to seek additional information regarding the proposed three general development options.

Discussion ensued and Committee was pleased with the City-Developer approach to the public consultation process.

In reply to a query from Committee, Dana Westermarck, Oris Consulting Ltd., advised that a community safety station is a top priority to the community as there is currently only one RCMP member designated to the area. Mr. Westermarck stated that many members of the community cited concerns with the response time to break and enter calls as a second officer must first be dispatched from the main detachment prior to the RCMP attending. Also, he commented that the community wishes to be more involved with policing.

Discussion ensued regarding the community's desire to be more involved in policing and in reply to a query from Committee, Cathryn Volkering Carlile, General Manager – Community Services, advised that Fire Hall No. 5 has a community use space. She noted that use of the space is coordinated through the Fire Department. Committee requested that this matter be discussed at the June 12, 2012 Community Safety Committee meeting.

In reply to a query from Committee, Mr. Westermarck advised that a consultant has been retained to facilitate a retail market analysis, which would identify what types of businesses may be supported based on the level of density. Also, he commented on the different shopping experience provided in a neighbourhood strip mall as oppose to that of a big retailer.

Discussion ensued regarding what can be expected in the Queensborough area. Mr. Crowe advised that he would provide Council with a memorandum addressing the Queensborough Community Plan and any proposed facilities such as a library which may be used by Hamilton residents.

Discussion further ensued regarding the Queensborough area and it was noted that cost-sharing opportunities for certain amenities might exist between the City of New Westminster.

It was moved and seconded

That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this report dated May 23, 2012 from the Acting General Manager of Planning and Development.

CARRIED

4. MANAGER'S REPORT

None.

Planning Committee

Tuesday, June 5, 2012

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:35 p.m.).

CARRIED

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 Tuesday, June 5, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk



To: Planning Committee
From: Cathryn Volkering Carlile
General Manager
Re: Provincial Office of the Seniors Advocate

Date: June 13, 2012

File: /

Staff Recommendation

That:

1. The following resolution regarding the Office of the Seniors Advocate, as attached to the report "Provincial Office of the Seniors Advocate" dated June 13, 2012 from the General Manager of Community Services, be forwarded to UBCM for consideration at the 2012 UBCM Convention:

WHEREAS the BC Ombudsperson released "The Best of Care: Getting it Right for Seniors (Part 2)" with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released "Improving Care for B.C. Seniors: An Action Plan" in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson's recommendations:

- *be independent and fully resourced;*
 - *focus on home and community care, as well as health promotion services;*
 - *provide proactive, systemic advocacy;*
 - *prepare and enforce procedures regarding seniors' care facility complaints, inspections and reporting;*
 - *be accessible and responsive to BC's diverse and growing seniors population; and*
 - *support local and provincial seniors' organisations.*
2. A letter be sent to the Premier, with copies to the appropriate Minister and Richmond MLAs, regarding proposed roles and functions of the Office of the Seniors Advocate.

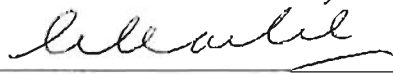


June 13, 2012

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Cathryn Volkering Carlile
General Manager

Att. 3

REPORT CONCURRENCE			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Intergovernmental Relations & Protocol Unit		<input checked="" type="checkbox"/>	
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

In February 2012, the BC Ombudsperson released an extensive report with recommendations regarding seniors' care, "The Best of Care: Getting it Right for Seniors (Part 2)". The report included 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors. Key recommendations are outlined in **Attachment 1**.

Concurrent with the Ombudsperson's report publication, the Province released a response, "Improving Care for B.C. Seniors: An Action Plan". The Plan includes a number of key actions that the Province will undertake to implement the Ombudsperson's recommendations. The first action is appointing a Seniors Advocate "to assist and protect seniors receiving public and private community and health care services and ensure complaints are resolved."

The Province has committed to establishing an Office of the Seniors Advocate, and is currently conducting province-wide public consultations regarding the role and function of the Office.

The Richmond Seniors Advisory Committee (RSAC) had previously requested that Council endorse the Ombudsperson's recommendations but, following discussion with their Council Liaison, decided to make a more specific request. The RSAC subsequently focused on proposed Provincial actions, and drafted a letter highlighting their priorities for the Office of the Seniors Advocate. The RSAC resolved at their June 2012 meeting to request that a letter based on the attached be sent to the Province (**Attachment 2**).

Analysis

1. Letter Regarding the Office of the Seniors Advocate

The RSAC proposes in **Attachment 2** that the Office of the Seniors Advocate:

1. be independent and fully resourced,
2. focus on home and community care, as well as health promotion services,
3. provide proactive, systemic advocacy on behalf of BC seniors,
4. prepare and enforce procedures regarding seniors' care facility complaints, inspections and reporting process,
5. be accessible and responsive to BC's diverse and growing seniors population, and
6. support local and provincial seniors' organizations.

The RSAC provides rationale for why each area is deemed critical for the Office to undertake. Staff concur that each of these areas is key to ensuring that seniors are supported and cared for in the best possible manner. With our rapidly increasing seniors population, the importance of this Office in ensuring seniors well-being cannot be underestimated.

2. UBCM Resolution

The Union of BC Municipalities (UBCM) is currently receiving resolutions for consideration at the September 2012 Convention. A draft resolution outlining RSAC priorities for the Office of the Seniors Advocate is attached for Council's consideration (**Attachment 3**). The UBCM deadline for resolutions is June 30, 2012.

Staff surveyed other Lower Mainland municipalities to determine if others were considering putting forward such a motion, but no affirmative responses were received.

Financial Impact

There is no financial impact.

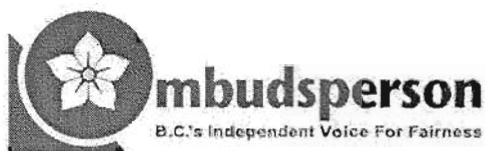
Conclusion

After reviewing the Ombudsperson's recommendations and the Provincial response, the RSAC has identified priority roles and functions for the proposed Office of the Seniors' Advocate. As consultations regarding this Office are currently underway, the RSAC is requesting Council support in shaping how this Advocate can best ensure the well-being of seniors. Staff also recommend Council's consideration of a UBCM resolution supporting the RSAC request.



Lesley Sherlock
Social Planner
(604-276-4220)

LS:ls



News Release

www.bcombudsperson.ca

For Immediate Release

NR12-01

February 14, 2012

IMPROVING THE CARE OF SENIORS: OMBUDSPERSON RELEASES REPORT WITH 176 RECOMMENDATIONS

VICTORIA – Today Ombudsperson Kim Carter released a 400 plus page report on her office's three year investigation into the care of seniors in British Columbia. *The Best of Care: Getting it Right for Seniors in British Columbia (Part 2)* is a comprehensive and in depth investigation that makes 143 findings and 176 recommendations. The recommendations are designed to improve home and community care, home support, assisted living and residential care services for seniors.

"Our report focuses on key areas where significant changes should be made with many recommendations that can be implemented quickly," says Carter. "We need to provide a renewed commitment to some of the most deserving and vulnerable members of our communities; a commitment that focuses on their needs, listens to their concerns and respects their choices."

The report makes specific recommendations to the Ministry of Health and the five regional health authorities. These recommendations include:

- Providing clear information to seniors and their families; tracking key home and community care data and reporting it publicly in an annual home and community care report
- Supporting seniors and families in navigating the home and community care system
- Protecting seniors through consistent reporting and tracking of abuse and neglect
- Protecting those who complain in good faith about home and community care services from any adverse consequences for doing so
- Assisting seniors to continue to live at home by assessing the adequacy of current home support programs and analysing the benefits and costs of expansion
- Ensuring objective and enforceable standards of care for home support services
- Ensuring fair and equal treatment by immediately making certain that no seniors in assisted living are charged for services and benefits that are included in the assessed client rate
- Establishing an active inspection, monitoring and enforcement program in assisted living residences
- Ensuring equal treatment, benefits and protection of seniors in residential care by establishing one legislative framework that applies to all residential care facilities
- Ensuring fair treatment by not charging fees to seniors involuntarily detained in residential care under the *Mental Health Act*
- Ensuring objective and enforceable standards of care for seniors in residential care
- Enhancing dementia and end-of-life care services in residential care

During the investigation, the Ombudsperson found that the Ministry of Health has not made sure that seniors and their families have access to adequate assistance and support to navigate the complex home and community care system; has not analyzed whether the home support program is meeting its goal of assisting seniors to live in their own homes as long as it is practical; and that it is ineffective and inadequate for the Ministry of Health to rely on responding to complaints and serious incident reports as its main form of oversight for assisted living. The Ombudsperson also found that the Ministry of Health's decision to maintain two separate legislative frameworks for residential care has resulted in unfair differences in the care and services seniors receive and the fees they pay.

"Our goal is for there to be consistent, province-wide standards and processes that treat seniors across B.C. in a fair and equitable manner," adds Carter.

While the health authorities have responded to some of the recommendations in the report, the majority of the Ombudsperson's recommendations are currently being considered by the Ministry of Health. The Ombudsperson will monitor progress that is made on the recommendations and report the results through the office's website.

The Ombudsperson launched her systemic investigation into seniors' care issues in 2008. Part 1 of the Ombudsperson's report, *The Best of Care: Getting it Right for Seniors in British Columbia (Part 1)* was released in December, 2009. It contained 10 recommendations that focused exclusively on issues affecting seniors in residential care.

The Best of Care: Getting it Right for Seniors in British Columbia (Part 2) is available at www.bcombudsperson.ca.

Also released today are two additional investigation reports related to seniors' care issues. Both reports and news releases can be found at www.bcombudsperson.ca. They are:

- *On Short Notice: An Investigation of Vancouver Island Health Authority's Process for Closing Cowichan Lodge*
- *Honouring Commitments: An Investigation of Fraser Health Authority's Transfer of Seniors from Temporarily Funded Residential Care Beds*
- *Read the Seniors' Report (Part2)*
- *FACT Sheet*

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For further information:
Alexis Lang Lunn
Outreach, Information & Education Officer
Office of the Ombudsperson
www.bcombudsperson.ca

250-356-7740
alunn@bcombudsperson.ca

Home and Community Care Services

In this report, the Office of the Ombudsperson examined three types of health services for seniors that fall under Home and Community Care Services: home support, assisted living and residential care. Delivering the service is the responsibility of five regional health authorities and while there is legislation that regulates the provision of services, much of the actual operation is guided by policy. Each year, over 50,000 seniors in B.C. and their families are impacted by home and community care services.

Our Role

The Ombudsperson is an independent officer of the legislature appointed pursuant to the *Ombudsperson Act*. In this investigation, we looked into the administrative actions of provincial authorities with the goal of ensuring they deal with people and deliver services in a fair and equitable manner.

The Investigation

The seniors investigation was launched in 2008 and in 2009 the Ombudsperson released the results of the first part of the investigation with *The Best of Care (Part 1)*. That report focussed on three residential care issues – residents' rights, public information, and the role of resident and family councils.

The second part of the investigation looked at general home and community care issues, home support, assisted living and residential care and the role of the authorities involved. Issues investigated include access to services, adequacy of information, standards of care, complaints processes, and monitoring and enforcement. The investigation resulted in a report that makes 143 findings and 176 recommendations. The report, issued in three volumes, can be viewed by selecting: Overview (summary), Volume 1 (full report on home and community care, home support, assisted living) and Volume 2 (full report on residential care).

Authorities Involved with the Investigations

The Ministry of Health, the Ministry of Housing, the Fraser Health, Interior Health, Northern Health, Vancouver Coastal and Vancouver Island Health authorities were involved in the investigation.

Key Recommendations (R)

Home and Community Care

- Provide clear information to seniors and their families and track key home and community care data and report it publicly in an annual home and community care report (R) 1 to 5, 9 to 11 and 19
- Support seniors and families in navigating the home and community care system (R) 22
- Protect seniors through consistent standards for training, registration, and criminal records checks for all care aides and community health workers (R) 23 to 26
- Protect seniors through consistent reporting and tracking of abuse and neglect (R) 27 to 32
- Protect those who complain in good faith about home and community care services from any adverse consequences for doing so (R) 33

Home Support

- Assist seniors to continue to live at home by assessing the adequacy of current home support programs and analysing the benefits and costs of expansion (R) 34
- Ensure equal treatment by developing consistent and adequate time allotments for home support activities (R) 35
- Support seniors by establishing a set time frame within which seniors requiring home support will receive services (R) 36 to 38
- Enhance home support by including continuity of care as an underlying principle (R) 40
- Ensure objective and enforceable standards of care for home support services (R) 42 and 43

Assisted Living

- Ensure the Office of the Assisted Living Registrar ceases to contract with the Health Employers Association for staff (R) 51
- Ensure fair and equal treatment by ensuring immediately that no seniors are charged extra for services and benefits that are included in the assessed client rate (R) 53
- Ensure there is a legal foundation for any expansion of services and a concurrent increase in the monitoring and enforcement powers of the registrar (R) 54 to 56
- Support Seniors by establishing a timeframe within which seniors requiring assisted living will receive service (R) 63 to 65
- Protect seniors by establishing a clear, consistent and fair process for assessing whether they are still able to live in assisted living (R) 59 to 61, 67
- Ensure objective and enforceable standards of care for assisted living (R) 69
- Provide legally enforceable tenancy rights to assisted living residents (R) 82 to 84
- Enhance protection of seniors by establishing a single, accessible process to respond to all complaints about assisted living (R) 75 to 81
- Enhance protection of seniors by improving reporting of serious incidents (R) 85 to 87
- Establish an active inspection, monitoring and enforcement program (R) 88 and 89

Residential Care

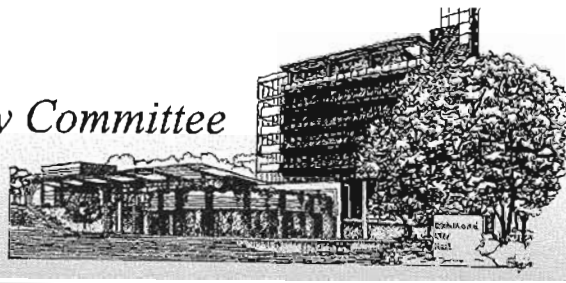
- Ensure equal treatment, benefits and protection of seniors in residential care by establishing one legislative framework that applies to all residential care facilities (R) 94 to 96
- Provide choice and offer flexibility in moving into residential care (R) 100, 117, 119 and 120
- Act transparently by providing seniors and their families with the information they need to make decisions about placement (R) 102 to 107
- Enhance the transparency of the admissions process by establishing a standard admissions agreement and by bringing Part 3 of the *Health Care (Consent) and Care Facility (Admission) Act* into force (R) 86-87
- Ensure fair treatment by not charging seniors involuntarily detained in residential care under the *Mental Health Act* fees (R) 130 to 132
- Ensure objective and enforceable standards of care for seniors in residential care (R) 133 and 134
- Establish consistent rules on the use of restraints (R) 135 to 137
- Ensure there are clear legal requirements that apply to obtaining consent for the administration of medication (R) 139 to 141 and 154
- Establish specific staffing standards for residential care facilities (R) 142 to 143
- Enhance dementia and end-of-life care services in residential care (R) 145 to 147
- Provide a simple and responsive complaints process (R) 148 and 149
- Improve the reporting of incidents, inspections, monitoring and enforcement practices (R) 152, 153, 156 to 167
- Establish more transparent and flexible processes for moves between facilities and moves on closure of facilities (R) 168 to 176

Additional Notes on the Recommendations

Recommendations can also be accessed by selecting links to the following: [home and community care](#), [home support](#), [assisted living](#), [residential care](#), and by [region](#). The full list is available in the [Overview](#) and [Volume 2](#)



Richmond Seniors Advisory Committee
Serving Richmond since 1991



June 13, 2012

Richmond City Council
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor and Councillors:

Re: Provincial Office of the Seniors Advocate

At the June 13 meeting of the Richmond Seniors Advisory Committee (RSAC), it was moved:

"That the RSAC request that Council send a letter to the Province regarding the role and function of the Office of the Seniors Advocate as suggested in the attached document."

Please find attached a proposed letter for Council to consider sending to the Province, as consultations regarding the role of the proposed Office of the Seniors Advocate are currently underway. The suggestions contained therein reflect priorities identified by our Committee with the well-being of Richmond, and indeed all BC seniors, in mind.

Thank you for considering this request.

Kathleen Holmes
Chair, Richmond Seniors Advisory Committee

:ls

June 13 , 2012

Seniors Action Plan
Ministry of Health
PO Box 9825, STN PROV GOV
Victoria, BC V8W 9W4

Re: SENIORS ADVOCATE

We write to support the provincial government's recent announcement that an Office of the Seniors' Advocate will be established, and to outline key features needed for an effective mandate.

The creation of an effective advocate position is an important step towards implementing the BC Ombudsperson's comprehensive recommendations for improving access and accountability in BC's system of home and community care. As the Ombudsperson's recent report (The Best of Care: Getting it Right for Seniors in British Columbia – Part 2) makes clear, the need for an advocate is not simply the result of isolated incidents of abuse or inappropriate care, but rather reflects widespread systemic problems. As such, it is vital that the new Office of the Seniors' Advocate have an independent, proactive and systemic mandate, including a focus on health promotion, and also be accessible and responsive to BC's diverse seniors population.

1. Independent and Fully Resourced

The Office of the Seniors' Advocate must be established as an independent office of the BC Legislature with an obligation to report publicly on an annual basis or more often if necessary. The Seniors' Advocate should be structured similarly to the powers and responsibilities of the Representative for Children and Youth. It is extremely important that the Seniors' Advocate be independent, fully resourced and report directly to the full legislature.

2. Focus on home and community care as well as health promotion services for seniors

The Office of the Seniors' Advocate should focus on BC's home and community care system as well as health promotion services that have the potential to improve seniors' health and well-being, reduce the use of expensive acute care services, and support seniors to live independently in their homes for as long as possible. The Advocate's mandate should focus on the current services offered through home and community care (home support, home care, assisted living, rehabilitation, residential care, and end-of-life care/palliative care), and in addition:

- a) Ensure access to social supports for seniors who are unable to maintain social connections on their own (such as outreach programs that reduce isolation, social activities, health education and exercise programs that promote healthy aging) and access to basic services such as assistance with meal preparation, cleaning and house maintenance.
- b) Ensure appropriate monitoring of the broader determinants of health such as affordable housing and accessible, affordable transportation that support seniors to live independently in their homes for as long as possible.

3. Proactive, systemic advocacy on behalf of BC seniors

Rather than be complaints-driven only, the Office of the Seniors' Advocate should be mandated to:

- a) Advocate on behalf of seniors to ensure that home care, community care and health promotion services meet their needs, and that seniors have the ability to advocate for enhancements to these services. The advocate must, in collaboration with the ombudsperson, ensure that all the recommendations in her Report, "The Best of Care: Getting it Right for Seniors in British Columbia (Part 2)" are implemented.
- b) Ensure that systematic monitoring, review, and public reporting on home care, community care and health promotion services, funded or contracted, are provided by the provincial government and its service agencies.
- c) Ensure that legislated protection is provided to those employees and users of services in health care facilities and concerned members of the public who complain or provide information on instances of abuse, inadequate or lack of care in such facilities.
- d) Ensure that seniors at all levels of care and all ethnic groups receive the same level of service provided by the government in Acute Care, Home Support, Assisted Living and Residential Care.
- e) Work collaboratively with the Ministry of Health, health authorities, service providers, and seniors' organizations to improve the integration and standardization of services and to ensure a responsive and accountable system of home care, community care and health promotion services.
- f) Provide a range of advocacy services to seniors and/or people caring for them, including sufficient resources to support self-advocacy and community-based advocacy, monitoring and addressing problems in existing complaints processes, and in some cases advocating directly on behalf of seniors.
- g) Ensure that the above activities and supports focus on the needs of vulnerable and/or marginalized seniors, including First Nations, immigrant and visible minority seniors, the frail elderly, seniors with low incomes and LGBT seniors.

4. Complaints, Inspections and Reporting Process

- a) There must be specific guidelines and they must be enforceable and enforced.
- b) Inspections of any and all seniors' care facilities should be at random, not known in advance and exemptions from compliance be monitored by either the Advocate or an outside qualified third party.

5. Accessible and responsive to BC's diverse and growing seniors population

It is important for the Advocate's mandate to reflect the size, diversity and vulnerability of BC's growing senior's population, and the complexity of seniors' health-related needs. Appropriate processes and resources will be required to identify key issues of concern to seniors in local communities across the province, and from different sub-populations (such as frail seniors, First Nations, immigrant, visible minority seniors, and LGBT seniors).

6. The new Advocate's mandate should:

- a) Ensure local and provincial seniors' organizations have the resources to conduct outreach to their respective communities in order to identify emerging and long-standing issues of concern, and provide information to these communities about the Advocate's work.
- b) Provide a range of in-person and online opportunities for seniors' organizations to engage with the Office of the Seniors' Advocate, including a yearly in-person meeting with key provincial organizations.

We look forward to participating in further dialogue in regard to the Office of the Seniors' Advocate.

Sincerely,

Richmond City Council

Cc The Honourable Michael de Jong, Minister of Health
Mike Farnworth, Opposition Critic for Health
Katrine Conroy, Opposition Critic for Seniors and Long-Term Care
Kim Carter, BC Ombudsperson
Heather Devine, Seniors Action Plan Team

Proposed UBCM Resolution: OFFICE OF THE SENIORS ADVOCATE

WHEREAS the BC Ombudsperson released “The Best of Care: Getting it Right for Seniors (Part 2)” with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released “Improving Care for B.C. Seniors: An Action Plan” in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson’s recommendations:

- be independent and fully resourced;
- focus on home and community care, as well as health promotion services;
- provide proactive, systemic advocacy;
- prepare and enforce procedures regarding seniors’ care facility complaints, inspections and reporting;
- be accessible and responsive to BC’s diverse and growing seniors population; and
- support local and provincial seniors’ organisations.



City of Richmond

Report to Committee

To: Planning Committee **Date:** May 30, 2012
From: Cathryn Volkering Carlile **File:** 08-4057-05/2012
General Manager – Community Services
Re: **Project Specific Financial and Policy Considerations for the Proposed
Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard**

1. That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:
 - a. Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and
 - b. Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured.
2. That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard.
3. That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading.
4. The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading.

5. That Bylaws No. 8915 and No. 8916, having been considered in conjunction with:

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

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

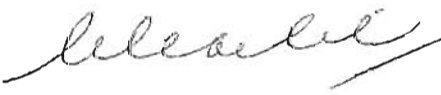
6. That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

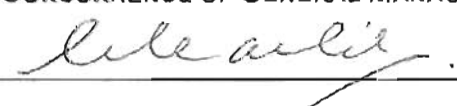


7. That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in **Attachment 3** of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy.

8. That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming.

9. That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects.

10. That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required


 Cathryn Volkering Carlife
 General Manager – Community Services
 (604-276-4068)
 Att. 4

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
Real Estate	<input checked="" type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

On July 22, 2009, Council passed the following motion:

That staff develop and bring forward to the Planning Committee options for funding on a case by case basis of development cost charges and servicing costs for affordable housing projects.

This report responds to the above referral, specifically pertaining to a proposed redevelopment of the Kiwanis Senior's Housing Complex. The report provides information on the Kiwanis redevelopment proposal. It includes a rationale to utilize the City's Capital Affordable Housing Reserve Funds to support the development of subsidized, low-income housing for seniors through the provision of City contributions to cover development cost charges, servicing costs and municipal permit fees for the project and a portion of the construction costs of the project.

In addition to the 2009 referral, staff also brought forward the Kiwanis/Polygon concept last year, prior to the submission of the application, to City Council for discussion. The proposed concept was supported by Council.

Analysis

The City has received a Rezoning application from Polygon Carrera Homes Ltd. ("Polygon") in collaboration with the Kiwanis Senior Citizens Housing Society ("Kiwanis") for the development of the Kiwanis Towers low income seniors rental housing at 6251 Minoru Boulevard. The proposed affordable housing portion of the development consists of 2 concrete towers containing a total of 296 1-bedroom units and 710 square metres of resident indoor amenity spaces ("Kiwanis Towers Project").

The Affordable Housing Strategy prioritizes the use of affordable housing reserve funds for subsidized housing to support low income households (i.e. rents below what is stipulated in the Strategy for low end market rental units). In addition, Affordable Housing Reserve Fund allocations are determined through a competitive proposal call process (i.e. the City-owned site at 8111 Granville Avenue/8080 Anderson Road), with exception given to Council approved affordable housing projects in special development circumstances to:

- Meet senior government funding deadlines, and
- Confirm that funding has or will be obtained from other levels of government and other partners.

The Kiwanis request for the 6251 Minoru Boulevard affordable housing development has been reviewed as a "project-specific" special development circumstance that is proposing to:

- Secure rents below the Affordable Housing Strategy rates;
- Seek financial support from other levels of government;
- Meet the Affordable Housing Reserve Fund Policy funding priority for the provision of subsidized rental housing (i.e. low income seniors); and

- Align with the Affordable Housing Strategy proposal review and approval criteria.

Subject to Council approval, the proposed Kiwanis and City-owned sites will be the only affordable housing developments at this time to be considered for municipal capital funding support that varies from the City's standard affordable housing and OCP policies. Further details of the Kiwanis review and determination for funding are outlined below and described in this report.

As part of the proposal, Kiwanis has requested City financial support for the proposed Kiwanis Tower project, to include:

Kiwanis Towers Financial Project Summary:

Financial Contribution Category	Total Amount	Current Funding Source
Kiwanis Proposed Equity Contribution	\$21,070,000	Kiwanis
City Contribution: Affordable Housing Value Transfers from Polygon projects (Subject to Council approval and provided that City receives such funds)	\$18,690,406	City of Richmond through affordable housing value transfers from Polygon projects.
City Contribution:	\$ 2,147,204	City of Richmond
City Contribution: Municipal Contribution towards Development Cost Charge, Servicing Cost Charge, and Building Permit Fees	\$ 3,305,468	City of Richmond
Remaining Estimated Financing Required (*Total reflects proposed contributions being applied, as noted above)	\$13,275,922	Kiwanis to secure mortgage (BC Housing providing construction financing and arranging mortgage)
Total Gross Capital Construction Project Costs (A fixed construction contract has been negotiated between Kiwanis and Polygon)	\$58,489,000	

*Total financing costs are subject to BC Housing financing approval terms and requirements. Kiwanis reports \$16,581,390 for BC Housing financing costs, which doesn't reflect the proposed City contribution towards DCC, SC, and Municipal Permit costs.

Average Tenant Rents: \$680-\$830 (Rents may be lower based on final requirements for financing)

Total Shelter Costs: \$755-\$905 (Includes rent, average electrical charges, and tenant insurance)

A Housing Agreement to secure 296 units of low-income rental housing for seniors will be registered on title. A subsequent report will be brought forward to Council outlining the terms and conditions for the housing agreement.

This report provides an overview and analysis of the Kiwanis request with respect to:

Section A: City Policy considerations to support the Kiwanis Towers financial support request, and

Section B: Affordable Housing Strategy requirements and considerations.

Section A: City Policy Considerations and Proposed City Contributions to Support the Kiwanis Towers Financial Support Request

To support the viability of the project and to further Kiwanis' ability to provide tenant rents below what is stipulated in the Affordable Housing Strategy, the proposal involves the following financial offsets:

- Existing funds in the City's Capital Affordable Housing Capital Reserve Fund, and
- Affordable Housing Value Transfers from current and proposed Polygon projects, (note: further details of the proposed transfer method and outcomes are outlined below).

Staff had previously conducted a review to determine what funding sources could be utilized to provide financial support for the affordable housing projects. Through the review, it was identified that the Affordable Housing Statutory Reserve Fund Policy-5008, Section 5.15 of the Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund Bylaw No. 8206 required amendments to align with the Affordable Housing Strategy and other City requirements for the allocation and distribution of Affordable Housing Reserve Funds.

Council endorsed the proposed amendments to the above Bylaws and policy at its meeting of April 10, 2012. The Bylaw and amendments were subsequently adopted. The amendments provide Council with the authority to direct:

1. Different proportions of contributions to the Affordable Housing Reserve Funds, from time to time, to support affordable housing special development circumstances, and
2. Capital financial support for specific affordable housing developments for affordable housing project eligible costs that include:
 - a) Municipal fiscal relief (i.e. development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees).
 - b) The construction of infrastructure required to service the land on which the affordable housing is being constructed; and
 - c) Other costs normally associated with construction of the affordable housing (e.g. design costs, soft costs).

A. Proposed City Contribution: Affordable Housing Value Transfers

Kiwanis is requesting the City's consideration of financial support for the proposed Kiwanis Towers development to support the financial viability of the project, and to provide tenant rents below what is stipulated in the City's Strategy. Kiwanis is requesting Council consideration of approval for affordable housing value transfers from Polygon sites that have or will require the provision of affordable housing.

The proposal identifies values for converting the requirement to provide affordable housing units into a cash-in-lieu equivalent (referred to in this report as Affordable Housing Value Transfers or AHVT) for several current and proposed Polygon developments. These AHVTs are proposed to be deposited into the City's Affordable Housing Capital Reserve Fund and then, at the City's discretion, allocated to the Capital construction costs of the proposed Kiwanis Towers development.

The City hired G.P. Rollo & Associates (GPRA), land economists, experienced in affordable housing matters, to:

1. Work with the City and Polygon to analyze the proposed AHVT rates;
2. Review the proposed AHVT's to support the Kiwanis site; and
3. Generate a calculation method that is sound and reasonable, without creating an on-going incentive for developers to deviate from standard City policy.

The AHVT rate has been determined as the difference between the cost to produce a unit and the average market value of the affordable housing units, utilizing Richmond specific market analysis. From the GPRA analysis, it was determined that the affordable housing value transfer for developments *where developers do not intend to keep the affordable housing portion of their density bonus* granted for developing affordable housing on the transfer site will be:

- A. \$160 sf. for wood-frame construction, and
- B. \$225 sf. for concrete projects.

These rates would apply where the developer pays the AHVT rate and doesn't choose to build the affordable housing square footage either on the development site or another site in the City. This reduces the gross buildable area by the affordable housing square footage and common areas that are no longer required.

It is important to note that should developers opt to keep the affordable housing portion of their density bonus, granted for developing affordable housing on another transfer site, the amounts are higher and will be:

- A. \$230 sf. for wood-frame construction, and
- B. \$278 sf. for concrete projects.

Kiwanis is requesting that the City accept AHVT contributions for the following current and proposed Polygon developments. If Council approves the proposed developments, Kiwanis is requesting that 100 percent of the contributions be allocated to the City's Capital Affordable Housing Reserve Fund and at the City's discretion (provided that the amounts have been collected), be used to support the Kiwanis Towers project. It is important to note that rates are derived for the purpose of the Kiwanis Development Tower project only and should not be used for future projects. The request includes:

Project	Affordable Housing Value Transfer Rate	Affordable Housing Square Feet	Total Contribution
Mayfair Place 9399 Odlin Road (16 Built, Secured Units) RZ 10-537689 (West Cambie Area)	\$160/ sf.	13,896 sf. actual built area	\$2,223,360
Cambridge Park 9500 Odlin Road (22 Built, Secured Units) RZ 08-408104 (West Cambie Area)	\$160/sf.	17,010 combined built area (Cambridge, Wishing Tree and Fisher Gate)	\$2,721,600
Carrera (Market side/Kiwanis) 6251 Minoru Boulevard RZ 11-591685 (Pending Council Approval) (City Centre)	\$225/sf.	18,071 sf.	\$4,066,031
Mueller 8331, 8351, 8371 Cambie Rd. & 3651 Sexsmith Rd. RZ 11-591985 (Under Review By Staff) (City Centre)	\$225/sf.	23,277 sf.	\$5,237,409
Alexandra Road East 9331, 9393, 9431, 9451 & 9471 Alexandra Road RZ 12-598503 (Under Review By Staff) (West Cambie)	\$160/sf.	9,817 sf.	\$1,570,741
Alexandra Road West 9491, 9511, 9531 & 9591 Alexandra Road RZ 12-598506 (Under Review By Staff) (West Cambie)	\$160/sf.	17,945 sf.	\$2,871,264
Total			\$18,690,406

*Above amounts are subject to the City's final determination, subject to annual review and construction price index adjustments, as required.

Kiwanis is applying for construction and mortgage financing from BC Housing. The proposed affordable housing value transfers will support the non-profit affordable housing provider to qualify for Provincial Project Approval for financing.

B. Proposed City Contribution: Cash-In-Lieu Contributions

Cash-in-lieu contributions are deposited to the City's Affordable Housing Reserve Fund to support the City's ability to purchase or acquire land for affordable housing development and to leverage funding opportunities to work with senior levels of government and community-based groups to support the City's affordable housing objectives.

On July 24, 2006, Council adopted the West Cambie-Alexandra Amenity Guidelines- Policy 5044. The guidelines developed developer contribution guidelines for developers seeking a density bonus through rezoning applications in the West Cambie area.

In 2007, a total of \$2,147,204 was received from the Polygon Hennessey Green (9800 Odlin Road; RZ 06-354959) and Meridian Gate (9288 Odlin Road; RZ 06-344033) projects in the West Cambie area. The projects contributions were deposited to the City's Affordable Housing Reserve Fund to be used for Affordable Housing Capital Projects in the West Cambie area.

Kiwanis has requested that an amount equal to the voluntary housing contributions of \$2,147,204 made by Polygon for the Hennessey Green and Meridian Gate projects be disbursed towards the Kiwanis Tower Projects.

C. Proposed City Contribution: Development Cost Charge, Service Cost Charge and Building Permit Fees

Due to limited senior government capital funding for subsidized rental housing development, an integrated funding approach is required to leverage financial support from various sources.

In addition, Kiwanis is requesting consideration of City contributions toward the development cost charge, service cost charge, development application and/or building permit fees to support their efforts to provide tenant rents that are below the rates stipulated in the Strategy. Their request has been reviewed utilizing a criteria generated from comparative research of current municipal grant initiatives. A summary of the assessment is as follows:

Criteria Requirements	Kiwanis Tower Project	Eligibility
<i>The eligible applicant must be a non-profit society or non-profit developer</i>	Richmond Kiwanis Seniors Housing Society has operated Seniors housing at the Minoru location since 1959.	Constitution registered on September 21, 1959 B.C. Registered Society Business Number on file.
<i>A written request from the applicant indicating the number of units to secure rents below what is stipulated in the Affordable Housing Strategy</i>	The affordable housing development consists of: 296 subsidized, seniors rental units The 2012 affordable housing strategy stipulates a \$925 maximum rent for a 1-bedroom unit, in accordance with Housing Income Limits published by CMHC.	A rezoning application has been received for the proposed development. Kiwanis will secure rents ranging between \$680-\$830 per month. The total shelter costs will range between \$755-\$905 per month (i.e. rent, electrical and tenant liability insurance costs).

<i>The rents must be secured below the Affordable Housing Strategy in perpetuity.</i>	Terms to be Secured through a City's Housing Agreement and Housing Covenant registered on title in perpetuity.	Rents and income threshold limits and annual verification of tenant eligibility are subject to the City's requirements as outlined in the Housing Agreement.
<i>Confirmation that funding from at least one source has been committed and/or secured (e.g. a partner from another level of government, private sector, or non-profit sector).</i>	Kiwanis equity contribution (\$21 M) BC Housing Financing Provisional Provincial Approval has been provided to Kiwanis. Proposed City contributions.	Final Provincial Project Approval will be processed upon receiving confirmation that the project has received the required municipal approvals and has met the BC Housing financing requirements. BC Housing to have 1 st priority on construction financing agreements. City to assume 2 nd priority on mortgage and other security.
<i>The applicant has submitted a sound financial, business, and a resident amenity plan.</i>	A financial pro forma has been received to include capital construction costs and on-going operating/maintenance budget requirements. On behalf of Kiwanis, Polygon to facilitate a tenant relocation program during construction to include: move out, move in, and temporary rental placement and assistance. In addition, Kiwanis and Polygon representatives are working with the City through a collaborative multi-stakeholder initiative (i.e. City, BC Housing, Vancouver Coastal Health, BC Non-Profit Housing Association, and BC Hydro) to support the rezoning process, development of an affordable housing provision rationale and a communications process.	Polygon has been hired by Kiwanis to oversee the development and construction management of the proposed Kiwanis Towers development. City staff facilitated a multi-stakeholder project communications process to support: 1) BC Hydro Thermal Comfort and Energy Modeling to maximize: energy efficient building design, life cycle operation cost analysis, and non-profit provider and tenant utility savings. 2) Resident amenity and service program planning (e.g. community health spaces). 3) Operations and Management plans (i.e. tenant management, operation and maintenance requirements and best practices).
<i>Housing is to be owned and operated in the long-term by a non-profit society, non-profit housing provider or government body.</i>	A City Housing Agreement and Housing Covenant will be registered on title to ensure use is secured in perpetuity. BC Housing to register a Section 219 Covenant on Title, which will expire 5 years after the mortgage being paid in full.	Kiwanis Senior Housing Society will retain ownership and oversee the management of the proposed Kiwanis Towers Development as senior low-income rental housing.

The development cost charge, service cost charge, development application and/or building permit fees are calculated by the total square feet of buildable, residential area that is designated for subsidized, affordable rental housing. The contribution by the City for the payment of these costs is proposed to come from the City's Affordable Housing Capital Reserve Fund. The estimated costs are:

CITY CONTRIBUTION: CATEGORY	AMOUNT
Development Cost Charges	\$2,160,118
Building Permit Fees	\$691,000
Servicing Cost Charges - Road Works	\$196,950
Servicing Cost Charges - Water	\$72,150
Servicing Cost Charges - Storm	\$74,100
Servicing Cost Charges - Sanitary	\$40,950
Servicing Cost Charges - Hydro / Telephone	\$42,900
Servicing Cost Charges - Service Connection Fees	\$27,300
Total City Contribution	\$3,305,468

*Offsite services were based on a pro-rated land area calculation between Polygon's adjacent Carerra development and Kiwanis. Kiwanis was allocated 39% of the total costs. Actual costs of Servicing Agreements will not be finalized until engineering design is approved and the contract for construction that will include servicing related costs is secured. Should the actual values exceed \$454,350; any additional level requests are to be provided in writing from the Kiwanis Society to include confirmed values and are subject to the City determination and approval requirements.

Summary: The Kiwanis Towers project meets the non-profit eligibility requirements to apply for a City contribution for the payment of Development Cost Charge, Service Cost Charge, and Building Permit fees. The City's contribution would support Kiwanis to achieve financial viability and to maintain rents below the Strategy rates.

Section B: City policy and Affordable Housing Strategy proposal review considerations

The Richmond OCP Bylaw Preparation Consultation Policy 5043 provides direction regarding the consultation requirements for an OCP amendment. The Policy requires a local government to consider opportunities for consultation with persons, organizations and authorities that may be affected by the enactment, repeal, or amendment of an OCP bylaw. The consultation process for the Kiwanis proposed development included two components to address the physical nature and affordable housing arrangements, as noted below:

A. Physical nature of the proposed Kiwanis development

Community consultation details about the physical nature of the proposed Kiwanis development are outlined in the report entitled, "Application by Polygon Development 275 Ltd. for Rezoning at 6251 Minoru Boulevard from School and Institutional Use (SI) to High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", dated May 30, 2012 from the Director of Development.

B. The affordable housing arrangements of the proposed Kiwanis development

The Strategy's affordable housing proposal review criteria focuses on supporting non-profit affordable housing providers to build capacity to respond to existing and emerging affordable housing needs. Staff worked with Kiwanis Seniors Housing Society and Polygon to build relationships, provide resources, generate stakeholder consultation, and facilitate technical analysis for the support for affordable housing development that includes the provision of cash contributions to support affordable housing in special development circumstances.

The collaborative, multi-stakeholder consultation process included participation from:

<i>BC Non-Profit Housing Association</i>	<ul style="list-style-type: none"> - Provided assistance in the facilitation of the BC Hydro Thermal Comfort and Energy Modeling - Provided non-profit resources and technical support to Kiwanis, Polygon and the City.
<i>BC Hydro</i>	<ul style="list-style-type: none"> - BC Hydro New Construction Program to conduct the Thermal Comfort and Energy Modeling
<i>BC Housing</i>	<ul style="list-style-type: none"> - Collaborative Project Communications support - Project Financing, Operations and Management expertise and best practice information.
<i>Vancouver Coastal Health</i>	<ul style="list-style-type: none"> - Collaborative project communications support - Facilities, Minoru Residence, communications, community partnership, and senior tenant health and well-being considerations.
<i>CHIMO Crisis Services (Outreach and Advocacy)</i>	<ul style="list-style-type: none"> - Provided tenant assistance, support and input into the Kiwanis Tenant Relocation Program implementation.
<i>Seniors Advisory Committee</i>	<ul style="list-style-type: none"> - Provided Kiwanis and Polygon feedback about the proposed development with respect to senior and community issues.
<i>Seniors Minoru Place Society Executive Board</i>	<ul style="list-style-type: none"> - Provided feedback about the proposed development and key resident and community amenity planning considerations for seniors.
<i>City staff</i>	<ul style="list-style-type: none"> - Facilitated inter-department collaboration to provide technical, communications, planning, and community services support to Kiwanis and Polygon. - Community Services staff provided applicants with the Affordable Housing Strategy proposal review criteria and utilized the information to guide the collaborative process.

Further collaboration is recommended, due to the significant proposed investment of municipal resources that is being requested for the project, as well as, to support Kiwanis in the development of resident amenity programming, community networking and partnership opportunities to effectively meet the projected increase and diverse needs of the seniors to be housed in the proposed development.

It is believed that the Policy 5043 requirements have been met through the consultation process. Further opportunities for input by residents, business, organizations, and property owners will be provided at the Planning Committee meeting, Council meeting, and statutory Public Hearing.

1. Proposed Amendments to City Centre Area Plan (CCAP)- Section 4.1.(n)- Density Bonusing- Affordable Housing

On September 14, 2009, the City Centre Area Plan was adopted by Council. In accordance with the Richmond Affordable Housing Strategy, an affordable housing density bonusing approach is included in the City Centre Area Plan to be used for rezoning applications in the City Centre.

Existing Policy Requirements

Apartments and mixed use developments over 80 residential units are required to construct affordable housing units on site.	Make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing. Note: Calculation on net area as per the Zoning Bylaw.
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An amendment to the CCAP Section 4.1 is required to allow developers to provide cash contributions for affordable housing in special development circumstances that include apartments or mixed use developments over 80 units, which meet the City's Affordable Housing Strategy and Policy requirements. The proposed amendment to Bylaw No. 8915 reflects the recommended amendment that is required to facilitate the contributions from the current and proposed Polygon developments within the City Centre Area (**Attachment 1**).

Proposed Amendment to be added (**in bold**)

Apartments and mixed use developments over 80 residential units	Construct and make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing, <u>or</u> <u>Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.</u>
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2. Proposed amendments to the West Cambie Area Plan- Section 9.3, Objective 3

On July 24, 2006, the West Cambie Area Plan was adopted and includes the following policy for affordable housing density bonuses for properties within the Alexandra quarter:

Existing Policy Requirements

Density Bonusing- Affordable Housing	<p>a) Density Bonusing will be offered to developers where they build affordable housing with their development;</p> <p>b) The intent of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g. 5% of the total units) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing;</p> <p>c) Conceptually, the increased density bonus (DB) will be allocated, as follows:</p> <ul style="list-style-type: none"> • One-third of the DB, for affordable housing; and • Two-thirds of the DB to pay for the affordable housing and to provide a developer incentive. • Note that this formula may vary slightly, based on an economic analysis during the development application review process. <p>d) City staff and developers will work together to achieve this goal.</p>
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An amendment to the West Cambie Area Plan density bonusing amenity provisions for affordable housing is required to permit cash contributions towards affordable housing in special development circumstances. The proposed amendment to Bylaw No. 8916 reflects the recommended amendment that is required to facilitate the contributions from the current and proposed Polygon developments within the West Cambie Area (**Attachment 2**).

Proposed Amendment to be added (in bold)

Density Bonusing- Affordable Housing	<p>e) <u>Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.</u></p>
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3. Affordable Housing Policy proposed amendments- Policy Area #2

Policy area 2, recommendations 9 and 10 of the Affordable Housing Strategy outlines the requirements for the use of regulatory tools and approaches to facilitate the creation of new affordable housing.

Existing requirements – Policy Area #2, Recommendation No. 9 and 10

Affordable Low End Market Rental Housing	
#9)	In order to meet the City's targets for affordable low end market rental housing, a density bonusing approach involving the provision of affordable housing units as an amenity be utilized for apartment and mixed use developments involving more than 80 residential units for rezoning applications received after July 1, 2007.
#10)	<p>Where an affordable housing unit density bonusing approach is provided for apartment and mixed use developments involving more than 80 residential units:</p> <ul style="list-style-type: none"> a) at least 5% of the total residential building area (or a minimum of 4 residential units) should be made available for affordable low end market rental purposes; b) the unit sizes and number of bedrooms will be determined by the City; and c) the affordable low end market rental units will be subject to a housing agreement registered on title.

The City has historically recognized the value of securing built affordable housing in areas throughout Richmond. Therefore, any decision on accepting AHVT contribution in place of requiring the constructed affordable housing units for the purpose supporting the proposed Kiwanis Towers project should not be viewed as a precedent or shift from the City's standard requirement to implement the affordable housing built requirements as part of the density bonus provisions in each planning area (e.g. City Centre Area Plan and West Cambie Area Plan).

However, as a special development circumstance, to facilitate the AHVTs to support the creation and funding of seniors rental housing at the Kiwanis Towers project, an amendment to the Affordable Housing Strategy Policy Area 2 is required (**Attachment 3**). The proposed amendment, presented below and in Attachment 3, will uphold the City's preferred method of securing units through the density bonusing approach and will allow for AHVT contributions to City approved affordable housing projects in special development circumstances.

Proposed Amendment to be added (in bold)

Affordable Low End Market Rental Housing	
#9a)	<p>In order to meet the City's targets for affordable low end market rental housing, a density bonusing approach involving the provision of affordable housing units as an amenity be utilized for apartment and mixed use developments involving more than 80 residential units for rezoning applications received after July 1, 2007, and</p> <p><u>In lieu of constructed units, cash contributions to be allowed toward affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other</u></p>

#10d)	<p><u>City requirements.</u></p> <p><u>In lieu of constructed units, cash contributions to be allowed towards affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements. The affordable housing transfer value rates are subject to the City's final determination and periodic assessment of housing, market and financial requirements.</u></p>
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4. Policy and Impact Assessment to the City's Affordable Housing Needs

The proposed development and request for affordable housing value transfers will support the provision of much needed low-income, senior rental housing and the financial viability of the Kiwanis project. However, the proposed transfers also raises socio-economic and policy questions, such as:

1. Is it the best use of significant municipal investment of resources (i.e. Affordable Housing Reserve Funds and the conversion of secured, built affordable housing units to market housing) to support affordable housing for one targeted population group (i.e. low-income seniors) versus a broader range of groups?
2. What is the impact of accepting AHVT contributions to the Low End Market Rental Inventory?
3. How will the proposed Kiwanis Towers affordable housing development meet the Affordable Housing Strategy's long-term estimated housing needs and objectives?

A diverse affordable housing supply is required to support Richmond's low income households. According to 2001 Core Need Household data and 2006 Census reflects that:

- Approximately 4,120 or 25 percent of Richmond renter households are core need households (i.e. spending more than 30 percent of income on shelter),
- Of these households, 1,995 spend at least 50 percent of their income on rent (INALH). INALH households face extreme affordability challenges and risk of homelessness, and
- 25 percent of Richmond's seniors are low-income (i.e. below Statistic Canada's Low Income Cut Off values), representing the third highest proportion of low income seniors in the region.

Richmond's Official Community Plan (OCP), Section 3.2, anticipates a significant increase in the City's senior population over the next two decades. The Richmond population is projected to increase by 163 percent or 38,000 more individuals, comparing to a region-wide forecast rate of 118 percent. This will contribute to an increasing demand for diverse housing forms, specialized housing and assisted rental housing for low income senior households.

The 2006 Census reports the Richmond seniors' population at:

Richmond Seniors by Age Category

Age Group	Total
Total Seniors- 55 Years and above	42,625
55-64 Years	21,260
65-74 Years	11,885
75 Years and above	9,480

The 2006 Census reports 42,625 seniors (55 years and above) reside in Richmond. The areas with the highest number of seniors are: City Centre, Steveston, Broadmoor, and Blundell. Given the growing demand and varying housing and support needs required for seniors, close proximity to services and community amenities, as well as, affordable, accessible and aging-in-place housing options are required.

Richmond's Seniors Income Distribution

Annual Income Range	Number of Persons	Affordable Shelter Cost
Under \$15,000	16,675	\$375 and below
\$15,000-\$29,999	10,305	\$375-\$750
\$30,000-\$44,999	6,300	\$750-\$875
\$45,000-\$59,999	3,735	\$1,125-\$1,500
\$60,000 and over	4,670	\$1,500 and above
Total With After-Tax Income	41,690	

The average reported senior income was reported at \$41,690. Of the 85,250 Richmond residents who are 55 and over, 25 percent are low-income, representing the third highest proportion of low income seniors in the region. There were 830 senior households over the age of 65 that reported spending at least 50 percent of their annual income on total shelter costs, which is reflected in the table below:

INALH Senior Households

Richmond	1996	2001	2006
45-54	775	1245	1340
<i>Renters</i>	260	500	395
<i>Owners</i>	510	745	950
55-64	320	500	675
<i>Renters</i>	110	170	215
<i>Owners</i>	205	330	460
65 +	645	705	830
<i>Renters</i>	380	335	345
<i>Owners</i>	260	370	485

*INALH (In need and spending at least 50 percent on housing/shelter)

Affordable Housing Strategy Priorities and Use of Reserve Funds

The Affordable Housing Strategy prioritizes the use of Affordable Housing Reserve Funds to support the development of subsidized rental housing to meet the needs of low-income households with rents below what is stipulated in the Affordable Housing Strategy. The Strategy's current maximum income threshold is \$37,000 and maximum rent is \$925 for a 1-Bedroom unit. Since the inception of the proposed development, it was clearly identified that the Affordable Housing Strategy, Affordable Housing Reserve Fund policy, and proposed Affordable Housing Value Transfer initiative prioritize the use of reserve funds and value transfer of affordable housing units to be utilized for project's that will secure rents below what is stipulated in the Strategy for low end market rental units.

Providing adequate, affordable, and suitable housing stock becomes challenging with decreased, committed Senior Government funding for affordable housing. Due to the absence of such funding, Kiwanis is requesting a significant amount of municipal fiscal support to achieve their project's financial viability goals. The challenge persists for Kiwanis to achieve a financially

viable non-profit operation, while meeting the Affordable Housing Strategy and tenant income requirements.

Kiwanis' current housing program provides 122 units of low-income senior rental housing with monthly rents of \$360; whereas, the proposed Kiwanis Towers development will provide rents ranging between \$680 to \$830. Kiwanis estimates that shelter costs will range between \$755-\$905 per month (i.e. base rent, utility costs estimated at \$45 per month, and tenant liability insurance costs at \$30 per month). It has been determined that tenant liability costs should not exceed \$25 per month to be affordable for low income seniors.

Further determination is required by Kiwanis to ensure appropriate measures are in place regarding tenant liability insurance rates to be charged at an affordable rate to tenants, as well as the development of tenant management policies to incorporate insurance claim management, deductible coverage requirements and tenant management/communication procedures. A well developed set of policies and practices will support Kiwanis to achieve a well maintained, sustainable operation, while serving the socio-economic needs of their tenants.

Senior households may be eligible for SAFER subsidy to offset the total monthly shelter costs; however, this should not be viewed as a permanent, operating subsidy (i.e. future governments could change SAFER guidelines or eliminate the program entirely).

Studies reveal that seniors that have access to stable housing and supportive social networks experience improved health and well-being. The Kiwanis Towers development will provide rental housing for low-income seniors in a City Centre location close to transit, shopping, and community services (e.g. Minoru Place Activity Centre). The development will also include 1-bedroom units to accommodate a senior couple or single, which will support the Kiwanis tenants to age in place.

While the Kiwanis project does represent a significant departure from the Affordable Housing Strategy's density bonusing approach, it may represent Richmond's only opportunity to provide subsidized senior rental housing on this scale in the absence of provincial and federal programs.

Kiwanis' request includes the proposed release of the City's housing agreements that have secured low end market rental units in Polygon's Mayfair and Cambridge Park developments. In addition, AHVT contributions are proposed for future Polygon projects in the City Centre and West Cambie Area (Alexandra West, Alexandra East, Mueller, and Carerra projects).

Five out of the six proposed donating projects are located in the West Cambie area (**Attachment 4**). Even if Council approves the acceptance of the AHVT contributions for all 5 projects, there remains at least 41,943sf. of affordable housing area to potentially be built through the current West Cambie Area Plan requirements, so the community remains a mixed income area. In addition, the Remy Development, located in the West Cambie area, has negotiated and secured 48 low end market units and 33 units for low-income market units and 33 units for low-income seniors and persons with disabilities at rates lower than what is stipulated in the Strategy.

In addition, Staff has completed an affordable housing policy review of the Kiwanis Towers project. The following is a summary of the pros and cons of financially supporting the development:

Pros:

- The Kiwanis site is strategically located in the City Centre and has close proximity to the Canada Line, community amenities, Minoru Seniors Place Activity Centre, and nearby services.
- Due to limited Senior Government funding, the proposal offers an innovative partnership approach to support subsidized affordable housing development for low income seniors.
- The results from the BC Hydro New Construction program that involved collaborative design efforts and energy modeling will result in a high efficiency envelope to reduce energy costs for Kiwanis and rental tenants, life-cycle costing, and maximized energy conservation.
- The proposed AHVT contributions, if approved by Council, will support the non-profit housing providers to cover development related costs.

Cons:

- The proposed AHVT contributions, if approved by Council, would release the requirements to provide affordable housing on sites scattered throughout the City to support affordable housing development on one site.
- Due to limited operating funding, Kiwanis has to ensure that efficiencies, liabilities and costs are accounted for through the capital development analysis. This presents a challenge to keep tenant shelter costs at a level affordable to low-income seniors, while ensuring that adequate capital, operating and contingency funds (i.e. maintenance, upkeep, and repair) are available to support the project's viability.

- The Kiwanis development is targeted exclusively to seniors, whereas, the previously secured low end market rent units from other developments typically accommodate a broader demographic (e.g. families with children, as well as, senior households).

Although the proposed AHVT contributions would decrease the number of secured low end market rental units scattered throughout Richmond by 29 units, they will support a significant project delivering 296 units of low income senior rental housing. This will create an overall gain of 40 new units to Richmond's affordable housing inventory, on a strategically located City Centre site that is near transit, shopping, amenities, community centres, and Minoru Place Senior's Centre.

Affordable Housing Strategy Proposal Review Criteria Summary

In an effort to support the capacity of non-profit affordable housing providers in effective delivery of housing and supports that contribute to the long-term health and well-being of affordable housing residents, the Affordable Housing Strategy requires that all affordable housing developments be reviewed with the following criteria:

Criteria	Project Review	Consideration
<i>Development/property management</i>	<p>Polygon is providing the development and construction management.</p> <p>Kiwanis is to provide the direct property management with 2 staff and potentially a 3rd staff to provide 24 hour/7 day a week service.</p>	<p>During the construction of the Kiwanis Towers development, it is being proposed that the Kiwanis Resident Manager will: 1) Work at a similar Seniors housing development; and 2) Will enroll in a property management education program.</p> <p>Additional or alternative professional property management and non-profit mentoring opportunities have been identified.</p>
<i>Partnerships and support from other levels of government</i>	<p>BC Housing financing- Final Provincial Project Approval will be subject to the finalization of the required municipal approvals and the applicants meeting BC Housing finance eligibility requirements.</p>	<p>Proposed City contributions to include development cost charge, service cost charge, and permit relief; permitted affordable housing value transfers and cash-in-lieu contributions.</p>
<i>Key development risks and mitigation strategies</i>	<p><u>Development Risks:</u> Phased contributions, Project costs rising, or one of the transfer sites or donor site not proceeding as indicated.</p>	<p><u>Mitigation:</u></p> <p>Polygon and Kiwanis have agreed to enter into a fixed price construction contract.</p> <p>Partial contributions are required as a condition of the Kiwanis Towers rezoning application. A letter of credit for the remaining balance of the phased contributions with CPI, is required.</p>

		<p>BC Housing to have first position on the construction financing mortgage with BC Housing having first charge hold. City may pursue primary charge on mortgage.</p> <p>BC Housing to provide the construction financing, with modifications at time of the take-out mortgage and assignment to a financial institution for the long-term mortgage. BC Housing to register a Section 219 Covenant on title for the duration of the mortgage, subject to termination 5 years after the mortgage is paid in full.</p> <p>BC Housing will require an operating agreement, but it will not be registered on title. The Kiwanis project is a BC Housing "finance only" project.</p> <p>In addition, the City will register independently from BC Housing a Housing Agreement and Section 219 Covenant on title, in perpetuity.</p>
<i>Management capacity and experience</i>	<p>Kiwanis is working with Polygon to create an operating budget to include total tenant shelter, operating and maintenance costs</p> <p>A contingency fund has been included to cover on-going maintenance and operation expense.</p>	Interim employment and field training for Kiwanis maintenance personnel will be provided.
<i>Community partnerships</i>	Kiwanis met with the Seniors Advisory Committee, Minoru Seniors Society Executive Board and Vancouver Coastal Health about the proposed development.	Further development of a tenant management, resident amenity planning and potential community partnership opportunities is recommended.

Financial Impact

There are four financial aspects resulting from the support of the Kiwanis development:

1. \$18,690,406 will be received from Polygon as Affordable Housing Value Transfer (AHVT) contributions and disbursed for the Kiwanis Towers project only if:
 - a. The rezoning applications of the Kiwanis project and other proposed developments are approved.
 - b. Polygon does not keep the affordable housing density bonus granted.
 - c. City receives the funds from Polygon

- d. Council approves the requests for disbursement to the Kiwanis project after the cash is received by the City.
2. If all the proposed Polygon projects and AHVTs referred to in this staff report are approved and the contributions are received and deposited into the capital Affordable Housing Reserve Fund, the City will be making a financial decision to redirect approximately \$5,607,122 in funds that would have otherwise been contributed to the City's Affordable Housing Operating Reserve Fund to the capital Affordable Housing Reserve Fund (i.e. \$18,690,406 x 30% that is typically directed to the Affordable Housing Operating Reserve Fund, per Policy 5008 and Bylaw 8206).
3. If approved, the total amount of \$5,452,672 will be allocated to the Kiwanis project which will be funded from the existing Affordable Housing City Wide capital projects for municipal fees and service costs (Development Cost Charges, Service Cost Charges and Building Permit) as well as a portion of the construction cost.

City Wide Affordable Housing Capital Reserve Fund Balance	Totals
Current City Wide Affordable Housing Capital Reserve Fund Balance (including committed and uncommitted funds)	\$8,843,719
Proposed City Contributions to Kiwanis project	(\$5,452,672)
Remaining City Wide Affordable Housing Capital Reserve Fund Balance (including committed and uncommitted funds)	\$3,391,047

The City has adopted a density bonusing approach for all multi-family and single family rezoning applications. A cash contribution towards the City's Affordable Housing Reserve is required in exchange for the increased density proposed as part of a rezoning application for a development with less than 80 dwelling units. Affordable housing contributions are allocated to the City Wide and West Cambie Reserves to replenish the fund balances and to support affordable housing development in these areas.

4. To offset the density bonus benefit already provided to Polygon for the Mayfair Place and Cambridge Park projects (as a result of terminating the Housing Agreements for these sites), it is proposed that the square footage corresponding to the total area of the affordable housing units on these sites be factored into the final proposed floor area permitted on future Polygon developments (i.e. Polygon's Alexandra West or Alexandra East projects).

The Kiwanis Towers project's proposed financial source and contributions include:

Kiwanis Affordable Housing Development Funding Source	
Funding Source	Amount
Kiwanis Society	\$34,345,922
City Contribution: Through proposed AHVT, subject to Council approval	\$18,690,406
City Contribution: Through Existing City Wide Affordable Housing Capital Projects	\$5,452,672
Total Estimated Gross Capital Construction Project Costs	\$58,489,000

Conclusion

The proposed Kiwanis Towers affordable housing development meets the review criteria for proposals in the Affordable Housing Strategy to:

1. Produce an increase in senior rental housing at rates lower than what is required in the Affordable Housing Strategy; and
2. Meet the Affordable Housing Reserve Fund policy requirements for financial support for affordable housing developments.

Further, the Kiwanis Towers development exemplifies an innovative multi-stakeholder approach to combine non-profit, private, and public sector funding and expertise with Senior Government financing and technical support to achieve subsidized rental housing to meet the needs of Richmond's low income seniors.



Dena Kae Beno
Affordable Housing Coordinator
(604) 247-4946

DKB:dkb



**Richmond Official Community Plan Bylaw No. 7100,
Amendment Bylaw No. 8915
CITY CENTRE AREA PLAN**

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

1. The Richmond Official Community Plan Bylaw No. 7100, Schedule 2.10, Section 4.1n) (City Centre Area Plan) is amended by:

On page 4 - 4, repealing Policy 4.1n and replacing with the following text:

"In accordance with the Richmond Affordable Housing Strategy, the following density bonusing approach will be used for rezoning applications in the City Centre:

- Apartment and mixed use developments involving more than 80 residential units are to make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing. Note: Calculation on net area as per the Zoning Bylaw.
- All townhouse developments and apartment or mixed use developments involving 80 or less residential units are to provide a cash contribution for affordable housing (currently \$2 per square foot for townhouse developments and \$4 per square foot for apartment or mixed use developments).
- Single-family residential developments are to include an affordable low end market rental secondary suite or coach house on at least 50% of any lots being rezoned and subdivided or to provide a cash contribution for affordable housing (proposed to be \$1 per square foot for all new single-family residences).
- Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements"



2. This Bylaw is cited as “Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8915”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED for content by originating dept.
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_____	APPROVED for legality by Solicitor
	

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100,
Amendment Bylaw 8916
WEST CAMBIE AREA PLAN**

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

1. The Richmond Official Community Plan Bylaw No. 7100, Schedule 2.11A, Section 9.3.2 Objective 3 (West Cambie Area Plan) is amended by:

On pages 47-48, repealing the Policies below Objective 3 and replacing with the following:

“POLICIES:

Density Bonusing – Affordable Housing

- a) Density Bonusing will be offered to developers where they build affordable housing with their development;
- b) The intent of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g., 5% of the total units) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing;
- c) Conceptually, the increased density bonus (DB) will be allocated, as follows:
 - One-third of the DB, for affordable housing; and
 - Two-thirds of the DB to pay for the affordable housing and to provide a developer incentive.
 - Note that this formula may vary slightly, based on an economic analysis during the development application review process.
- d) City staff and developers will work together to achieve this goal.
- e) Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.

Developer Contributions – Public Amenities

- f) Accept contributions from developers based on the West Cambie – Alexandra Interim Amenity Guidelines for provision of:

- Affordable housing: Where a development does not build affordable housing, contributions to the Affordable Housing Statutory Reserve Fund will be accepted (and no bonus density will be granted);
 - City public realm beautification (e.g. walkways, gateways, plazas, and streetscape beautification);
 - High Street streetscape improvements (e.g., street furniture, landscaping);
 - Child care facilities;
 - Community planning and engineering planning costs
- g) The City may establish specific bylaws, policies and guidelines (e.g. West Cambie – Alexandra Interim Amenity Guidelines), separate from the Area Plan, to clarify City and Developer responsibilities, roles and financing arrangements.”
2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8916**”.



FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. 
APPROVED for legality by Solicitor 

Richmond Affordable Housing Strategy
Addendum No. 4
(Date Council Approved)

That the Richmond Affordable Housing Strategy dated May 9, 2007, approved by Council on May 28, 2007, as amended, be further amended as follows:

Policy Area #2- The Use of Regulatory Tools and Approaches to Facilitate the Creation of New Affordable Housing

Affordable Low End Market Rental Housing

9-a)

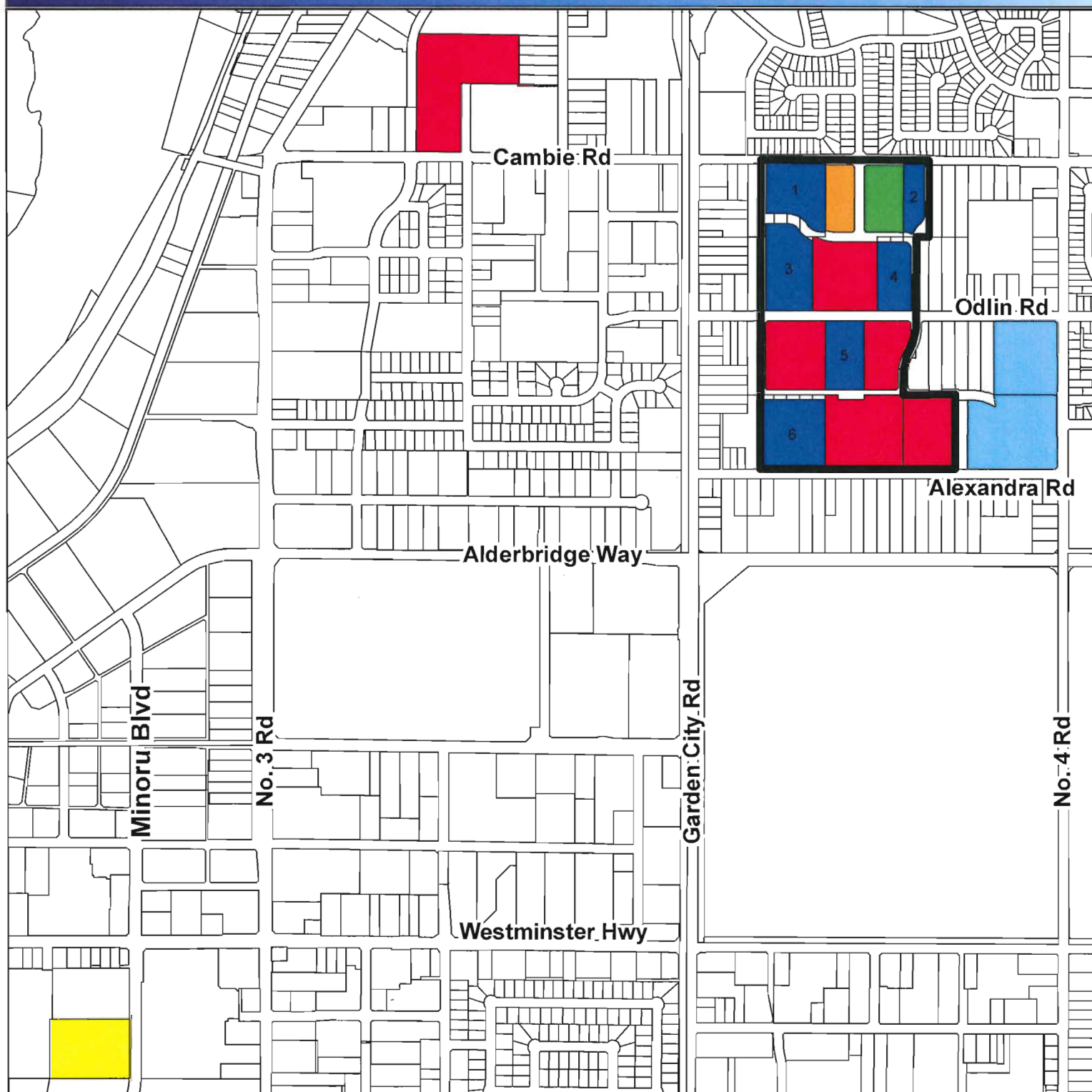
In lieu of constructed units, cash contributions to be allowed toward affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements.

10-d)

In lieu of constructed units, cash contributions to be allowed towards affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements. The affordable housing transfer value rates are subject to the City's final determination and periodic assessment of housing, market and financial requirements.



Affordable Housing Value Transfers: Kiwanis Towers Project

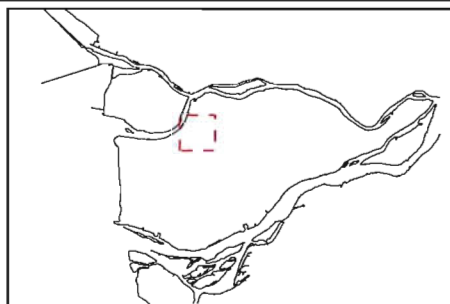
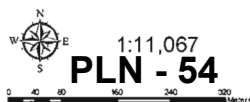


Legend

- Built AH Being Retained
- AH Being Transferred
- Built Market Housing
- AH Cash Contributions
- Potential AH To Be Retained
- Apartment Allowance Area
- Kiwanis Site

Map Created By: Onkar Buttar
Print Date: May 04, 2012

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
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To: Planning Committee **Date:** May 30, 2012

From: Brian J. Jackson
Director of Development **File:** RZ 11-591685, ZT 12-605555,
ZT 12-605556, ZT 12-605577,
HX 12-605913, HX 12-605922

Re: **Application by Polygon Carrera Homes Ltd. for Rezoning at 6251 Minoru Boulevard from School and Institutional Use (SI) to High Rise Apartment (ZHR11) Brighthouse Village (City Centre).**

Termination of Housing Agreement Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) and Termination of Associated Housing Agreements.

Zoning Text Amendments Initiated by the City of Richmond To Remove Requirements to Provide Affordable Housing at 9399 (Odlin Road (Mayfair Place), 9500 Odlin Road (Cambridge Park) and 9566 Tomicki Avenue (Fisher Gate / Wishing Tree).

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading.
2. That Bylaw No. 8910, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

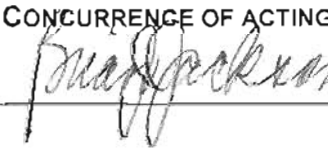
3. That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park).

5. That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading.
6. That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading.
7. That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
8. That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)" and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading.
9. That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.



Brian J. Jackson
Director of Development

BJ:dcB
Att. 10

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Finance	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

POLYGON CARRERA HOMES LTD. ("Polygon"), as authorized by the Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis"), has applied to the City of Richmond for permission to rezone 6251 Minoru Blvd. (**Attachment 1**) from School and Institutional Use (SI) to a site-specific zone (ZHR11) in order to permit the development of 5 high-rise residential towers with a combined total of approximately 631 dwelling units including two towers with 296 seniors affordable housing units to be owned by Kiwanis and 335 market housing units in three towers to be owned by Polygon and then sold as market residential units.

The project will result in a new east-west half road along the existing property's northern property line that will connect with Minoru Blvd. and an internal private road with public access running north-south between the Kiwanis development and Polygon's market development. A future subdivision will separate the two developments into two individual properties – one owned by Polygon and one owned by Kiwanis.

An amendment to the Development Permit Guidelines in the City Centre Area Plan is proposed to change the form of development for the subject site and six adjacent parcels (6111 through 6651 Minoru Boulevard) from "mid-rise" to "high-rise" residential, commercial and mixed use forms to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area.

Zoning text amendments are included for three sites (Mayfair Place, Cambridge Park and Fisher Gate) plus Housing Agreement termination Bylaws are provided for Mayfair Place and Cambridge Park in exchange for monetary contributions to the Capital Affordable Housing Reserve Fund at the City's discretion to assist with the construction of Kiwanis seniors affordable housing units.

Background

Kiwanis is a not-for-profit senior citizens service organization established in 1959 that provides affordable seniors independent living rental accommodation at its property at 6251 Minoru Blvd. The existing facility has reached its end of life and needs to be replaced but, on its own, Kiwanis does not have the resources to replace the aging facility.

In February, 2011, Polygon and Kiwanis approached the City with a redevelopment proposal to allow Kiwanis to replace its 14 existing low rise one and two storey buildings containing 122 suites with two new high-rise residential towers accommodating 296 affordable seniors housing units.

Kiwanis' partnership with Polygon came after several attempts to find a development company that would be able to put a plan together that would address Kiwanis' immediate and future needs in the community. Over the past fourteen months, Polygon, Kiwanis, BC Housing and City Staff have been working to prepare an approach that would meet the parties' various interests for the site and ultimately result in a redeveloped Kiwanis Seniors Affordable Housing facility.

Proposal Overview

The Polygon – Kiwanis proposal is being brought forward for consideration as an Affordable Housing Special Development Circumstance project per the City’s Affordable Housing Strategy. As is outlined below, the project involves the re-allocation of affordable housing obligations from a number of current and proposed development sites to a portion of the existing Kiwanis site at 6251 Minoru Blvd. In brief, the proposal is as follows:

- Polygon will purchase approximately 60% of the existing five acre Kiwanis site for market housing. Kiwanis will own the balance of the site (approx. 1.8 acres).
- Using proceeds from the sale and construction financing loans provided by BC Housing, Kiwanis will contract with Polygon to build two 16 storey high rise towers with 148 - one bedroom suites in each tower on the 1.8 acre portion of the site. Units will range in size from 54 m² to 63m² (583 ft² to 676 ft²).
- Polygon will use its portion of the site to develop 335 market suites in two 15 storey towers, one 11 storey tower and 19 townhouse units. Polygon refers to its project as “Carrera”.
- To assist Kiwanis in meeting its objective of constructing 296 seniors affordable housing units on its portion of the site, Polygon proposes to work cooperatively with the City to:
 - Provide a series of cash-in-lieu of construction contributions to the Affordable Housing Reserve from a number of proposed Polygon development projects within West Cambie and City Centre, including the Carrera development;
 - Provide cash contributions to the City’s Capital Affordable Housing Reserve for the termination of Affordable Housing Agreements from two existing Polygon developments in West Cambie (i.e. Mayfair Place and Cambridge Park - note that although the units were constructed on two sites, these were actually provided from three projects in West Cambie);
- Further, Polygon and Kiwanis have requested an amount equivalent to Polygon’s previous affordable housing contributions from Hennessey Green and Meridian Gate to be allocated to the Kiwanis project from the City’s Affordable Housing Reserve. Funds will need to be drawn entirely from the Capital Reserve Fund to cover the equivalent amount requested; and,
- An Affordable Housing Value Transfer (AHVT) formula was developed with the assistance of Paul Rollo & Associates in consultation with Polygon and City Staff as a means of converting Polygon’s affordable housing obligations at several development “donor” sites to cash equivalents (see the report from the General Manager, Community Services dated May 30, 2012 for further details of the AHVT rate establishment). The formula involves determining how much affordable housing is required at each “donor” site per the Official Community Plan and multiplies this by an amount that recognizes the type of construction being proposed at each proposed “donor” site (e.g. wood \$160/sf or concrete \$225/sf). The subsequent calculation determines the amount of the cash contribution required.
- To improve the viability of the Kiwanis portion of the project, Kiwanis is requesting contributions from the City’s Capital Affordable Housing Reserve Fund for City fees on the affordable housing portion of the development – specifically building permit fees, development cost charges and service cost charges. The combined fee for this project is estimated at \$3,305,468. This issue is addressed in a separate report from the General Manager, Community Services dated May 30, 2012.

- Polygon's AHVT contributions for the proposed "donor" sites are suggested to be deposited 100% to the Capital Reserve Fund to support the capital construction of the Kiwanis seniors affordable housing development. Normally, affordable housing contributions are split with 70% going toward the Affordable Housing Capital Reserve Fund and 30% going toward the Affordable Housing Operating Reserve Fund.
- Financial support by the City to Kiwanis' project will be linked to construction milestones and legal agreements to safeguard all parties involved. The monies will be paid directly to Kiwanis which in turn will use these funds to pay back the construction loans from BC Housing. The City's contributions will be secured via a mortgage on title, second in priority only to a BC Housing Mortgage to ensure the project is constructed.
- Post construction, any outstanding debt on the affordable housing project will be converted to a "take out" mortgage carried by Kiwanis. BC Housing will assist Kiwanis in finding the most appropriate financing package available.

Total Capital project cost of the Kiwanis affordable housing side of the development is expected to be approximately \$58.5 million including City fees and Development Cost Charges (DCC's). Kiwanis will be contributing approximately \$21 million to these costs and will seek a construction financing loan of approximately \$37.5 million from BC Housing.

If Council approves the recommendations of this staff report and future applications to rezone the "donor" sites and accept cash contributions in-lieu of the construction of affordable housing units on these sites, approximately \$24,143,078 (including City contributions of \$3,305,468 to Development Cost Charges, Servicing Cost Charges and Building Permit fees) could potentially be available in the City's capital Affordable Housing Reserve Fund to assist Kiwanis with projects costs.

Assuming that the above financial support by the City, Kiwanis will require financing of approximately \$13.3 million after construction. A more detailed breakdown of Kiwanis' financing is provided in the report from the General Manager, Community Services dated May 30, 2012.

The balance of this report provides, first, an overview of the proposed "donor" sites and the review process involved, then second, details of the rezoning proposal specific to the Kiwanis and Polygon's Carrera site.

Donor Sites and Process Details

Including Polygon's Carrera project at the existing Kiwanis development site, nine development sites are proposed to be involved in the program to assist the Kiwanis project. **Attachment 3** provides a detailed listing of all the properties proposed for the overall program either as a "donor" site or as part of the immediate development proposal (i.e. Kiwanis and Carrera). The attachment also shows the development status for each site and the key actions or rezoning considerations related to that specific property. A context map showing the location of the Polygon Carrera-Kiwanis site and the proposed "donor" sites is provided in **Attachment 2**.

Due to the complexity of this overall program, separate Rezoning reports will be provided for the other “donor” sites that are not yet rezoned (i.e. Mueller, Alexandra West and Alexandra East). **It is important to note that Council may freely decide on whether to approve or reject each of these donor site rezoning applications independently from its decision regarding the Polygon Carrera - Kiwanis application.**

Below is an overview of the proposed actions for each of the proposed “donor” sites.

Meridian Gate (9288 Odlin Rd) and Hennessey Green (9800 Odlin Rd)

Items 1 and 2 in Attachment 3

Council approved the rezoning applications for both Meridian Gate and Hennessey Green on June 25, 2007. As part of its original rezoning considerations Polygon provided voluntary cash in lieu contributions to the City’s Affordable Housing Reserve in the amount of \$1,439,834 and \$707,370 respectively.

Mayfair Place (9399 Odlin Rd) and Cambridge Park (9500 Odlin Rd)

Items 3 and 4 in Attachment 3

Council approved these two developments on Jan. 24, 2011 and Nov 23, 2009 respectively. Sixteen affordable housing units were built at Mayfair Place and 22 affordable housing units were built at Cambridge Park. Housing Agreements were registered on title for both sites. All of the affordable units at both sites have been held vacant by Polygon in anticipation of the Kiwanis project.

Based on the Affordable Housing Value Transfer (AHVT) formula, Polygon proposes to contribute \$2,223,360 for the 16 units in Mayfair Place and \$2,721,600 for the 22 units in Cambridge Park to the Affordable Housing Reserve in exchange for discharge of the Affordable Housing Agreements from their respective titles thereby allowing these units to be sold by Polygon at market rates.

A zoning text amendment has been prepared (Bylaw 8912) to remove the requirement to build affordable housing units so that current density of 1.7 F.A.R. can be built outright in the event of destruction of the units in the development.

An additional administrative text amendment has been prepared (Bylaw 8913) to allow an outright 0.75 F.A.R. for Fisher Gate (9566 Tomicki Ave.) as 11 affordable housing units were provided on the Cambridge Park development site as part of the rezoning requirements (as noted under DP 08-432203 and RZ 08-408104).

Proposed New Polygon Developments (Items 7 through 10 in Attachment 3)

Polygon proposes to make contributions to the City’s Affordable Housing Reserve in lieu of building the affordable housing units on site at four market developments currently under review by staff, including Carrera on the Kiwanis site. The estimated contribution amounts are based on the affordable housing floor space totals required at each proposed “donor” site for the proposed size of the overall development and converted to a dollar equivalent using the appropriate AHVT rates (i.e. wood construction value = \$160/ft², concrete construction value = \$225/ft²).

The estimated contribution amounts for each of the four new development projects are provided below. A Council resolution has been included in the Staff recommendations to have the full amount (i.e. 100%) of the contribution for Carrera deposited into the capital Affordable Housing Reserve Fund. Similar resolutions will be proposed for Mueller, Alexandra West and Alexandra East as part of their rezoning application.

- Carrera (market side of 6251 Minoru Blvd. [RZ 11-591685]), est. contribution \$4,257,312.
- Mueller (8331/51/71 Cambie Rd. & 3651 Sexsmith Rd. [RZ 11-591985]) est. contribution \$5,237,409.
- Alexandra Road West (9331, 9393, 9431, 9451 & 9471 Alexandra Rd. [RZ 12-598503]) est. contribution \$2,871,264.
- Alexandra Road East (9491, 9511, 9531 & 9591 Alexandra Rd. [RZ 12-598506]) est. contribution \$1,570,741.

Rezoning applications for Mueller, Alexandra Road West and Alexandra Road East are currently being reviewed by Staff.

Securing Affordable Housing Contributions

Because of the amounts involved, contributions from the “donor” developments are proposed to consist of an initial cash contribution covering the first phase of each of the respective developments plus a security (i.e. Letter of Credit) covering the affordable housing contributions for all the subsequent phases associated with that development. The amount of the security will include consumer price index (CPI) adjustments and deadline clauses. Legal agreements will be included in the rezoning considerations for all the subsequent development phases associated with each of the four donor sites. As building permits are sought at each development phase the affordable housing contribution owed for that phase will be required to be paid. These securities will then be reduced by the amount of the contribution made plus the CPI adjustment.

Cash Flows and City's Contributions

A spreadsheet showing the proposed Affordable Housing Contributions from each of the development projects is provided in **Attachment 4**. The attachment also includes a proposed preliminary schedule of milestones and cash flow schedule. As indicated in the cash flow schedule, grant payments made by the City would be made to Kiwanis directly and are proposed to be paid out upon specific milestones being reached in the Kiwanis construction effort and provided the City has received sufficient contributions from “donor” sites. The proposed grant payments would take place at the following milestones:

1. Upon issuance of the building permit for the Kiwanis affordable housing project (approx. \$10,911,127);
2. Upon successful completion of a quantitative survey by BC Housing of the first tower (approx. \$3,818,963);
3. Upon successful completion of a quantitative survey by BC Housing of the second tower (approx. \$4,536,779); and,
4. Coincidental with the Take Out Mortgage (approx. \$1,570,741).

If the Affordable Housing contributions to the City associated with the final grant payments are made early and the final inspections have been completed for the second Kiwanis tower then the

final grant payments can also be made earlier than indicated. This will help reduce Kiwanis' financing costs.

Prior to Rezoning adoption, an agreement will be entered into between Kiwanis and the City relating to the construction of the affordable housing units and City contributions toward project costs. Key elements of the agreement will include:

- a. Construction of 296 one-bedroom affordable housing units on the Kiwanis site;
- b. Proposed construction schedule and reporting requirements;
- c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
- d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in **Attachment 5** and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
- e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
- f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Kiwanis' site in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and
- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Details Related to the Kiwanis Site Redevelopment

Findings of Fact

Conceptual site and building plans are provided in **Attachment 6**. A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 7**.

The existing development site is approximately 20,238 m² (217,836 ft² - approx. 5 acres) in area. Pursuant to the City Centre Area Plan, dedications will be required for the construction of a half road running east-west adjacent to the site's northern property line. The remaining half road will be acquired through future redevelopment of the property to the north (i.e. Minoru Residence). Additional land dedication will be required for frontage improvements (e.g. sidewalk and boulevard) along Minoru Blvd. Land dedications will total approximately 1909 m².

Surrounding Development

- To the North: A 16,839m² (4 acre) site zoned Health Care (HC) containing the Minoru Residence Extended Care Facility at 6111 Minoru Blvd. This facility is owned and operated by Vancouver Coastal Health.
- To the East: The northern portion of Richmond Centre Mall, Horizon Towers residential development zoned Downtown Commercial (CDT1).
- To the South: A 15,529m² (3.8 acre) residential lot currently zoned High Rise Apartment (ZHR4) – Brighthouse Village (City Centre) (6351, 6391 and 6491 Minoru Blvd.). This site is undergoing redevelopment (RZ 04-286496 approved Sept., 08 2008; DP 07-362006 pending). The approved Rezoning permits up to four high rise residential towers with approximately 448 dwelling units including 113 rental units and 24 affordable seniors housing units. The first phase of the development will consist of two sixteen storey high-rise buildings with approximately 224 dwelling units over a common parking structure.
- To the West: The northern portion of Minoru Park and the Bowling Green park facility.

Related Policies & Studies

Official Community Plan Schedule 10 - City Centre Area Plan (CCAP)

CCAP Land Use

No changes are proposed to the land use or density from that already provided for through the City Centre Area Plan (CCAP) for the subject site or the six adjacent properties (6111 through 6651 Minoru Boulevard) that front Minoru Blvd.

The City Centre Area Plan (CCAP) Specific Land Use Map: Brighthouse Village (2031) designation for the area is "Urban Centre (T5)" which provides for a base F.A.R. density of 1.2 and an affordable housing bonus of 0.8 F.A.R. for residential (i.e. non-institutional uses).

The Specific Land Use Map designates the Kiwanis property for "Institution" use. The definition for "institution" includes affordable housing and provides for additional density on a site-specific basis via City development application processes. The institution designation also "provides for adjunct uses and/or additional density on the lot and, in the case of a multiple-lot development site, the development site over and above that permitted by the underlying Transect or Sub-Area Plan, provided that:

- a) the adjunct uses are consistent with those permitted by the underlying Transect or applicable Sub-Area Plan;
- b) the provision of adjunct uses and/or additional density on the development site results in a community benefit to the satisfaction of the City;
- c) the development site retains its institution designation;
- d) the scale, form, and character of development are complementary to that intended for neighbouring properties under the Area Plan or applicable Sub-Area Plan."

The CCAP Land Use Map provides for a new east-west road along the north property boundary of the subject property. This new road has been incorporated into the Polygon/Kiwanis proposal.

Staff's assessment of the Polygon/Kiwanis proposal is that it conforms with the CCAP. A more detailed discussion regarding the site density proposed is provided in the Analysis section of this report.

CCAP Development Permit Guidelines - Proposed Amendments

The Staff recommendations include amendment to the Development Permit Guidelines in the City Centre Area Plan to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential, Commercial & Mixed Use".

This amendment is proposed to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area and the two institution designated sites within this area. Two of the properties (6631 – 6651 Minoru Blvd.) currently contain the 3 high-rise towers of the "Park Towers" complex. Four new high-rise towers have been approved by Council on Sept. 8, 2008 for the property at 6391 Minoru Blvd. The pending Development Permit for Phase 1 of that development includes two 16 storey high rise towers. There are no current proposals for the Minoru Garden Apts. (6451, 6551 Minoru Blvd.) or for the Minoru Residence Seniors Care facility at 6111 Minoru Blvd. However, preliminary discussions with Vancouver Coastal Health suggests that at some point in the future consideration would be given to taking advantage of additional density and height on its Minoru Residence property upon redevelopment. The proposed amendment is primarily intended to provide more appropriate guidance on the form of development that either is or will occur along this strip but is, in effect, consequential upon other bylaw amendments that Council has already made.

Affordable Housing Strategy

The proponents are seeking consideration under the "special development circumstance" provisions of the Affordable Housing Strategy (per the report from the General Manager, Community Services dated May 30, 2012) to allow the various monetary and cash-in-lieu contributions to occur as well as to obtain fiscal relief from development cost charges, service cost charges and building permit fees for the affordable housing portion of the project.

Under the proposal, rents on all 296 one-bedroom units will be regulated under a housing agreement to be registered on title and run in perpetuity. The current Affordable Housing Strategy establishes a total household annual income of \$37,000 or less for one bedroom units. The current (i.e. 2012) maximum monthly rent for these units would be \$830. These rates are reviewed and adjusted by the Consumer Price Index annually. Although still being refined, Kiwanis is estimating a rental rate of approximately \$728/month. Including electrical and tenant insurance the total shelter costs will range between \$755 and \$905/month.

The merits and justification for consideration of the Kiwanis project as a special development circumstance are addressed under a separate report from the General Manager, Community Services dated May 30, 2012. The General Manager, Community Services has recommended

support for this request. This Staff report begins from this premise and does not further assess these merits.

Consultation

School District

The Official Community Plan amendment proposed with this application is primarily an amendment to address the proposed hi-rises as a form of development on the subject site and six adjacent parcels within the City Centre Area Plan. No changes are proposed to the overall population/unit density within the City Centre through this amendment. The application was, nevertheless, referred to School District No. 38 (Richmond) under OCP Bylaw Preparation Consultation Policy 5043 for the Board's consideration. Having reviewed the proposal, the School Board has replied that the Board has no comment at this time.

Richmond Seniors Advisory Committee

Polygon provided an informational presentation about the project to the Richmond Seniors Advisory Committee on January 11, 2012. Information on the development plans, the tenant relocation program, the parties involved and the anticipated review process were provided. The presentation was well received and overall support for the project was given by the members in attendance.

Minoru Seniors Society Executive Board

Polygon and Kiwanis met with representatives of the Minoru Seniors Society Executive Board on February 21, 2012. The intent of the meeting was primarily information sharing and networking. The discussions involved management strategies, the types of services needed by seniors and practical design issues. A concern was raised regarding the limited number of parking stalls proposed for the development. This issue was reviewed by Polygon and Kiwanis and adjustments were subsequently made with a commitment by Polygon to allocate an additional ten stalls for Kiwanis within the Carrera development's parkade. An easement to secure these stalls is included in the Rezoning considerations.

Vancouver Coastal Health Authority (VCH)

Several meetings were held with VCH as the owners of Minoru Residence Extended Care Facility at 6111 Minoru Blvd., located immediately north of the development site. VCH representatives have expressed their general support of the project and are working with Polygon to resolve potential changes to the primary vehicle access for Minoru Residence and address concerns that might arise with the construction activity.

Consideration is being given to relocating the vehicle access to the Minoru Residence off Minoru Blvd. so that it will connect to the proposed new east-west roadway instead. While not a City requirement for the overall project, this relocation will allow a better design for the new intersection at Minoru Blvd. Minoru Residence will also benefit from the new configuration, along with a full traffic signal to be constructed as part of the subject development, by gaining vehicle access to their site by northbound drivers since an existing median on Minoru Blvd. currently prevents northbound vehicles from turning into the Minoru Residence site. The final design will be incorporated in the Service Agreement.

Existing Kiwanis Residents

Considerable effort has been made by both Kiwanis and Polygon to keep the existing Kiwanis tenants informed of the redevelopment proposal. Polygon established a site office with a community liaison to meet with each of the residents and assist them as needed. Newsletters were provided to all the residents to keep everyone up to date. A tenant relocation program has also been established with funding in place to assist qualifying tenants with finding interim accommodations, providing moving costs (leaving and returning) as well as top-up for rents while the tenants are accommodated elsewhere during the Kiwanis site's redevelopment.

The Tenant Relocation Program was accelerated recently when one of the existing tenants accidentally broke through one of the facility's floor boards. Upon examination it was determined that water had been gradually weakening the structure.

At the beginning of May, 2012, there were 53 units still occupied out of a total of 122 units. All of the tenants in the facility have been offered the first option to return once the new buildings have been completed.

Public Input

As part of the normal Official Community Plan (OCP) and Rezoning review process, this application will undergo a Public Hearing. To time of writing, Staff have received 58 written submissions on the application including:

- 38 form letter petitions against the project believed to be primarily from residents at Horizon Towers (6088 Minoru Blvd.);
- 18 on-line submissions in opposition to the project;
- one letter against the project; and,
- one letter in support of the site's redevelopment from a current resident in the Kiwanis facility.

All of these correspondence submissions are provided in **Attachment 10**.

The main issues raised in the form letter petition submissions are summarized as follows:

- The block bounded by Minoru Blvd, Westminster Hwy, Gilbert Rd. and Granville Ave. is where Minoru Park and other community resources are and should be an exclusion zone for high-rise high density development;
- Minoru Park is small and should be enhanced;
- The passive use portion of the park is small with the larger portion taken up by community amenities and facilities;
- The garden portion is wedged between structures and does not extend to the neighbouring streets;
- The buildings will encircle and isolate Minoru Park and will also obstruct our view of the park; and,
- There are no proper passageways to the park from Westminster Hwy. and Minoru Blvd.

The main issues in the on-line submissions, in order of frequency mentioned, are summarized as follows:

- Impact of increased population, densification and overcrowding;
- Impact of increased traffic to the area;
- Impact to the limited recreational facilities;
- Impact on the local environment;
- Blocking views to Minoru Park;
- Increased air pollution;
- Increased noise;
- Takes away the natural use of Minoru Park;
- The hospital and senior care home are too busy now;
- Maintain Minoru Park as it is now.

The letter in opposition from a resident of Horizon Towers notes that this development will significantly affect the quality of life for the residents in his complex. He specifically identifies the following concerns:

- Population density increases with an additional 634 more families to the area;
- The increased in traffic in and out of the area;
- The impact of five towers on their views of Minoru Park; and,
- The additional strain on over-crowded recreation facilities (Public Library, Aquatic Centre, Sportsfield, etc.

The letter from the current Kiwanis resident is in support of the replacement of the facility with the proposed development and notes that the existing buildings are crumbling and in need of replacement “sooner than later”. He notes that he is a low income senior who has lived at Kiwanis for many years. He was very appreciative of the treatment by both Kiwanis in taking a personal interest in the care and welfare of its tenants.

Staff have reviewed these comments and provide the following context:

As part of the development submission the proponent was required to undertake a Traffic and Parking Study. The study indicates that the existing transportation infrastructure has sufficient capacity to handle the proposed development at the subject site and the anticipated development on the property to the immediate south of the Kiwanis property (i.e. 6391, 6491 Minoru Blvd. RZ 04-286496). Several improvements are being incorporated as part of the Polygon-Kiwanis project that will further enhance the movement of people and vehicles around the area including:

- A new full traffic signal and cross walk at the new intersection with the proposed east-west road and Minoru Blvd.,
- Widening of the cycling lanes along Minoru Blvd.,
- Installation of a new (northbound) left turn bay from Minoru Blvd. connecting to the new east-west road;
- Widening of the sidewalk and boulevard along the Kiwanis frontage with Minoru Blvd.; and
- Access to the Kiwanis site will be relocated away from Minoru Blvd. to the interior of the site.

These changes will improve vehicle access to Richmond Centre mall, Minoru Residence and the Kiwanis site itself. In addition, pedestrians will benefit from a new sidewalk linkage between Minoru Blvd. and Minoru Park creating a more direct access to the park.

Noting the concerns raised by Horizon Towers' residents, Polygon representatives contacted Baywest Property Management, the management company for Horizon Towers, with an offer to hold an information meeting on the project for the Strata. Baywest Property representatives advised that they had taken the request to the Horizon Towers Strata Council but the Strata Council indicated that they had no interest in meeting with Polygon on the project.

Staff Comments

No significant technical concerns have been identified through Staff's review. Staff are supportive of the subject rezoning provided the applicant fully satisfies the Rezoning Considerations as outlined in **Attachment 8**.

Detailed technical comments are provided in the Analysis section below.

Analysis

OCP Consultation

Section 879 of the Local Government Act outlines the consultation requirements for amendment of the Official Community Plan. Local Government is required to determine which persons, organizations and authorities it considers are appropriate for consultation. The City has responded to this requirement through the OCP Bylaw Preparation Consultation Policy (Policy 5043).

With regard to the specific OCP amendment proposed in this report to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use" Staff have made the following considerations pursuant to Policy 5043 and section 879 of the Local Government Act:

1. No consultation is warranted for the following listed groups as there are no apparent impacts to them as a result of the proposed amendment:
 - Metro Vancouver (formerly the GVRD)
 - The Councils of adjacent Municipalities
 - First Nations
 - Translink
 - Port Authorities (PMV)
 - BC Land Reserve Commission
 - Other Federal and Provincial Government Agencies
 - Vancouver International Airport Authority (VIAA)
(Staff note that the maximum height of the proposed development does not exceed the maximum height permitted by the Vancouver International Airport Zoning Regulations)
2. Following standard protocol for the Public Hearing process, and in consultation with the City Clerk's Offices, community groups and neighbours will be advised of the proposed

amendments through Public Hearing notifications in the local newspapers and direct mail outs used by the City for this purpose.

3. As noted earlier in this report, direct communication was undertaken with both the Richmond School Board and Vancouver Coastal Health Authority representatives on the proposed amendment.

Based upon the above review, Staff consider that the Policy 5043 and section 879 requirements have been met with the above consultation process. Further, residents, business, organizations, and property owners will be provided with opportunity for input at the Planning Committee meeting, Council meeting, and statutory Public Hearing.

Density Considerations

Polygon's proposal will ultimately result in two separately owned properties – one entirely consisting of seniors affordable housing and the second entirely market-based residential housing. Both properties will continue to be designated "Institution" in the City Centre Area Plan (CCAP) since the Carrera (market) development and the Kiwanis Seniors Affordable Housing project are being developed cooperatively. As indicated in the CCAP it is up to the City's discretion to determine whether the proposed density is appropriate given the community benefit derived from the development.

According to the United Way, the Metro Vancouver region is experiencing a massive demographic shift. In ten years, seniors will outnumber children in many communities throughout the region and projections suggest a near doubling of the seniors community by 2021. In 2009, Richmond had an inventory of 206 senior subsidized housing units. BC Housing reports that in 2011 it had 243 Richmond seniors on their applicant registry waiting list. Given the anticipated regional growth in the seniors population, BC Housing's wait list for Richmond is likely to grow.

Kiwanis has determined that its current facility has reached the end of its useful life and is in immediate need of replacement. In looking at the anticipated future needs of Richmond seniors with limited income Kiwanis has identified a target of providing 296 assisted housing units for seniors on their site - more than doubling their existing capacity. The form of development they have chosen is concrete hi-rise which should have a longer life than a replacement wood structure and should therefore serve the Richmond community of seniors in need of assisted housing well into the future. Without the market component, and the proceeds from the sale of a portion of the Kiwanis site, it is highly unlikely that the affordable housing component could be undertaken by Kiwanis' on its own given its limited resources and non-profit orientation.

Enhancement and expansion of the Kiwanis facility at its present location has considerable merit being located close to shopping, health care resources, transit, provision of services for seniors, park amenities at Minoru Park, and the seniors resources at the nearby Minoru Place Activity Centre. In many ways this is a superior site for a seniors assisted housing facility to any other similar facility in Richmond.

From the considerations identified above and given the net impact on Richmond's affordable housing stock that is discussed in the next section, Staff's technical assessment that the adjunct use as proposed is appropriate for the site.

Staff note that the transition to two 16 storey hi-rise towers will require quite different management strategies from what Kiwanis has been use to in the past. The City's Community Social Development Staff, BC Housing, Vancouver Coastal Health, the BC Non-Profit Housing Association and Polygon have been working with Kiwanis to ensure the appropriate support connections are in place to assist with this transition and strengthen Kiwanis' capacity to efficiently manage its development by the time construction has been completed.

Net Impact on Richmond's Affordable Housing Stock

The development proposal will result in 296 seniors affordable housing units. The existing Kiwanis facility contains 122 units. Assuming approval of all the associated donor site rezonings and the voluntary contributions identified earlier in this report the table below indicates that, overall, there will be a net gain of an estimated 40 affordable housing units in Richmond upon completion of the project. In addition, completion of the first tower will more than replace the 122 units that currently exist at Kiwanis.

Table 1

Calculation of Net Benefit of Affordable Housing Units ¹	Units
AH units deducted from other parts of Richmond (proposed + built)	124 units ²
Units funded by City/Polygon Transfers (excluding CIL)	95 units
Net Loss of AH Units:	- 29 units
Existing Units in Kiwanis Facility	122 units
Portion Funded by Kiwanis (contribution + mortgage)	191 units
Net Increase Funded by Kiwanis	+ 69 units
Net Gain in AH Units in Richmond	+ 40 new units

¹ Calculations exclude fee relief and cash in lieu contributions

² Includes proposed projects, release of secured affordable housing units at Mayfair Place and Cambridge Park.

It should be noted that the net loss of 29 affordable units noted in the table is primarily a result of transferring from wood construction in West Cambie to concrete construction at Kiwanis since each square foot of concrete is more expensive than each square foot of wood.

Utility Capacity Review

The utility capacity review indicates that upgrades will be required to the major storm sewer along the Minoru Boulevard frontage including the upgrading of the existing 300mm diameter main to a 600 mm system along a portion of the frontage. No sanitary upgrades were identified and adequate available water flow is to be confirmed upon completion of the building design at Building Permit stage. Sections of the existing storm and sanitary system at 6351/91 and 6491 Minoru Boulevard will be abandoned/removed and replaced with the ultimate storm and sanitary sewer system. See **Attachment 8** for a detailed description of the site servicing requirements.

Transportation Issues

Roads and Intersection Improvements

A ten metre wide road dedication combined with an adjacent 3.5m public right of passage are required along the northern property line of the subject site to accommodate the new east-west road, sidewalk and boulevard. A full traffic signal and crosswalk configuration will be installed

at the intersection of the new east-west road and Minoru Blvd. Adjustments to the centre median on Minoru Blvd. will be made to accommodate northbound to westbound left-turns onto the new east-west road. For the foreseeable future the new east-west road will dead end to vehicle traffic at the western property line of the site and not connect to Bowling Green. The new road will, however, provide a new pedestrian/cyclist and emergency access to Minoru Park from Minoru Blvd.

The proposed north-south road between the two developments will remain a private road with public rights of passage. The development plans call for paving stones to be used in a raised open square between the Kiwanis development and the Carrera development. Polygon has committed to maintaining the entire paving stone area through agreement with Kiwanis whereby Carrera will be responsible for its maintenance and Kiwanis will pay their portion of the maintenance to the Carrera Strata. The north-south road will consist of an 16 to 16.5m wide public right of passage with two-way vehicle travel lanes, parking lanes, curbs, boulevards and sidewalks along both sides.

The frontage along Minoru Blvd. will be widened by approximately 2.15m via land dedications to accommodate the widening of the existing southbound bike lane to 1.8m, provide a minimum 1.6 m wide curb/gutter and boulevard plus a 2m wide sidewalk for the full length of the property.

It should be noted that an existing pedestrian trail between Minoru Blvd. and Minoru Park along the southern property boundary over the Kiwanis site will be closed for site construction. This trail will be replaced with a sidewalk along the new east-west road along the site's northern boundary. Kiwanis will be providing the City with 90 day notice of the trail closure within the next few weeks.

Vehicle Parking

Polygon has submitted a Traffic and Parking Impact Study (TPIS) that compares the proposed parking requirements of the Kiwanis seniors affordable housing project to other projects of a similar nature. The development proposal includes 91 vehicle stalls for the Kiwanis project (including 10 stalls that will be located within the Carrera parkade) and 466 vehicle stalls for Carrera residents and visitors.

Polygon has also prepared a transportation demand management (TDM) package in support of a minor relaxation for the Carrera parking requirements. The proposed parking relaxation reduces the number of resident stalls from 1.2 stalls per unit to 1.19 (less than 1%) stalls per unit. The compensation for this reduction under the proposed TDM includes a \$25,000 contribution to one bus shelter, electrical outlets for 20 spaces in the Carrera parkade and one electrical outlet in each bicycle room in the Carrera towers.

The TPIS and TDM package have both been reviewed and supported by Transportation staff. The Rezoning considerations include a requirement for an easement on the Carrera side for the provision of ten parking stalls for use by Kiwanis in perpetuity and a legal agreement to require the electrical outlets and specified voltages plus the cash contribution for the bus shelter. A requirement for two visitor stalls to be dedicated for health care worker use will be incorporated into the Development Permit Plans.

Bike parking

Transportation staff support the substitution of 32 electric scooter stalls for the Class 1 bicycle stalls in the Kiwanis development. All other bike stall requirements are to conform to the Zoning Bylaw standards.

Tree Replacement

An Arborist's report was submitted and reviewed by Tree Preservation Staff and Parks Staff. On the overall site 53 trees are proposed for removal. An additional 4 large trees located along the western property line are shared between Kiwanis and the City. Parks staff have inspected these four trees and found them to be in too poor a condition to be retained safely. To facilitate site preloading it is anticipated that Polygon will apply for the appropriate tree removal permits for the on-site tree removal and work with Park's staff to remove and replace the four boundary trees. Securities will be taken to ensure replacements at a minimum of two for one. With consideration to the size of the trees compensation for the four parks trees has been set at \$5,200.

Public Art

A preliminary public art plan was presented to and supported by the Richmond Public Art Advisory Committee on March 20, 2012. The Plan proposes artwork along Minoru Blvd. integrated with street facing glazing, brick first storey walls and or landscape features. These works are to be completed with the first phase of development. A detailed public art plan is to be submitted for review by the RPAAC and accepted by the City prior to final adoption of the rezoning. The proposed contribution is approximately \$283,800. The requirement for the submission of the detailed public art plan has been included in the Rezoning considerations.

Thermal Comfort Analysis*Kiwanis*

With the assistance of BC Hydro and Polygon a Thermal Comfort Analysis and Simulation was undertaken by Enersolv Design and Build Ltd. for the Kiwanis affordable housing development. The assessment was based on the proposed building design and included a glazing to wall ratio of 47%, electric baseboard heaters and conditioned outdoor air supplied into the corridors of the buildings. The proposed design does not include central air conditioning to each residential unit.

The assessment used the International Standards Organization (ISO) 7730-1993 Standard for Occupancy Thermal Comfort and the BC Building Code (2006) to determine how well the proposed design will perform given typical weather for Richmond, air flow and solar loads for the building type and orientation.

Enersolv's report states that based on their simulation analysis "the building meets the above thermal comfort standard without the requirement for mechanical cooling in any of the residential units". Enersolv's Engineers have confirmed that their analysis conforms to the OCP "ASHRAE 55-2004" requirements for residential development within aircraft noise sensitive areas.

Carrera

Polygon's Carrera project is being designed to meet Silver LEED equivalency. This approach will assess the development against eight major credit categories including water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. To achieve silver equivalency a specified number of points must be achieved. Carrera is being designed to

be fully air conditioned thereby addressing thermal comfort concerns. The project is also being designed to connect to the District Energy Utility (DEU) once it becomes available.

BC Hydro Energy Modelling

With the assistance of BC Hydro and their affiliates, energy use modelling was also undertaken for the development under BC Hydro's New Construction Program. The final results of this analysis were not available in time to incorporate into this report but early indications are that the analysis has resulted in modifications to the design which will result in significant energy cost savings to the Kiwanis project over the lifetime of the buildings. More details will be available through the Development Permit review for this development. It should be noted that only the Carrera development is proposed to connect to the District Energy utility when it becomes available.

Aircraft Noise Assessment

The development site is located within Aircraft Noise Sensitive Area 3 which are classed as Moderate Aircraft Noise Areas within the Official Community Plan. This area permits all aircraft noise sensitive land uses provided that a restrictive covenant is registered on title, acoustic reports are prepared identifying appropriate noise attenuation measures to be incorporated into the building design.

An Acoustic Report was prepared by Brown Strachan Associates (dated March 20, 2012) covering both the Carrera development and the Kiwanis development. The purpose of the report was to assess the internal noise levels within the residential units based on criteria specified by the Canada Mortgage and Housing Corporation (CMHC) and the interior design noise level criteria specified in the Official Community Plan. The assessment looked at the anticipated impacts from both aircraft and traffic noise. The report makes a number of recommendations for incorporation into the building design including use of glazing with specific acoustical ratings and incorporation of alternative means of ventilation such as continuously rated kitchen and/or bathroom exhaust fans, but concludes that the proposed development meets the City of Richmond OCP interior design noise level criteria.

A requirement for registration of the appropriate covenant(s) is included in the Rezoning Considerations (**Attachment 8**).

Minoru Park Interface

The western property boundary of the Carrera site abuts Minoru Park in the vicinity of Bowling Green. A lit pedestrian walkway with public rights of passage is proposed to run the length of the western property line providing access to the adjacent townhouses and a walking path for all park users. Residents of the Carrera development will also have a secured access from the facility leading into the park. These residents will have non-exclusive access to Minoru Park – there is no attempt to privatize any portion of the Park for the sole use by these residents.

Pedestrian accesses to the townhouses will be raised above grade clearly denoting them as private space. A requirement for registration on title of the Public Rights of Passage has been included in the Rezoning Considerations (**Attachment 8**).

Amenity space

Outdoor amenity space is being provided in both Carrera and Kiwanis through landscaped and open area on top of the parking podiums. With the Kiwanis development the landscaped podium

connects both towers with outdoor amenities including a walking path, community garden plots, community patio areas and a large central lawn. The Carrera podium landscaping will be designed with outdoor passive garden areas and an amenity building.

Indoor amenity areas in the Kiwanis project are included in both towers plus several amenity rooms just off Minoru Blvd. One of the key requirements for Kiwanis was to keep these amenity areas centrally located rather than focused toward either of the two towers. The intent is to keep them accessible to all the residents. These spaces may be used as program spaces for various activities including bringing in external programs of interest to their senior residents.

The conceptual plans for the two developments indicate that approximately 710 m² (7643 ft²) of indoor amenity space will be provided in the Kiwanis and 697 m² (7503 ft²) will be provided in Carrera. These concept plans will be refined through the Development Permit review.

Development Permit Considerations

Although the Carrera and Kiwanis developments are well advanced in their planning and design, a number of issues remain to be refined at the Development Permit review stage. At Polygon's request, preliminary design plans were presented by Gomeroff Bell Lyon Architects Group Inc. and Robert Ciccozzi Architecture Inc. to the Advisory Design Panel on April 18, 2012. Overall, the Panel was supportive of the two development proposals but did make a number of recommendations for the proponent to consider for their formal submission to the ADP. Some of the key issues identified include the following:

- More detail is needed on the treatment of the parkade wall proposed for the lot immediately to the south (the adjacent wall will be about 2 storeys above the Kiwanis podium). A green screen is currently proposed but details have not yet been refined;
- Need to look at safety concerns of seniors in internal layouts (e.g. consider using washroom doors that open outward, etc.);
- Need to undertake more design work with the open square between the two projects;
- The podium design for the Kiwanis development needs further resolution on the Minoru Road side, the interface with the Carrera development and at the northwest corner of the Kiwanis building;
- Need to address design issues associated with the servicing bay areas; and
- Look for ways to strengthen the ties between the two projects.

The full set of comments provided by ADP is provided in **Attachment 9**. The issues identified will be addressed through the Development Permit Review.

Financial Impact or Economic Impact

Approving the Staff recommendation (recommendations No. 7 and No. 9) to direct voluntary cash-in-lieu contributions from three development projects (i.e. Carrera, Mayfair Place and Cambridge Park) to the Affordable Housing Reserve Fund means that the City will be making a financial decision to redirect approximately \$2,703,297 in funds that would have otherwise been contributed to the City's Affordable Housing Operating Reserve Fund to the Affordable Housing Capital Reserve Fund in support of the Kiwanis redevelopment project.

To offset the density bonus benefit already provided to Polygon for the Mayfair Place and Cambridge Park projects (as a result of terminating the Housing Agreements for these sites), it is

proposed that the square footage corresponding to the total area of the affordable housing units on these sites be factored into the final proposed floor area permitted on a future Polygon development (i.e. Polygon's Alexandra Road West or Alexandra Road East projects).

Conclusion

Extensive consultation and analysis has been undertaken with regard to the proposed development. Although there will be an overall reduction in the number of affordable housing units provided in the West Cambie area as a result of the proposal for the City to accept cash contributions to the Capital Affordable Housing Reserve Fund in place of constructing affordable housing units, the overall result will be a net gain in the number of affordable housing units in the City. Staff are recommending support for this unique development proposal.

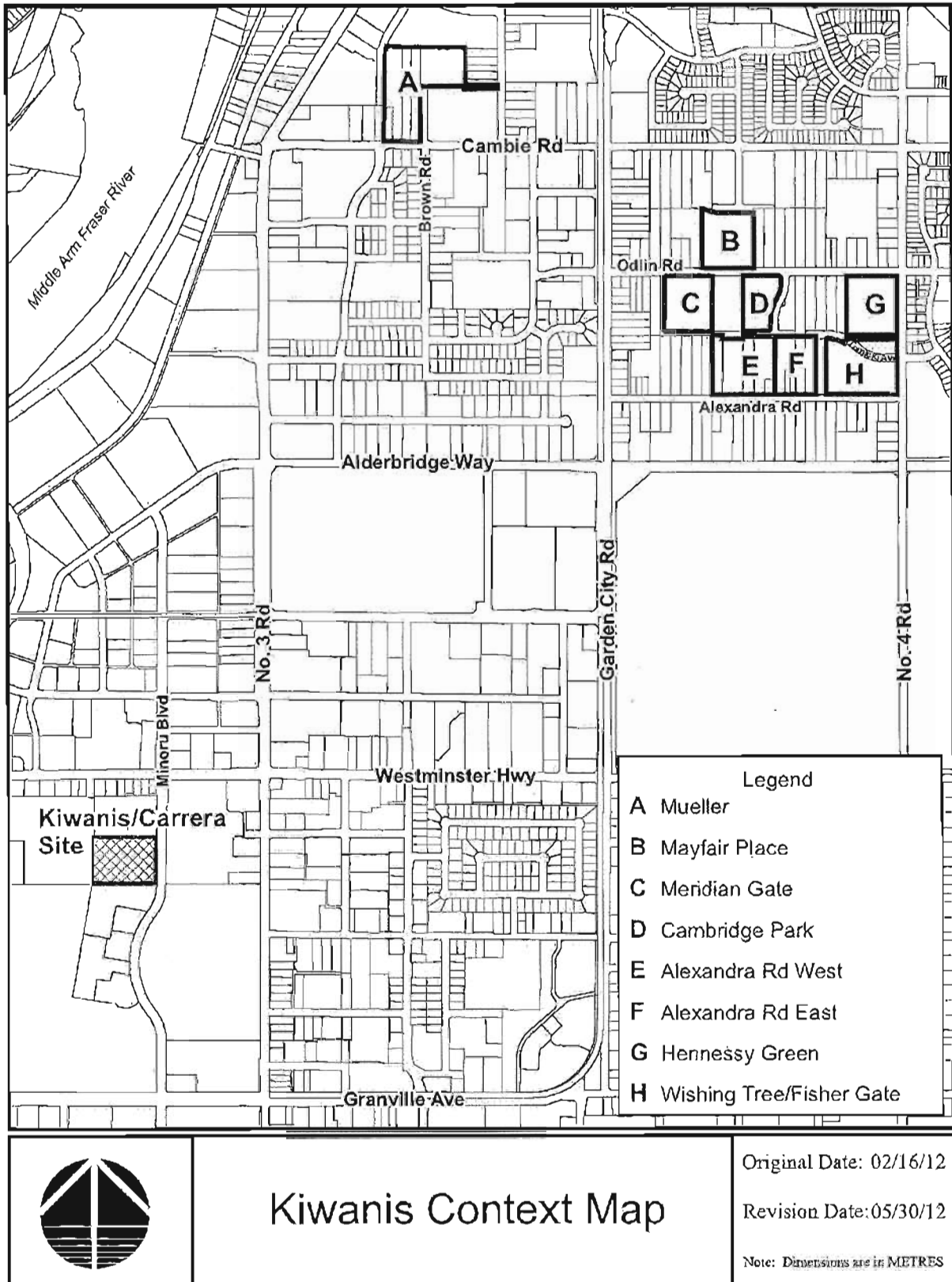
In consideration of the many positive aspects of this location and proximity to services that will enhance the liveability for its residents, Staff are supportive of the proposed density proposed for this site as this is a unique proposal with positive tangible benefits for creating seniors affordable housing in proximity to supportive services.



David Brownlee
Planner 2

DCB:cas

- Attachment 1: Location Map – Polygon Carrera-Kiwanis
- Attachment 2: Context Map – Polygon Carrera - Kiwanis and Proposed “Donor” Sites
- Attachment 3: Development List (The Properties Involved)
- Attachment 4: Proposed Affordable Housing Contributions
- Attachment 5: Proposed Milestones and Cash Flow Schedule
- Attachment 6: Polygon Carrera – Kiwanis Development Concept Plans
- Attachment 7: Development Application Data Sheet For Kiwanis and Polygon Carrera
- Attachment 8: Rezoning Considerations Concurrence
- Attachment 9: ADP Minutes of April 18, 2012 (excerpt)
- Attachment 10: Letters and On-Line Submissions From the Public



Development List (The Properties Involved)

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
1	<u>Meridian Gate</u> 9288 Odlin Rd. RZ 06-344033 PH: May 22 2007; Adopted: Jun 25, 2007 Current zone: ZLR20	\$1,439,834 Cash In Lieu already Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$1,439,834) from AH Capital Reserve for Kiwanis project.
2	<u>Hennessey Green</u> 9800 Odlin Rd RZ 06-354959 PH: May 22, 2007; Adopted Jun 25 2007 Current zone: ZT67	\$707,370 Cash In Lieu Previously Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$707,370) from AH Capital Reserve for Kiwanis project.
3	<u>Mayfair Place</u> 9399 Odlin Rd RZ 10-537689 PH: Dec 20 2010; Adopted Jan 24, 2011 Current zone: ZLR24 Housing Agreement Bylaw 8677	16 Affordable Units Built (13,896 sf actual built area) This project has already been built but the Affordable Housing units are owned by Polygon and held vacant pending Council's decision on terminating the affordable housing agreement.	a. Contribution of \$2,223,360 (est.) to AH Capital Reserve prior to termination of the affordable housing agreement and rezoning. b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. c. Termination of the existing AH Agreement (Bylaw 8677) by bylaw. d. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Mayfair Place.

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ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
4	<p><u>Cambridge Park</u> 9500 Odlin Rd Strata Plan BCS4008</p> <p>RZ 08-408104 PH Jul 20, 2009; Adopted Nov 23, 2009 RZ Bylaw No. 8440 Current zone: ZLR24 Housing Agreement Bylaw 8687</p>	<p>22 Affordable Units Built total. (11 units from Cambridge Park and 11 units from Fisher Gate 9566 Tomicki Ave.)</p> <p>Combined AH area is 17,010 sf.</p> <p>This project has already been built but the Affordable Housing units are held vacant.</p>	<ol style="list-style-type: none"> Contribution to AH Capital Reserve at rezoning \$2,721,600 (est.). Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. Termination of Affordable Housing Agreement (Bylaw 8687) by bylaw. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Cambridge Park.
5	<p><u>Fisher Gate (Wishing Tree)</u> 9566 Tomicki Ave. Strata Plan: BCS3965 Current zone: ZT67 RZ 08-408107 DP 08-432203</p>	<p>11 AH units were transferred to Cambridge Park under DP 08-432203 and RZ 08-408104 (see Item 4 above).</p>	<ol style="list-style-type: none"> Rezone to allow outright to 0.75 F.A.R. for Fisher Gate.
679	<p><u>Kiwanis (AH side only)</u> 6251 Minoru Blvd. RZ 11-591685 (Pending)</p>	<p>New project. Develop 296 affordable seniors housing units in two towers.</p>	<ol style="list-style-type: none"> Signoff on a terms and conditions/contributions agreement between the City and Kiwanis. Require mortgage to protect City contributions until construction has completed. Resolution to Remove Deeds Act restrictive covenant from title. Permit density increase up to 2.8 F.A.R. on the site net of dedications. Authorize City contributions payments per agreement with Kiwanis. Require AH Agreement on all 296 units.

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ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
7	<u>Polygon Carrera</u> (Market side only) 6251 Minonu Blvd. New address TBD. RZ 11-591685 (Pending)	New project Approximately 335 residential market units in three towers	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$4,257,312 (est.). b. Council Resolution required to ensure 100% goes into the AH capital Reserve as a special development consideration project. c. Permit density increase up to 3.0 F.A.R. on the site net of dedications.
8	<u>Mueller</u> 8331, 8351 8371 Cambie Rd & 3651 Sexsmith Rd RZ 11-591985 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$5,237,409 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
9	<u>Alexandra Road West</u> 9331, 9393, 9431, 9451 and 9471 Alexandra Rd. RZ 12-598503 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Amend the West Cambie Area Plan for the increase Alex West density b. Accept voluntary contribution to AH Reserve at rezoning \$2,871,264 (est.). c. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
10	<u>Alexandra Road East</u> 9491, 9511, 9531 and 9591 Alexandra Rd. RZ 12-598506 (under review by Staff)	(<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept voluntary contribution to AH Reserve at rezoning \$1,570,741 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.

Notes: Items 7, 8 and 9 will be submitted under separate Rezoning Applications for Council consideration.

Items 6 and 7 are all in the City Centre Planning Area. All others are in the West Cambie Planning Area.

For all items additional standard development related requirements will apply (e.g. flood covenants, statutory rights of way as necessary, etc).

5/1/2012

Affordable Housing Contribution

Kivariis

Polygon future projects avg. unit size per AH unit 800 sq. ft.

Meridian Gate cash in lieu paid @ \$5.10 sf (GBA) \$1,439,834

Hennessy Green cash in lieu paid @ \$5.10 sf (GBA) \$707,370

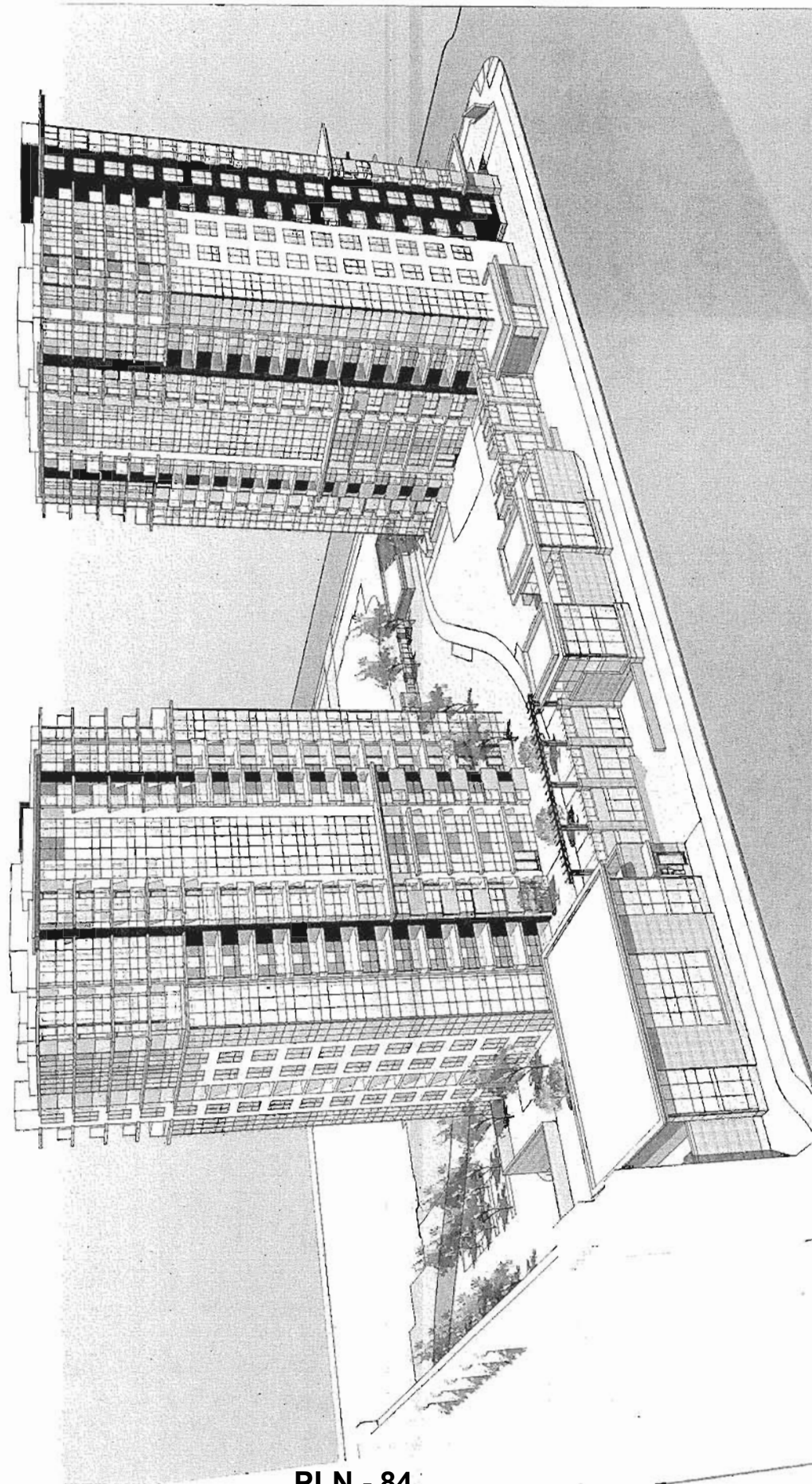
total in AH fund \$2,147,204

Project	Site Area	Project BA	AH net rentable floor area	AH units generated	City confirmed transfer rate	transfer amount
Polygon contributions from projects recently completed or under construction - areas confirmed as per attached schedules						
Cambridge Park (as built - including Wishing Tree allocations)	123,785	185,677	17,010	22	\$160	\$2,721,600
Mayfair Place (under construction-AH area as allocated)	205,924	308,887	13,896	16	\$160	\$2,223,360
Affordable Subtotal			30,906	38		\$4,944,960
Polygon contributions from future projects (currently proposed data)						
Alexandra Road East	147,297	220,888	9,317	12	\$160	\$1,670,741
Alexandra Road West	209,181	506,973	17,945	22	\$160	\$2,871,264
Mueller site (based on 2.5 FAR GBA on base site area incl. transfer)	196,020	485,548	23,277	29	\$225	\$5,237,409
Kivariis Site (based on City FAR area)	121,282	361,423	18,071	23	\$225	\$4,068,031
Affordable Subtotal			68,111	86		\$13,745,445
Polygon contributions from previous developments:						
Meridian Gate (as built including additional \$38k discrepancy)	188,153	274,704	6,993	16	\$160	\$1,439,834 (as per amount pd)
Hennessy Green (as built)	213,395	138,706	4,421	9	\$160	\$707,370 (as per amount pd)
Affordable Subtotal			13,420	25		\$2,147,204
Other developer contributions (cash in lieu):						
future wood frame projects					\$160	
future concrete projects					\$225	
TOTAL		0	0	0		0
			113,437	149		\$20,833,610

Note: This table provides an overview of the overall project concept.
All of the proposed transactions are subject to Council approval.

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
Period	1	2	3	4	5	6
Kwanis A/I Project Schedule		Site Pre-load	Site Prep	Construction Begins		
Municipal Approvals	With Reasoning addtion	With Reasoning addtion		Building Permit Issuance	Building Permit Issuance	Final Building Inspection Tower 1
Polygon Projects and Contributors						
Meridian Gate	1,430,834					
Hennessy	707,370					
Cambridge	2,721,600					
Marlar	2,223,300					
Alexandria Road East						
East	0/24					
Alexandria Road West						
Phase 1	1,745,803					
Phase 2	1,355,344					
Phase 3	1,355,344					
Progress Drawn						
(PD)						
PP Paper						
PL						

This Attachment Provides The Conceptual Development
Plans For Both Polygon Carrera And Kiwanis



PLN - 84

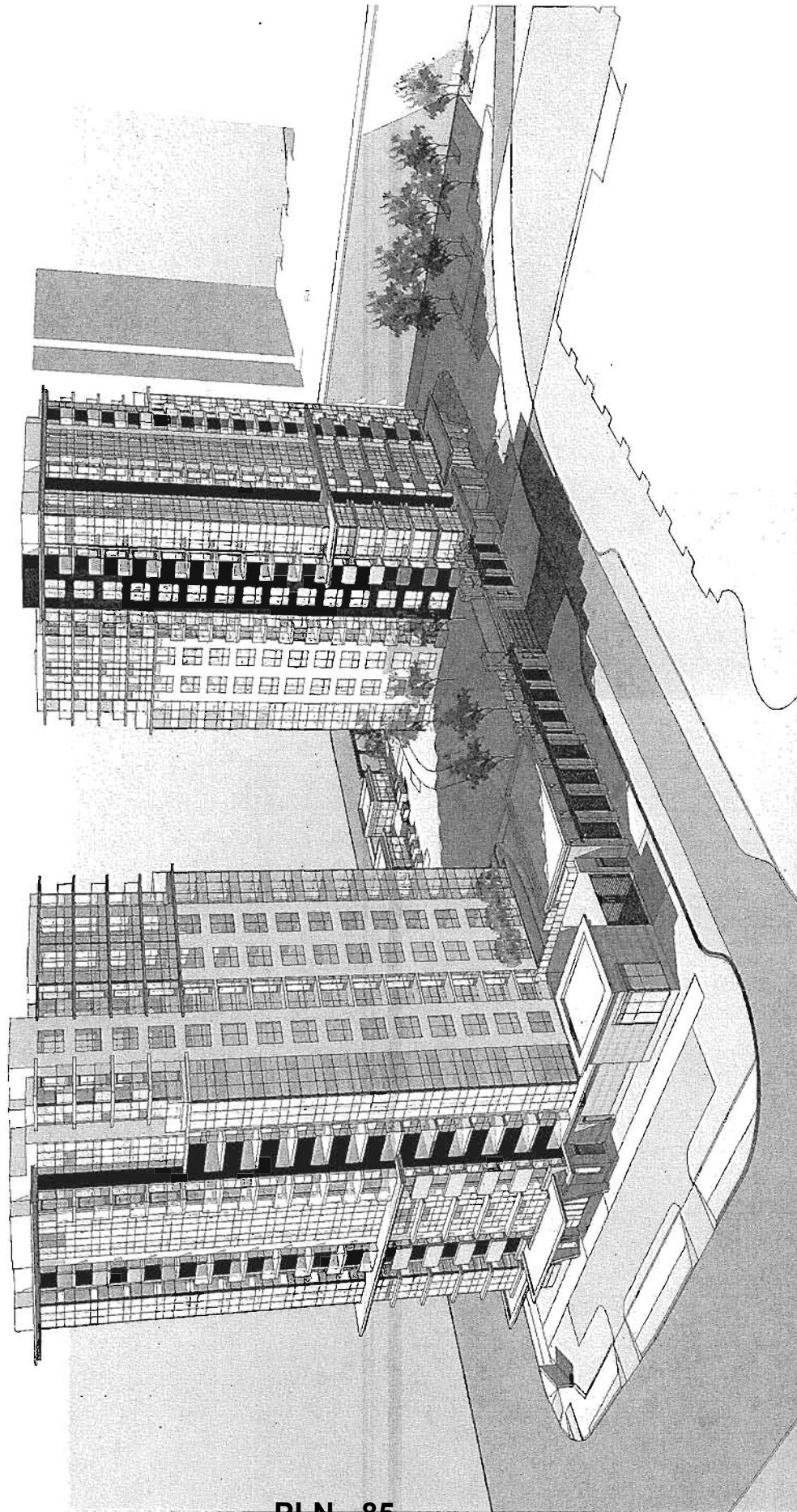
N.T.S.

BIRD'S EYE VIEW FROM MINORU BOULEVARD (LOOKING TOWARDS NORTHWEST)

APRIL 4, 2012

KIWANIS TOWERS

RCA
Robert Chouinard Architects Inc.



PLN - 85

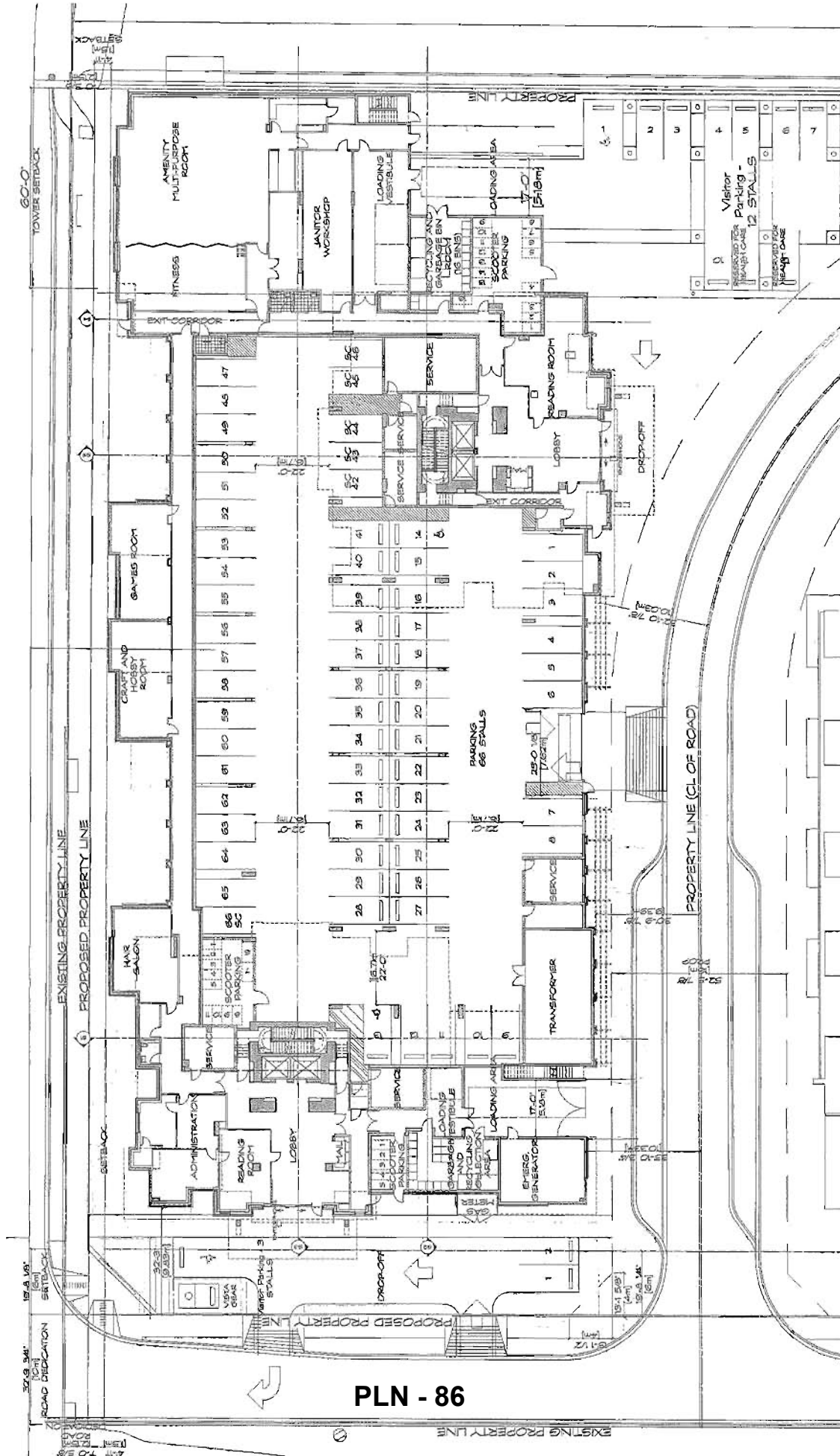
BIRD'S EYE VIEW FROM NORTH ADJACENT SITE (LOOKING TOWARDS SOUTHEAST)

N.T.S.

APRIL 4, 2012

KIWANIS TOWERS

RCA
RICHMOND COMMUNITY ASSOCIATION



PLN - 86

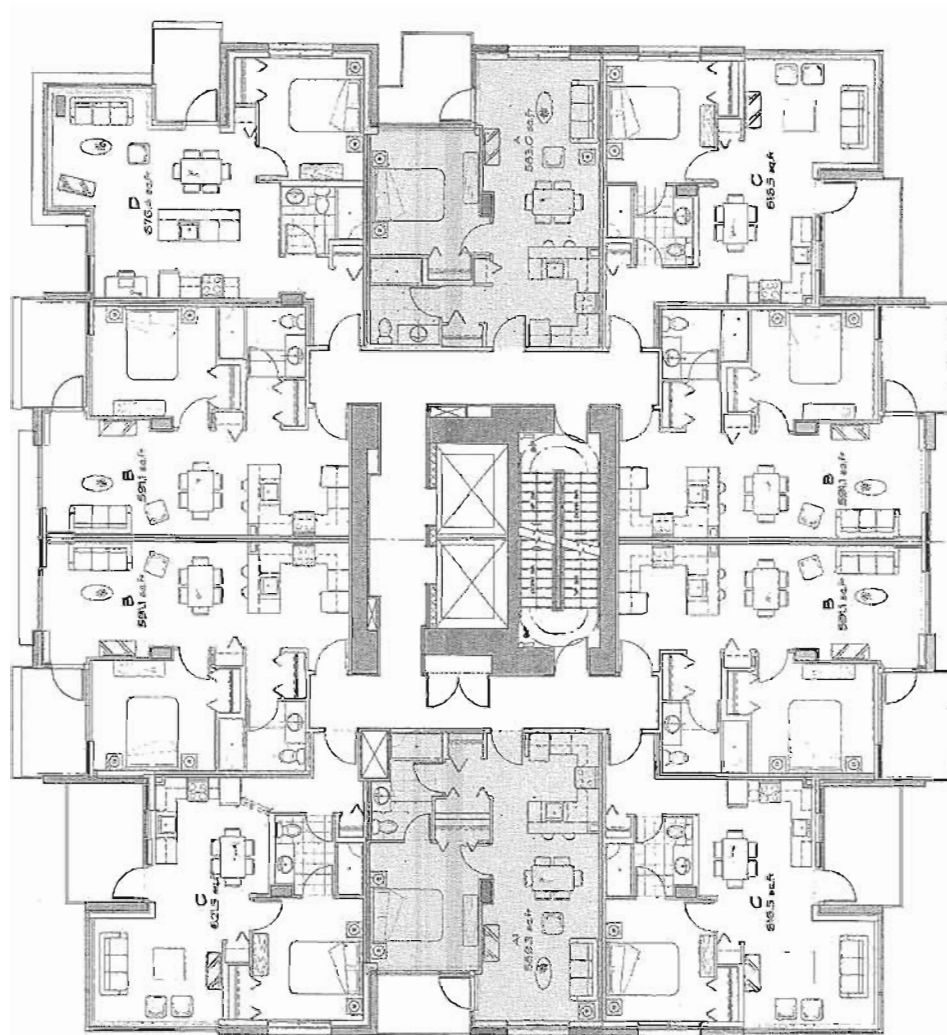
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GROUND & PARKING PLAN

KIWANIS TOWERS

Apr 4, 2012





PLN - 87

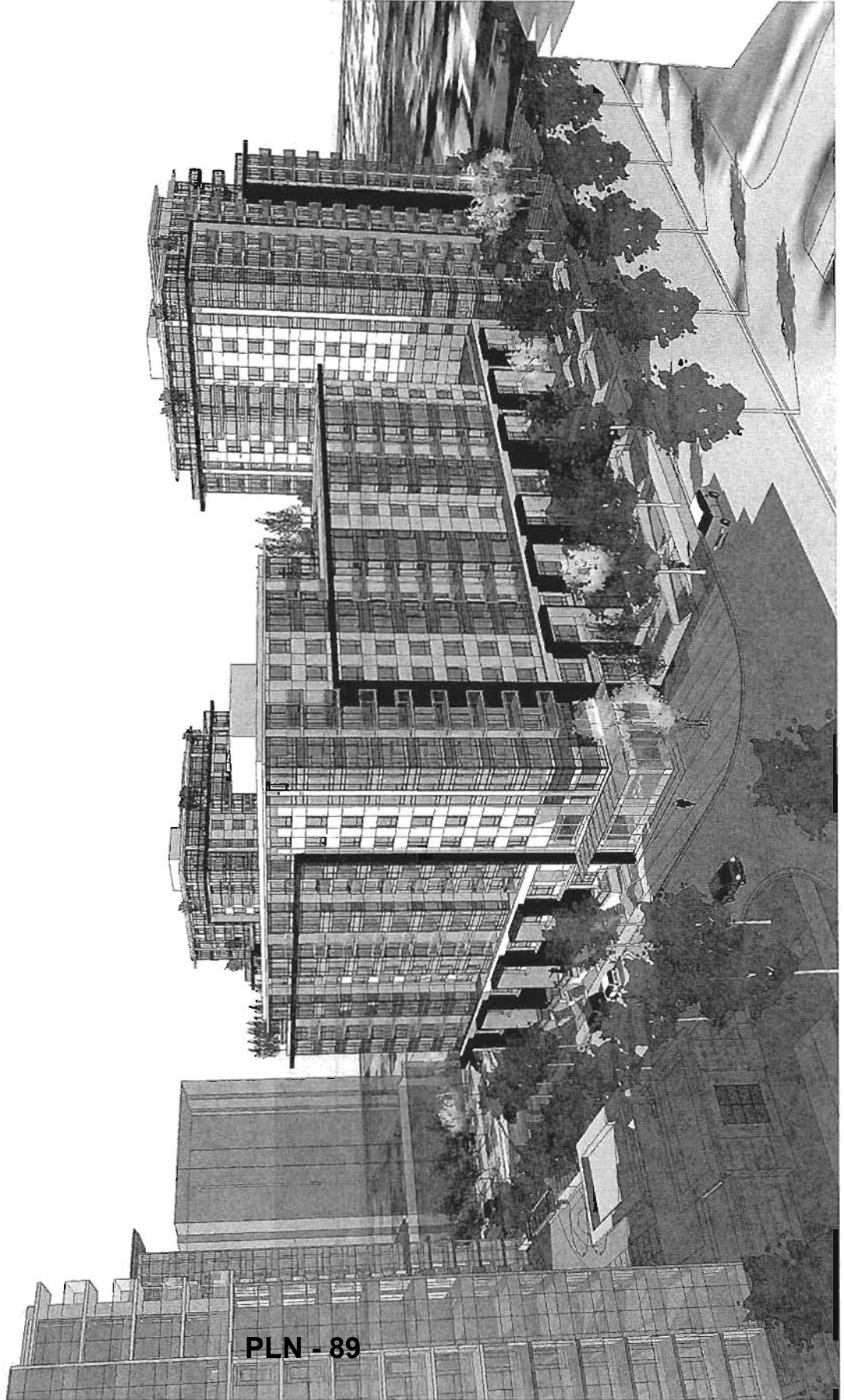
3/16" = 1'-0"

TOWER PLATE - TYPICAL

KIWANIS TOWERS

Apr 4, 2012

BCA
Bentley Systems, Inc.



PLN - 89

NOTES

REVISIONS

CARRERA
RICHMOND, BC
335 UNIT MARKET RESIDENTIAL
FOR POLYGON HOMES
3D VIEWS

DATE	24/01/2018
BY	JL
CHECKED BY	
SCALE	1:100
NO. OF SHEETS	1052

VIEW FROM NORTH EAST

A-7.03



gBL
3110 BROADVIEW AVE. S. UNIT 1000
VANCOUVER, BC V6C 2M1
TEL: 604.278.1234
WWW.GBLVANTAGE.COM

NOTES
1. See also drawings A-7.01 to A-7.05.

REVISIONS
1. 10/10/10 - Initial Design
2. 10/10/10 - Final Design

CARRERA
RICHMOND, BC
331 UNIT MARKET RESIDENTIAL
FOR TOLYON HOMES
3D VIEWS

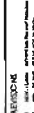
DATE: 10/10/10
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
SCALE: 1/8" = 1'-0"

PROJECT NO.: 1052
SHEET NO.: A-7.01



PLN - 90

AERIAL VIEW FROM SOUTH WEST



CARRERA
RICHMOND, BC
335 UNIT MARKET RESIDENTIAL
FOR POLYGON HOMES
3D VIEWS

DATE 08 APR 2015
EXAMINEE Pte
CHECKED BY NTS
SCALE 1052
JOB NUMBER

A-7.02

VIEW OF PLAZA FROM SOUTH EAST



NOTES

- STANDARD SIZE CAR STALL
18'-0" X 8'-0"
- SMALL CAR STALL 100
15'-0" X 7'-0"
- VEHICLE DIMENSIONS - 18'-0" X 8'-0"
VERTICAL CLEARANCE - 10'-0" X 8'-0"

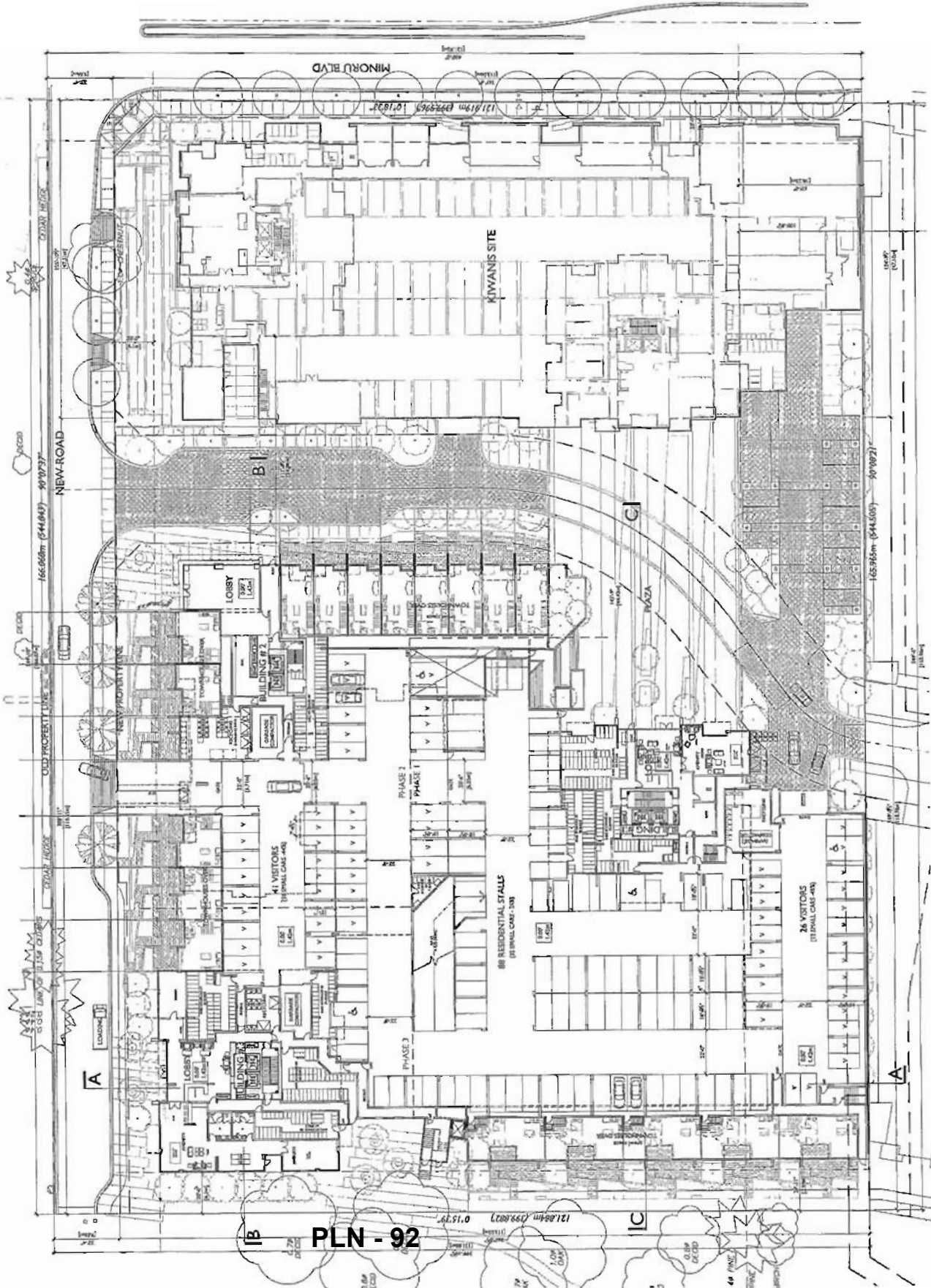
CARRERA
RICHMOND, BC

315 UNIT MARKET RESIDENTIAL
FOR POLYTON HOMES

LEVEL 1

SHEET
1 OF 10
DATE
10/05/2010
1052

A-3.01



PLN - 92

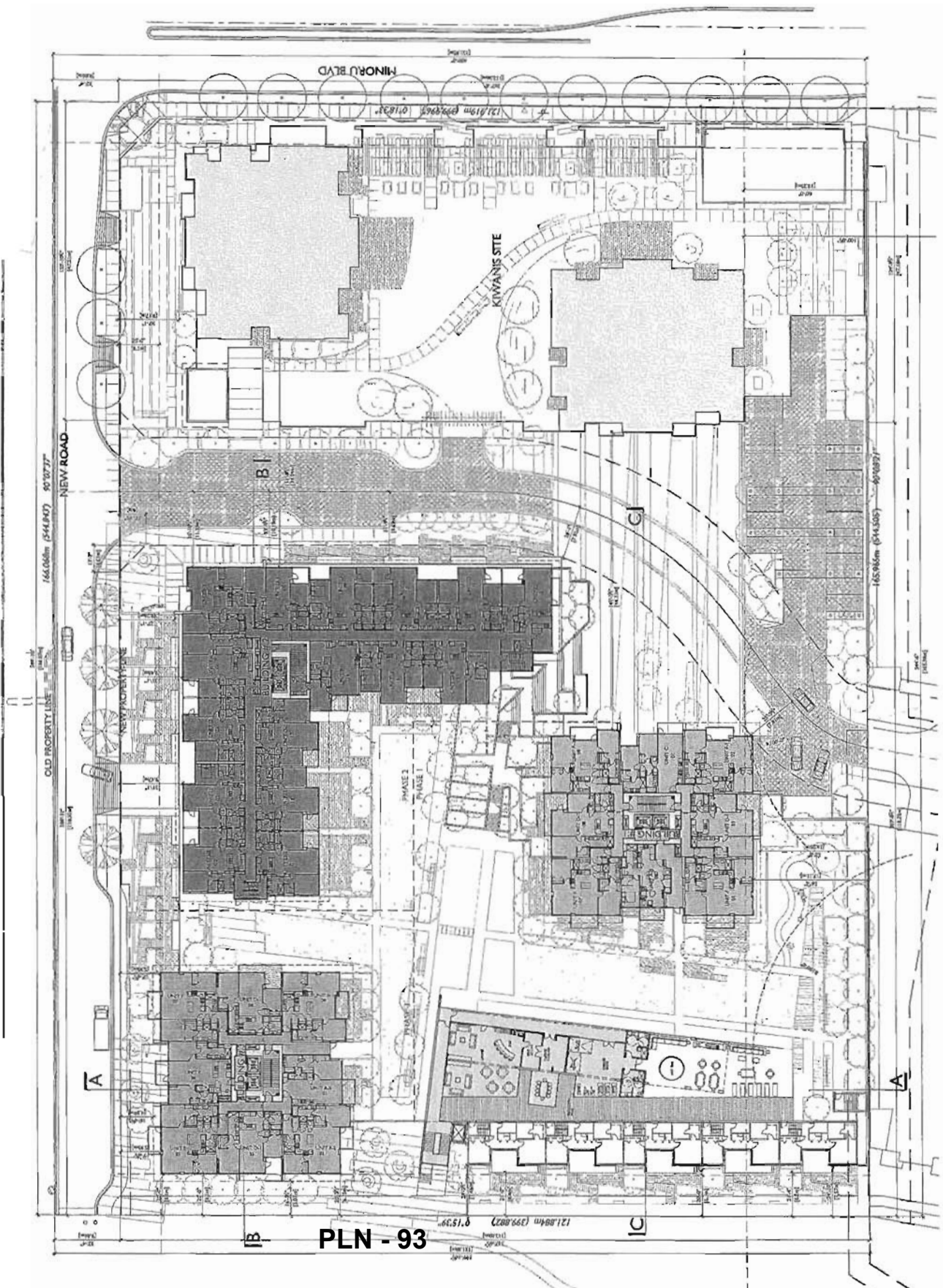


NOTES
 1. SEE SHEET PLN-93 FOR PHASE 1

REVISIONS
 1. 10/15/03
 2. 10/15/03

CARRERA
 RICHMOND, BC
 238 UNIT MARKET RESIDENTIAL
 FOR POLYPOON HOMES
 TYPICAL LEVELS & SITE PLAN
 PODIUM LEVEL (LEVEL -4)
 DATE: 10/15/03
 DRAWN BY: JLP
 CHECKED BY: JLP
 PROJECT NO: 1052

A-3.04



PLN - 93



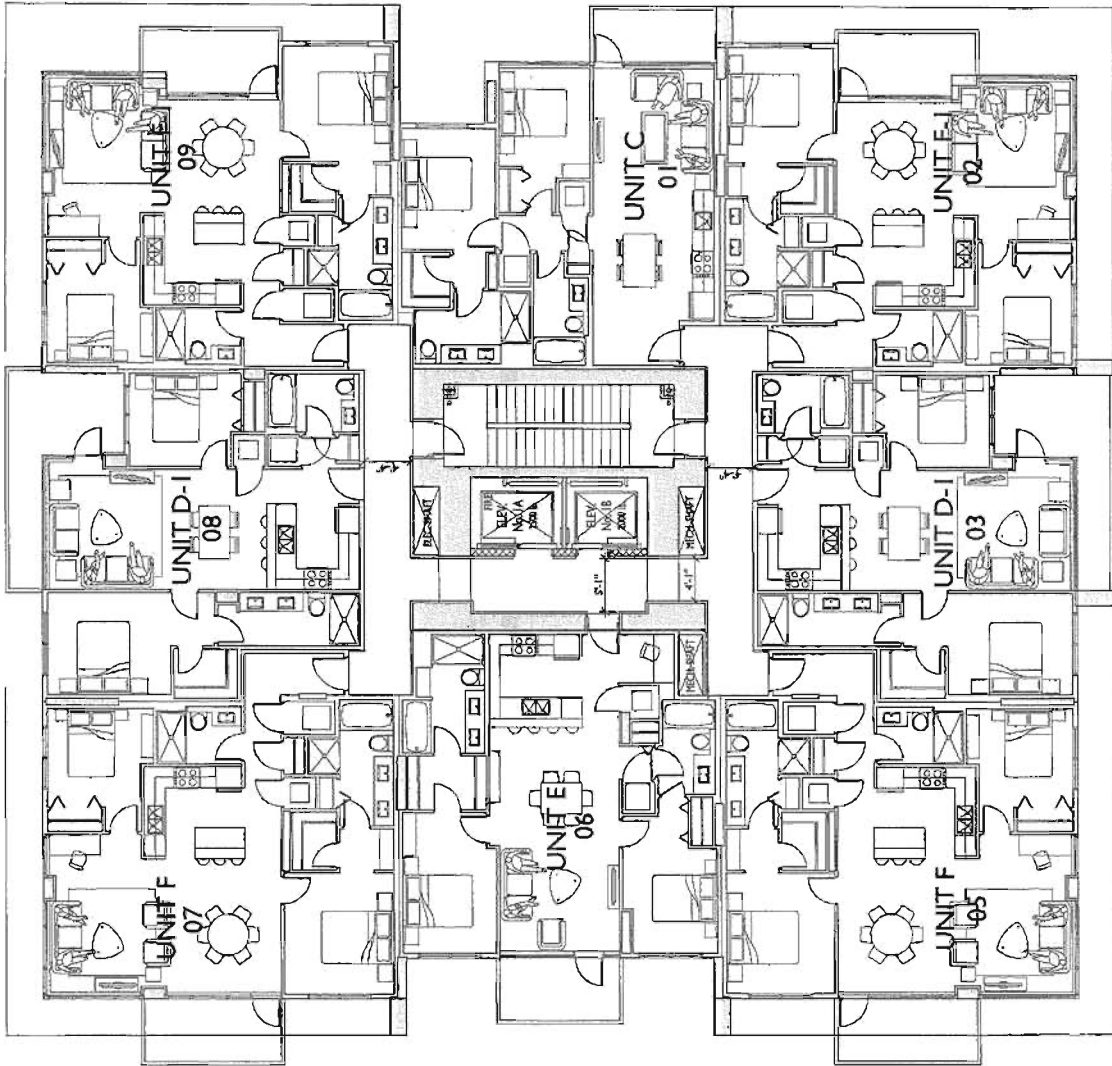
W. SCHEIDT & SONS, INC. ARCHITECTS
1000 WEST 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.7777 FAX: 303.733.7778
WWW.WSCHEIDT.COM

NOTE
SEE SHEET A-3.05

LEGEND
STAIRS
ELEVATOR
ELEVATOR
ELEVATOR

CARRERA
RICHMOND, BC
335 UNIT MARKET RESIDENTIAL
FOR POLYCOON HOMES
LEVELS 4 TO 12
BUILDINGS 1 & 3
DATE: 11/10/2010
DRAWN BY: JACOB
CHECKED BY: JACOB
SCALE: 1/8" = 1'-0"
JOB NO.: 1052

A-3.05

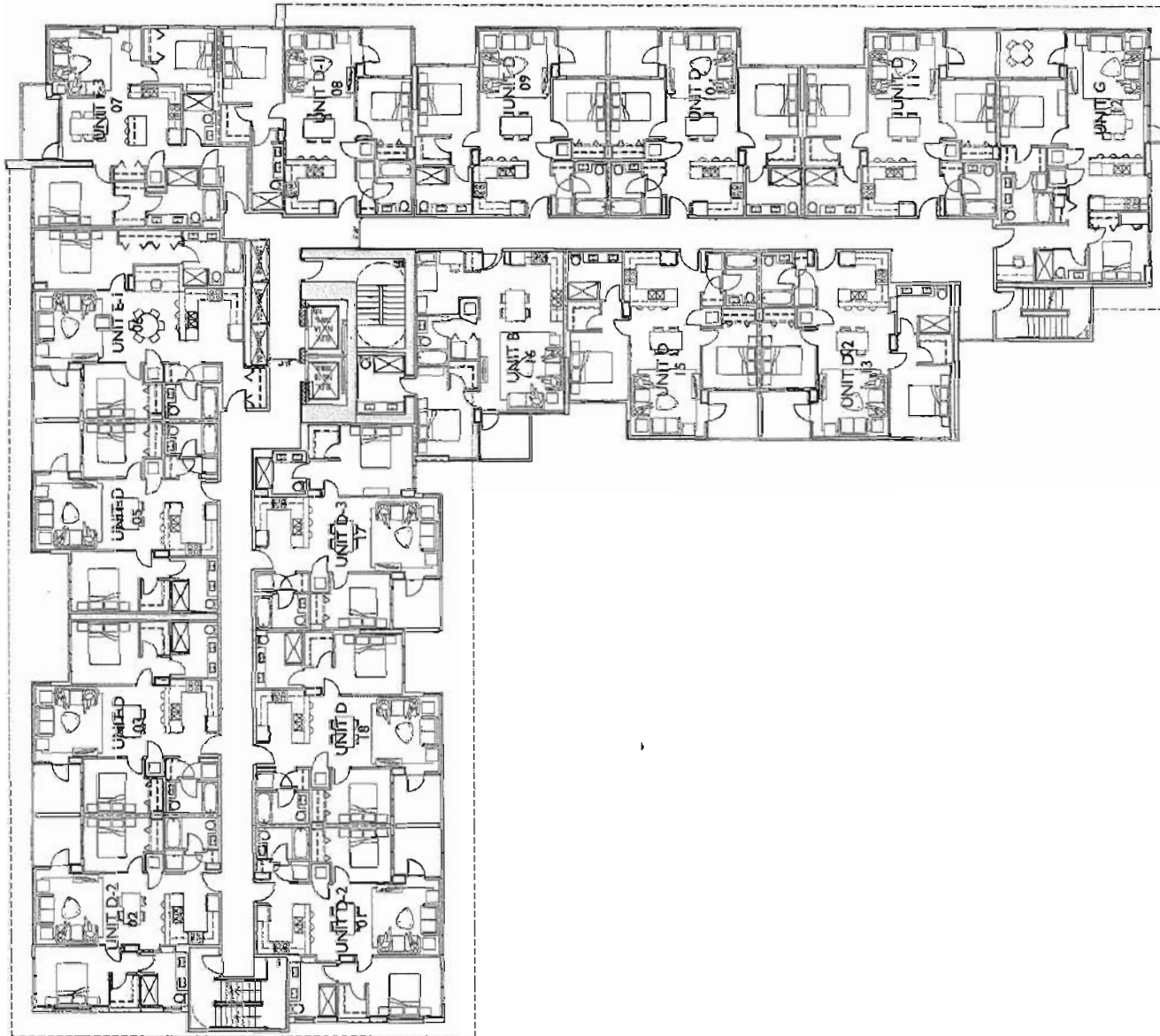



1111

CARRERA
RICHMOND, BC
100% UNIT MARKET RESIDENTIAL
FOR POLYCON HOMES


LEVELS 4 TO 9
BUILDING 2

Unit: 1052
Floor: 4
Bldg: 2
City: Vancouver
State: BC
Country: Canada
Zip: V6M 1S2





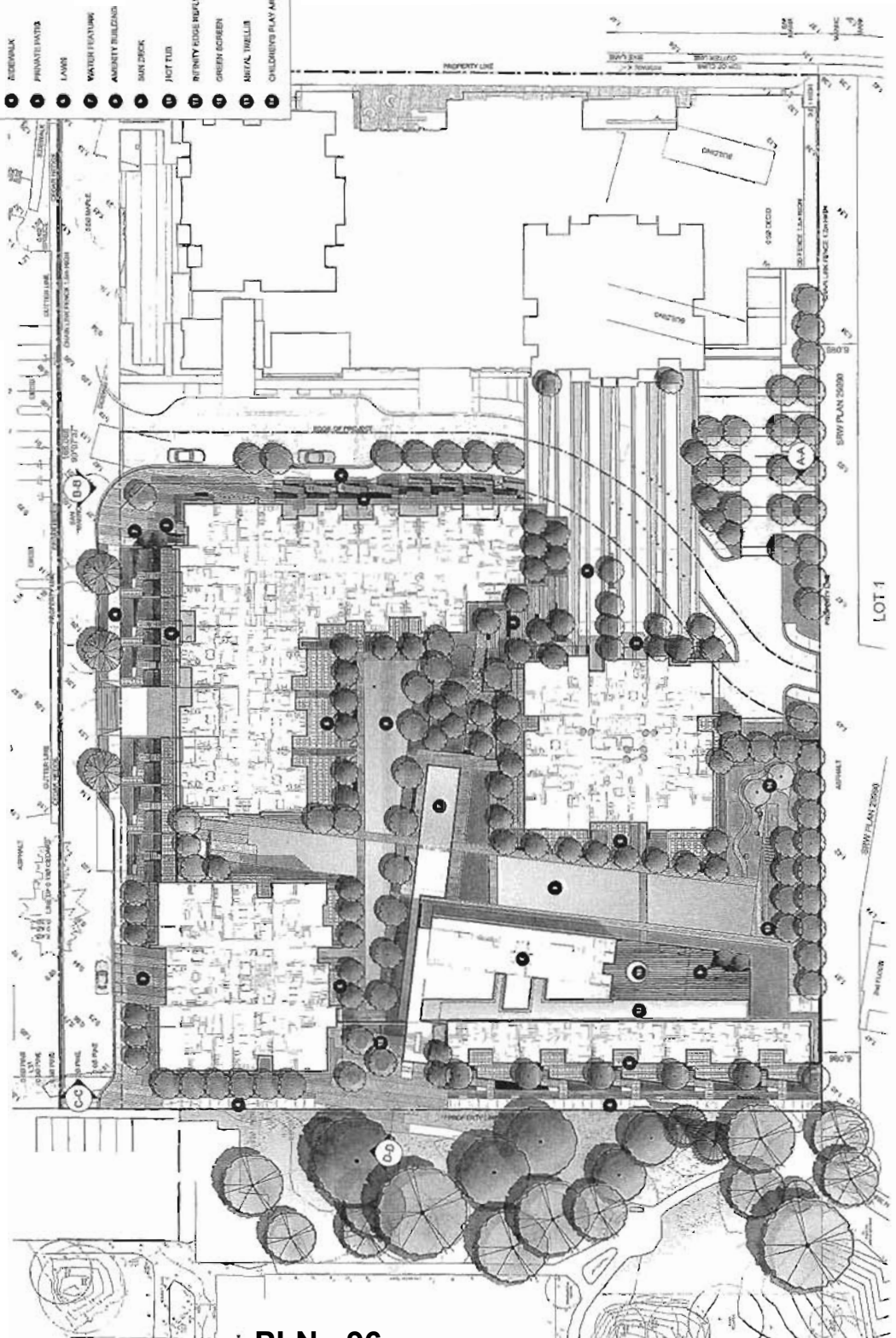
PWL partnership




POLYGON

LEGEND

- 1 MARKET PLAZA
- 2 LOBBY ENTRANCE
- 3 GRAND STAIRCASE
- 4 SIDEWALK
- 5 PRIVATE PATIO
- 6 LAWN
- 7 WATER FEATURE
- 8 MARKET BUILDING
- 9 SAN DECK
- 10 JOLT TUB
- 11 RETINY EDGE RAILING POOL
- 12 GREEN SCREEN
- 13 METAL TRELLIS
- 14 CHILDREN'S PLAY AREA



PLN - 96



CARRERA

Landscape Plan

1" = 25'-0"

DATE: 11/18/2022
 BY: J.A.S.
 CHECKED: J.A.S.
 APPROVED: J.A.S.

LDP 0.02



RZ 11-591685

Attachment 7

Address: 6251 Minoru Boulevard

Applicant: Polygon Carrera Homes Ltd.

Planning Area(s): City Centre (Brighthouse Village Urban Centre T5)

	Existing	Proposed
Owner:	Richmond Kiwanis Senior Citizens Housing Society	Richmond Kiwanis Senior Citizens Housing Society and Polygon Carrera Homes Ltd.
Site Size (m ²):	20,238.71 m ²	Kiwanis AH net: 7,063.96m ² Polygon Carrera net: 11,264.37 m ² Dedications: 1,909.26 m ²
Land Uses:	Affordable Seniors Housing	Affordable Seniors Housing and Market Residential
OCP Designation:	Mixed Use	Unchanged
Area Plan Designation:	Institution, Urban Centre T5 (25 m)	Unchanged
Zoning:	School and Institutional Use (SI)	High Rise Apartment (ZHR10) – Brighthouse Village (City Centre)
Number of Units:	122 affordable seniors units in 14 separate low rise one and two storey buildings	Kiwanis: 296 affordable seniors 1 bedroom units in two high-rise towers; Polygon: approx. 335 market housing units in a mix of townhouse and 3 high-rise towers.
Other Designations:	NEF: Noise Management – City Bylaw 7794	Unchanged

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	137.2 u.p.a. net overall	none permitted
Floor Area Ratio:	Kiwanis Affordable Housing: 2.8 Max. Polygon Market Side: 3.0 Max.	Kiwanis: 2.78 Polygon: 2.98 Combined: 2.9 on gross site area	none permitted
Lot Coverage – Building:	Max. 90% excluding landscaped roof decks	Kiwanis: Polygon: 36.2% excluding landscaped roof decks	none
Lot Size (min. dimensions):	165.96m x 121.95 m	Kiwanis: 74.95 m x 111.88 m (avg.) Polygon: 89.07 m x 111.88 m (avg.)	none
Northern Property Line Setback(m):	Kiwanis Min. 6.0 m except for covered entry canopy which is 5.2 m	Kiwanis: 9.25 m except for covered entry canopy which is 5.2 m	none
Interior Setback (m):	Kiwanis: Min. 6.0 m except for covered entry canopy which is 5.34 m	Kiwanis: 9.39 m except for covered entry canopy which is 5.34 m	none
Minoru Park Setback (m):	Kiwanis: N/A Polygon: N/A	Kiwanis: N/A Polygon: N/A	none

ATTACHMENT 7

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Minoru Boulevard Setback (m)	Kiwanis: 1.5 m Polygon: N/A	Kiwanis: 1.5 m Polygon: N/A	none
Southern Property Line Setback (m)	Kiwanis: 0 m Polygon: 0 m	Kiwanis: 0 m Polygon: 0 m	none
Height (m):	47 m	47 m max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Kiwanis: 0.2 (R) and 0.1 (V) per unit Polygon: 1.2 (R) and 0.2 (V) per unit	Kiwanis: 0.2 (R) and 0.11 (V) per unit Polygon 1.19 (R) and 0.2 (V) per unit:	none
Off-street Parking Spaces – Total:	Kiwanis: 60 (R) 30 (V) Polygon: 402 (R) 67 (V)	Kiwanis: 59 (R) 22 (V) An additional 10 stalls will be provided on the market side for use by Kiwanis. Two visitor stalls will be dedicated to Health Care providers. Polygon: 397 (R) 69 (V)	TDM measures to be implemented on the market side to allow for a reduction of resident stalls from 1.2 to 1.19 stalls / unit. Will be addressed via DP.
Tandem Parking Spaces:	permitted	None	none
Bicycle Parking:	Kiwanis: 370 x Class 1 stalls 30 x Class 2 stalls Polygon: 419 Class 1 stalls 68 Class 2 stalls	Kiwanis: 32 scooter stalls in lieu of x Class 1 bike stalls. 34 Class 2 stalls To be reviewed at DP Polygon: 419 Class 1 stalls 36 but space for 68 Class 2 stalls provided. To be reviewed at DP	Substitution of Class 1 stalls with scooter stalls is built into zoning schedule.
Loading Stalls:	Kiwanis: 2 large Polygon: 2 large	Kiwanis: 2 large Polygon: 2 large	
Amenity Space – Indoor:	Kiwanis: 100 m ² Polygon: 100 m ²	Kiwanis: 710 m ² Polygon: 697 m ²	none
Amenity Space – Outdoor:	Kiwanis: 1776 m ² Polygon: 2010 m ²	Both projects have outdoor podium amenity spaces. Exact area TBD via the development permit review.	none

Other: Compensation required for 53 on-site trees and 4 off-site trees to be removed.



Rezoning Considerations

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

Developer: Polygon Carrera Homes Ltd. (the "Developer")
Owner: Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis")
Address: 6251 Minoru Boulevard
File No.: RZ 11-591685, ZT 12-605555, ZT 12-605556, ZT 12-605577

Prior to final adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaw 8912 (Cambridge Park and Mayfair Place) and Zoning Text Amendment Bylaw 8913 (Wishing Tree), the Developer is required to complete the following:

1. City acceptance of the developer's payment of \$4,944,960 in exchange for the termination and discharge of the Housing Agreements pertaining to the 16 affordable housing units constructed at 9399 Odlin Road (Mayfair Place - \$2,223,360) and 22 affordable housing units (including units required by the Rezoning of 9566 Tomicki Avenue (Wishing Tree) constructed at 9500 Odlin Road (Cambridge Park - \$2,721,600), based on \$160 per built square foot of constructed affordable housing space. 100% of the payment is to be deposited to the City's capital Affordable Housing Reserve Fund.
2. The owners, Polygon Mayfair Place Homes Ltd., and Polygon Cambridge Park Homes Ltd., executing a consent to the adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911 and entering into legal agreements with the City to terminate the associated Housing Agreements and Housing Covenants.
3. Kiwanis entering into a legal agreement with the City relating to the construction of 296 one-bedroom affordable housing units on Lot B (see definition of Lot B in Rezoning Consideration item #6), as required by item 19 of these Rezoning Considerations, and City contributions toward project costs. Key elements of the agreement will include:
 - a. Construction of 296 one-bedroom affordable housing units on Lot B;
 - b. Proposed construction schedule and reporting requirements;
 - c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
 - d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in Attachment 5 of the Report to Committee dated May 30, 2012 relating to this Rezoning) and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
 - e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
 - f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Lot B in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and

- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Prior to final adoption of Zoning Amendment Bylaw 8914 (6251 Minoru Boulevard), the Developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 8910.
2. Final Adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaws 8912 and 8913.
3. Minimum 10 m wide road dedication along the entire northern property line.
4. Minimum of 4m by 4m road corner cuts required at all intersections measured from the new property or PROP SRW lines.
5. Minimum 2.15 m wide road dedication along the entire Minoru Boulevard frontage (exact dimensions for the dedicated lands will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process).
6. Registration of a subdivision plan prepared by a registered surveyor, to the satisfaction of the City, to create two lots and include the above road dedications. The subdivision plan is to be similar to that shown in Diagram 1 of proposed Zoning Section 19.11.4.4. Lot A will contain the market housing units ("Lot A") and Lot B will contain the affordable housing units referred to in item 19 of these Rezoning Considerations ("Lot B").
7. The granting of a minimum 3.15 m wide statutory right of way measured from the new northern property line for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
8. The granting of a minimum 3.28 m wide statutory right of way along the pedestrian walkway adjacent to Minoru Park for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
9. Submission of a cash in lieu contribution in the amount of \$5,200 (\$1300 x 4 trees) as compensation for removal of four Minoru Park trees (#77, 63, 66, 68 as identified in the Arborist's report).
10. 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 or works in the vicinity of the retained trees in Minoru Park. 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.
11. The granting of a minimum 16.5 m wide statutory right of way along the property line between Lot A and Lot B for public rights of passage. Where there is no on street parking provided the right of way may be reduced to 16.0 m (exact dimensions for the SRW will be confirmed as part of the Development Permit review). Maintenance and liability will be the responsibility of the respective owners of Lot A and Lot B.
12. Registration of an aircraft noise sensitive use covenant on title of both Lot A and Lot B.
13. Registration of a flood indemnity covenant on title of both Lot A and Lot B.
14. Registration of a legal agreement on title of Lot A providing an easement in favour of Lot B for access to and exclusive use of 10 parking stalls on Lot A by visitors and staff of Lot B.
15. Registration of a legal agreement on title of Lot A ensuring the following Parking and Transportation Demand Management measures identified in the letter from Bunt & Associates dated April 11, 2012 are provided, specifically:
 - a) electrical outlets for one row of parking (20 spaces) in the Lot A residential parkade; and
 - b) One electrical outlet in each bicycle room in the residential towers on Lot A.
16. City acceptance of the developer's offer to voluntarily contribute \$25,000 toward the installation of one bus shelter.

17. City acceptance of the developer's offer to voluntarily contribute \$4,066,032 to the City's capital Affordable Housing Reserve Fund (derived based on 5% of total gross buildable area of 361,425 ft² for Lot A (18,071 ft²) multiplied by \$225/ ft²), such contribution to be in the form of the developer providing, prior to Rezoning adoption, a cash contribution of \$1,355,344 together with a Letter of Credit, satisfactory to the City, for \$2,710,688 plus:
- a) an amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the first tower to be constructed on Lot B; and
 - b) a further amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the second tower to be constructed on Lot B.

Final Letter of Credit amount to be determined by City in its sole discretion.

100% of the contribution under this Rezoning Consideration #17 will be allocated to the City's capital Affordable Housing Reserve Fund.

18. Registration of a legal agreement, to the satisfaction of the City, on title of Lot A, specifying that:

Second Tower on Lot A

- a) no building permit for the second tower on Lot A will be issued until the developer provides to the City a cash contribution of a further \$1,355,344 (beyond the initial cash contribution set-out in Rezoning Consideration #17) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
- b) no final inspection granting occupancy of the second tower constructed on Lot A will be issued until the first tower constructed on Lot B has been issued final inspection granting occupancy;
- c) if the cash contribution of \$1,355,344 payable under (a) above is not made prior to the completion of the quantitative survey confirming substantial completion of the first tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not a building permit has been applied for the second tower on Lot A);

Third Tower on Lot A

- d) no building permit for the third tower on Lot A will be issued until the developer provides to the City a cash contribution of another \$1,355,344 (beyond the initial contribution referred to in Rezoning Consideration #17 and the further contribution referred to in (a) above) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
 - e) no final inspection granting occupancy of the third tower constructed on Lot A will be issued until the second tower constructed on Lot B has been issued final inspection granting occupancy;
 - f) if the cash contribution of \$1,355,344 payable under (d) above is not made prior to the completion of the quantitative survey confirming substantial completion of the second tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable to this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not building permits have been applied for the second and third towers on Lot A).
19. Registration of the City's standard Housing Agreement to secure 296 affordable housing units on Lot B, the combined habitable floor area of which shall comprise 100% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
One Bedroom	296	50 m ² (535 ft ²)	\$830.00	\$37,000 or less

** May be adjusted periodically as provided for under adopted City policy.

20. Discharge of Restrictive Covenant 279558C (Indenture 455605) in favour of City of Richmond.
21. City acceptance of the developer's offer to voluntarily contribute \$283,821 towards Public Art at \$0.75 per square foot.
22. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of off site works. Works include, but may not be limited to the following: Design and construction of the following frontage improvements:
 - a) Minoru Boulevard, along the entire development frontage:
 - maintain two southbound travel lanes,
 - widen existing southbound bike lane to 1.8m,
 - provide a min. 1.6m wide curb/gutter and boulevard, and
 - provide a 2m wide sidewalk.
 - b) "East/West Road", from Minoru Boulevard to western limit of the development site (from south to north):
 - 2m wide sidewalk
 - 1.5m wide boulevard
 - 0.15m wide curb/gutter
 - 2.5m wide parking lane
 - 6.0m wide driving surface
 - 1.0m transition/shoulder or as per industry (TAC) standards, subject to detailed design as part of the SA process.
 - c) Minoru Boulevard / "East/West Road" intersection:
 - Upgrade existing special crosswalk to a full traffic signal to include but not limited to the followings: signal pole, controller, base and hardware, pole base (City Centre decorative pole & street light fixture), detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
 - Upgrade existing intersection to include a new northbound-to-westbound left-turn lane (50m long, 3.3m wide) and closing existing median (by providing landscaped median) at existing access.
 - d) Storm works on Minoru Boulevard including the upgrading of the existing 300mm diameter main to a 600mm system, from the south property line to the next manhole north and constructing a new 450mm system from there, north to the manhole near the northern property line.
 - e) The City requires the sanitary & storm capacity analysis calculations and detail design of the storm sewer to be included in the Servicing Agreement design drawings. As part of the proposed works for the neighbouring development at 6351/91 & 6491 Minoru Blvd, sections of the existing storm & sanitary system will be abandoned/removed and a temporary & ultimate storm & sanitary system will be constructed.
 - f) All new road construction is to be to an acceptable City standard.
 - g) Consult with VCH and implement the closure of the existing access immediately north of the development site or alternate access improvements, with exact details to be confirmed as part of the SA process.

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

1. Incorporate into the Development Permit Plans minimum frontage works to be completed by developer as outlined below:
 - a) “North/South Road”, from the “East/West Road” to southern limit of the development site (Exact configuration to be confirmed as part of the DP process):
 - Minimum 2.0m wide sidewalk on each side of the road
 - Minimum 7.5m wide pavement width to accommodate two-way traffic. Where on-street parking is provided, an additional 2.5m pavement width be provided for each of the on-street parking lane.
2. Submit a report and recommendations prepared by an appropriate registered professional on the anticipated energy consumption of the Kiwanis Seniors Affordable Housing buildings and a listing of which recommendations and features are incorporated into the Kiwanis building design.
3. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City’s Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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. Installation of appropriate tree protection fencing around all trees to be retained on-site, and adjacent to the site, as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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.

[Signed Original on File]

Signed _____

Date _____

DRAFT –Advisory Design Panel (Excerpt) Wednesday, April 18, 2012

3. RZ 11-591685 – 5 HIGH RISE RESIDENTIAL TOWERS WITH APPROXIMATELY 634 DWELLING UNITS (INCLUDING 296 AFFORDABLE SENIORS HOUSING UNITS AND 338 MARKET HOUSING UNITS)

APPLICANT: Polygon Development 275 Ltd.

PROPERTY LOCATION: 6251 Minoru Boulevard

A. Applicant's Presentation (Kiwanis Towers)

Chris Ho, Polygon Homes, Karen Smith, RCA Architects, Derek Lee, PWL Partnership, and Robert Ciccozzi, RCA Architects, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- applicant needs to provide information on shading details at the podium level;
- tower podium appears weak; needs more work from a proportion point of view due to lower two storey height; appreciate work done to create a street edge along Minoru Boulevard; however, some of the elevations are not well worked out from a formal design aspect; materiality is nice; fits in with the neighbourhood;
- transition to the adjacent proposed development appears awkward;
- not clear who is responsible for the design of the potential large wall; is it the applicant or the owner of the adjacent property?; design investigation needs to be done at this stage;
- sun study needs to be done on the effect of the two Kiwanis towers on the existing park; where is the connection to the park;; intent of square is confusing when you see seniors walking on it and vehicles driving through; needs more design work;
- lack of graphic information on circulation of people on wheelchairs in the residential units' lay-out; there appears to be some tight areas and narrow passages;
- agree with previous comment on seniors accessibility and internal design; floor plate unit lay-out looks very good; however, look at safety concerns of seniors using the washrooms; outward-opening doors permit access during emergencies and provide more open space in the washroom;
- presume that aging in place features are already in place to meet present and future needs of seniors;
- interesting project;
- concern on the extensive hard surface of the visitor parking area near the central plaza;
- recognize the value of the lobbies and how they are spilling out; works very well; common amenity space has potential to engage the roof better;

- applicant's preliminary public art plan has been presented to and supported unanimously by the Public Art Commission;
- good job on punched windows and glass corners; however, main central areas of the buildings look quite flat; need more articulation;
- landscape drawings show that central plaza is very hard; understand the challenge faced by the applicant in view of the City's loading zone requirements;
- loading in the gated area does not appear to have trellis on top based on the three-dimensional perspective; looks like a big cavernous hole from above;
- appreciate the idea to have a walkable community along Minoru Boulevard; it would be useful to have access to the small park seating areas from the indoor amenity spaces;
- treatment along Minoru Boulevard frontage is too broken down; may not be appropriate for an urban street; needs a comprehensive approach; one-storey parking does not help create an urban look in the facade;
- tower on the northeast corner looks very chunky; needs more articulation to make the corner more friendly to the street; too close to the street;
- the two parts of the project, i.e. Kiwanis and Carrera, have different design styles and quality; something must be done to tie the two parts together; needs to be closer in terms of quality of construction and materials;
- towers are well resolved;
- reiterate the need for applicant to provide information on the shadow study to enable the Panel to see what is happening in the internal areas;
- town square area needs framing; building element may be needed; opportunity to create outdoor rooms;
- base of the building is the most unresolved part of the project; interface between the podium level and the sidewalk and the street requires more resolution; appreciate the articulation of the podium but don't see a sequence of massing from one end of the project to the other;
- facade needs to be more permeable and visually-friendly; rendering shows coldness; materials along Minoru Boulevard need to be park-like; use more rustic type of landscape materials to mitigate the urban look;
- podium design needs more detail; look for opportunities for places to stop and pause; consider hanging canopies or rain protection at certain points; will provide further articulation of the base;
- applicant well on the way to preliminary rezoning but needs to look at the whole interface between street, sidewalk, parkway, podium and tower; needs to look at the tactility of the podium;
- using large glass cubes will mitigate the fishbowl effect along the Minoru Boulevard side of the development; will reduce heating requirements and provide privacy to residents; Consider metal louvers on glass spaces to improve privacy along Minoru.
- landscape drawing packages are well done;

- consider design development to integrate parking access and drive court lay-by into north drop-off area or shifting access to be more closely associated with the drop-off area for the south tower; relocate/integrate parking away from pedestrian oriented interior street; take into consideration townhouse frontage on the opposite side of the street;
- understand the concerns and complexities of trying to separate loading and drop-off at the north drive court; look at Pacific Palisades drive court on Alberni as precedent for integrating drop-off and loading and parking access into one consistent urbane expression; could integrate lush planting, low walls and signage to separate sidewalk from the street;
- Minoru Façade needs proportional scale; the bigger double height works but stepping down does not.
- look at Frye Art Museum as precedent for pocket park; utilize unifying element along east elevation (trellis, building height/material proportions) and more consistent treatment and push/pull of mass/void with pocket park;
- like the clarity of the big move on the plaza space but it feels very civic and grand, not residential and intimate; allow for elements to overlap with big move, e.g. street tree planting, bollards to define traffic, and signage; soften edge and provide integrated edges; would strengthen the big move;
- four-storey wall needs more development; consider big tree planting;
- Minoru Boulevard has a very high level of pedestrian activity; opportunity to humanize the street; consider doing something along the street to accentuate the pedestrian element; amenity spaces could provide connection to the street and could become lanterns along the street at night, consider using coloured glass;
- double height element works very well; seating areas will work well along Minoru considering its neighbourhood context (high foot traffic area and mall across the street); and
- there is opportunity to work on the corner element at the north tower; will need to be accentuated to give the tower a stronger presence.

This Attachment contains letters and on-line submissions received from the public to date of the Staff report regarding the proposed development at 6251 Minoru Boulevard - Application RZ 11-591685.

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

To: Director, Development
for attaching to Planning
report.

		INT
	DW	
	GJ	
	KY	
	DB	

The City Clerk, Respected Mayor and the councillors: God bless you all for working hard to make our Richmond THE BEST. Amen.

RZ H-591685

Re: Rezoning of the site of 6251- 6271- 6291 called Kiwani's Senior Court.

I understand there will be a public hearing on the zoning of above site some time in future, date and time unknown at this particular time. Because I am not sure if I will be available to attend such meeting, I am requesting the enclosed letter be as good as my personal attendance.

My name is Abdulrehman Premji (Tel 604 272 5757), and I am one of the proud residence of Kiwani's Court for quite a few years, and even though I wish to continue to live at this well located and with good management in place, I am in full agreement that looking at the crumbling structure of the buildings, they need to be replaced sooner than later. In the matter of fact, I am surprised to see why it was not done earlier. Clinging to the current structure is like a dying person clinging to its life. Why not then put a new life into to it, and make the site very presentable in the eyes of public and outside visitors, who come in thousands in our beautiful City, which is also named as International Gateway. The current buildings do look messy in the area were the largest mall (Richmond Centre and its eye pleasing surrounding) is located. In another words, these buildings, which are located in the heart of our very beautiful City, look ugly. It looks as if a tall heavy person with a small tiny head standing right besides the beautiful people. Please do not let this continue while we have God given opportunity to change.

The very best part in allowing the rezoning is, because the management has agreed to build two new apartment buildings with the capacity of close to 300 units, all income assisted units for seniors, which is twice the current capacity. In allowing the rezoning sooner, 150 more low income senior families will find the place for themselves, and the current seniors (over 100 families) will return back in the newer buildings.

Coming to the current tenants, who are elderly proud seniors (few of them are close to in their 90's, and may have lived here for over 25 years), physically and financially weak (and I am one of them) living below the poverty level set by our Government, have been treated and taken good care by both Kiwanis and Polygon "the management"



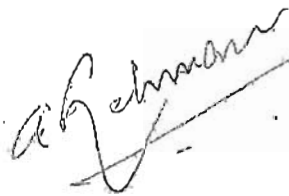
In my 40 years of experience in real estate, I have never seen any landlord taking such a personal interest and care in the welfare of its tenants. It (the management) has gone so far as to inform all the tenants right from the end of 2010 until now, keeping us on their intention and progress made on the property. It has also offered us financial assistance to those who need it and taken care of our moving to the place of our choice, and believe me, back to our new place in few years time. I believe it is a wonderful care and help unheard of. It has been in touch with all the tenants on daily basis in case any of the tenants need more information or help in this matter. It has been marvellous experience for us. The only thing so far it has overlooked in my opinion is that, it is difficult for most of the current tenants, who are retired and live on Old Age Security or OAS, to get a rented place on their own, in such a close to zero occupancy rate environment and where the rent is averaging at around \$900. No landlord in his/her right mind will agree to rent the place, without asking the guarantee on the rental payment. The landlord will prefer a solid back ground of its tenant, especially when it has back to back offers to its rental property. The package given to us by the management does not ensure such a guarantee. And yes, there are Governments' subsidize houses. But the wait period is anywhere between 4 to 5 years before you get one. Hence, we have no choice but to go for market rental accommodation, where rents are high and to qualify, the scrutiny is much greater.

However, the management has further schedule the meeting with every individual, who has any further difficulty in this case, and I am sure, it has been very fair to us so far, it will not ignore such a concern. Polygon in partnership with Kiwani's is very well reputable firm and it would not wish to see any of its tenants, especially financially strapped seniors, be out on the road.

Therefore, if any of my fellow Richmond residents in this public hearing is concern of us, and I do appreciate their good feeling and concern of our well being, please feel at ease. We are in a very good hands and are been taken more than good care. God bless the management.

To summarise the whole story in one sentence, I would say to my fellow Richmond residents, please do not kill the project or even delay it. Let it go sooner than later. Thank you.

I, a very proud residence of this beautiful, marvellous and enviable City of Richmond, and a citizen of this great country Canada, which is heaven on this earth, remain yours very friendly,

A handwritten signature in cursive script, appearing to read 'Abdulrehman Premji', written over a diagonal line.

Abdulrehman Premji at 104 - 6271 Minoru Blvd. Richmond, British Columbia, CANADA V6Y 1Y5

June 18th, 2012

From: John S.T. Yung
#802, 6088 Minoru Blvd.
Richmond, BC, V6Y 4A8

To: Councilor Linda Barnes, City of Richmond
6911 No. 3 Road
Richmond, BC, V6Y 2C1

*(same letter received for
members of Council)*

Dear City Councilor,

I am the resident of City of Richmond and I would like to submit my petition to against a rezoning application filed by Polygon Development 275Ltd about building five high-rise residential towers at the current location of 6251 Minoru Blvd. The five towers would house approximately 634 new dwelling units.

The application (Filing #: RZ 11-591685) involves rezoning 6251 Minoru Blvd currently used for low-rise, low density senior housing and zoned for "School and Institutional Use" into a site specific high-rise high density residential zone, in order to accommodate a substantial increase in new homes.

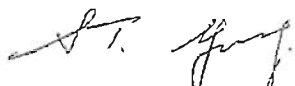
If this project receives approval from the City of Richmond to proceed, our quality of life will be impacted significantly:

1. Population density: This will bring 634 more families to the Minoru corridor (between Westminster Hwy and Richmond Public Library).
2. Traffic: A surge in vehicle traffic in and out of our neighbor.
3. Skyline: The five concrete towers will be built right next to Minoru Park. They will dramatically alter the skyline by blocking Minoru Park, ruining the beautiful Minoru corridor profile.
4. Community facility: The surge in population will further strain our over-crowded recreation facilities (Public Library, Aquatic Centre, Sports field, etc.).

This urban development project brings no benefit but only disturbance to our neighborhood. Currently this rezoning application is in "Staff Review and Report" stage, and will soon go to "Planning Committee Meeting" before the "Council Meeting" and "Public Hearing". We want to stop this development now.

Our neighbors have been discussing this development project across our street, and we all feel serious concern about the upcoming high rise concrete towers will ruin our quality of life. Please help us.

Sincerely,



PLN - 112

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #650)
Categories: 08-4105-20-201.1591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #650)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:47:36 PM

Survey Response

Your Name:	Li O Huang
Your Address:	6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Against the rezoning application to build 5 high rise buildings in the area. It will block my view and have big impact on the traffic of surrounding area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:48 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #651)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #651)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:51:47 PM

Survey Response

Your Name:	Shih To Yung
Your Address:	#802, 6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd., rz
Comments:	Please stop the rezoning development across my apartment building. The new 5 high rise buildings will have significant impact on the local environment and traffic condition. Thank you!

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:52 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #652)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #652)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:56:11 PM

Survey Response

Your Name:	Gin Pang Liu
Your Address:	6088 Minoru Blvd, #509
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Dear city council members, Please help to disapprove this development project in Minoru. It's a low-rise, low density area and please keep it this way. The surge population from the new towers will destroy the peaceful environment of the area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 9:41 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #653)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #653)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 9:45:15 PM

Survey Response

Your Name:	Chan, Kin Ming
Your Address:	801-6077 Minoru Blvd, Richmond, B.C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	no more residential rezoning around here, over-crowded, especially high rises. will overload the traffic and the recreation facilities.

TO BRIAN JACKSON
FOR ATTACHING TO
THE STAFF REPORT

D. Browlee

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 9:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #654)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #654)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 10:00:20 PM

Survey Response

Your Name:	Tammy Hon
Your Address:	801 - 6088 Minoru Blvd, Richmond B.C. V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Too many residential buildings around this area already, too little recreational area (only one Minoru Park with limited parking space). Don't want to feel like living in a densely populated area like Burnaby. We are already having heavy traffic in Richmond, it will only make it worse if we allow more high-rises to be built in here.

MayorandCouncillors

From: City of Richmond Website (webgraphics@richmond.ca)

Sent: May 22, 2012 9:35 AM

To: MayorandCouncillors

Subject: Send a Submission Online (response #656)

Send a Submission Online (response #656)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:38:55 AM

Survey Response

Your Name:	CUI LING YU
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over-crowded recreation facilities.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: May 22, 2012 9:37 AM

To: Mayor and Councillors

Subject: Send a Submission Online (response #657)

Send a Submission Online (response #657)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:40:17 AM

Survey Response

Your Name:	Yong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 9:38 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #658)

Send a Submission Online (response #658)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:41:29 AM

Survey Response

Your Name:	Yutong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:38 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #659)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #659)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:41:11 PM

Survey Response

Your Name:	Li Hao
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #660)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #660)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:00 PM

Survey Response

Your Name:	Alice Hao
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam.

*To BRIAN JACKSON
for attaching to staff
report.*

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:40 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #661)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #661)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:51 PM

Survey Response

Your Name:	Xue Feng Wei
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over- crowded recreation facilities.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 3:53 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #662)
Categories: 12-8060-20-8914 -RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #662)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 3:56:57 PM

Survey Response

Your Name:	SIN, HENRY C & SIN, SUSANNA P
Your Address:	1108-6088 MINORU BLVD. RICHMOND, BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 MINORU BLVD.
Comments:	INCREASED POPULATION, TRAFFIC JAM, ALTER THE SKYLINE BY BLOCKING MINORU PARK, POPULATION SURGE FURTHER STRAIN OUR OVER-CROWDED RECREATION FACILITIES.

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:31 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #663)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #663)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:34:05 PM

Survey Response

Your Name:	Derek Yeh
Your Address:	1109-6088 Minoru Blvd. Richmond, BC V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	This project will take away the natural use of Minoru Park, and it will increase unnecessary population, traffic jam, air pollution, blocking the view of Minoru Park. It has all the bad impacts on the surrounding areas along with this Project. The City of Richmond will receive additional property taxes from the owners, yet as the current residents we will get nothing but all the facts I mentioned above.

**PLN - 125**

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:35 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #664)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #664)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:38:54 PM

Survey Response

Your Name:	Yu Feng Lee
Your Address:	702-6088 Minoru Blvd. Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	We as the residents in this area strongly disagree the proposed project in this area. We don't need extra thousands people to live in here. We don't want air pollutions, traffic jam (which is already bad), noisy environment, etc. It will be a shame to all city councils if the proposed project is passed, because all you guys worry about is money, money, money. Not the quality of life to live in Richmond

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 10:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #665)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #665)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 10:29:10 PM

Survey Response

Your Name:	Vera Wong
Your Address:	603-6088 Minoru Blvd., Richmond B>C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Imperative to keep Minoru Park as it is. We all need this environment to maintain a balanced surrounding and this park is one of a kind in this neighborhood. It is sad and cruel if this had to be taken away from us. We need this "space" to grow old with, not just chaos resulted from over population. Our Government should take care of us, not burden us. Thank you.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 24, 2012 7:56 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #666)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #666)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/24/2012 7:59:42 AM

Survey Response

Your Name:	lau wai lin, mina
Your Address:	#1203-6088 Minoru Blvd, Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	opposition reasons: this will increase population, cause traffic jam. Also, will alter the skyline by blocking Minoru Park. The Population Surge further strain our over-crowded recreation facilities.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 25, 2012 3:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #667)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #667)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/25/2012 3:33:58 PM

Survey Response

Your Name:	Tsui, Gloria
Your Address:	#701-6088 Minoru Blvd, Richmond, BC V6X 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Traffic jam, Alter the skyline by blocking Minoru Park, Population surge further strain our over-crowded recreation facilities, Increased population, too busy for hospital and senior care home.

To BRIAN JACKSON
FOR STAFF REPORT

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 27, 2012 8:47 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #669)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #669)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/27/2012 8:50:43 PM

Survey Response

Your Name:	Alfred Chau
Your Address:	1207-6088 Minoru Boulevard Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population, traffic jam, alter the skyline by blocking Minoru Park. Population surge further strain our over-crowded recreation facilities.

**PLN. - 130**

CITY COUNCIL
RICHMOND CITY


RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,



A handwritten signature in cursive script, appearing to read "Lucien Prange", is written over a horizontal line.

CITY COUNCIL
RICHMOND CITY

To BRIAN JACKSON
FOR STAFF REPORT

RZ11-591685

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

		INT
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✓	GJ	
	KY	
	DB	

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

Yiu Kei Wong

CITY COUNCIL
RICHMOND CITY

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

Patty Ching 604-760-6783

To: B. Jackson for
attaching to staff report

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

This is a petition to the City Council to disapprove the above application for rezoning. The reason for this is simple. The city block bounded by Minoru Blvd, Westminster Highway, Gilbert and Granville is where Minoru Park and other community facilities are located. As such, this block should be an exclusion zone for high-rise high-density development. The proposed development, however noble, is misplaced.

Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

Vancouver is doing all it can to improve quality of life and enhance the aesthetic appeal of the downtown residential area with innovative measures. Richmond City should do no less, particularly in this city block, for the sake of present and future generations to come. The three (3) Park Towers at Monoru Boulevard are, unfortunately, a legacy of an unenlightened past. Let no other sore thumbs be inflicted on the park block.

Richmond Park is at the city core. Instead of diminishing it with high-rises at its periphery, it should be improved and enhanced. Already, Richmond Park is:

- 1.) Small for a city experiencing explosive growth in residences;
- 2.) The area of the park with trees and plants where residents can stroll, sit and commune with nature, is already very small as the larger portion is taken up by community amenities and facilities (sport fields, hospital, firehouse, library, aquatic center, theater etc.) and other structures;
- 3.) The "real" (garden) portion of the park, albeit small, is wedged between structures - Richmond General Hospital, hotels, medical offices, low-rise affordable homes, and the 3 Park Towers at its perimeter along Gilbert, Westminster Highway and Minoru. The park does not extend to these streets and is not visible therefrom. There are no proper passageways to the park from Westminster and Minoru opposite Richmond Centre or vista gaps along these road sections.

To diminish Richmond Park further with these proposed five (5) high-rises would indeed be very short-sighted and detrimental for the city.

Instead, Richmond City should maintain Richmond Park like Central Park in Manhattan, NYC, as the model where the park greens extend all the way to the four streets bounding the large park. Another good model would be the False Creek community in Vancouver. Here buildings are low and terraced following the topography rising to the south. No high-rises have been allowed to block the view of False Creek and Granville Island. In the same manner, no tall structures should be allowed along the periphery of Richmond Park.

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Very truly yours,

M. Vazquez

or Strata
★ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council
City Hall, Minoru Blvd. Richmond City

To: B. Jackson for
attaching to staff report

May 8, 2012

CITY OF RICHMOND
INFO CENTRE

MAY 14 2012

11:40
JW

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

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P. T. La

on behalf

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City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

CITY OF RICHMOND
INFO CENTRE

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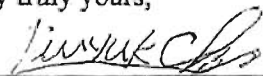
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YUK CHIU ASNANI OF 1608-6088 MINORU BLVD. RICHMOND

or Strata

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City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT.

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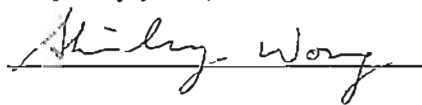
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May 8, 2012

		INT
LOW		
GJ		
KY		
DB		

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4105-10-12

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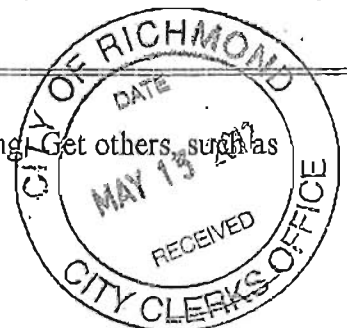
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Lammy Han

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PLN - 138



May 8, 2012

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Jack Wu

1602-6088 Minoru Blvd., Richmond, BC, V6Y 2A8

or Strata

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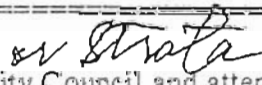
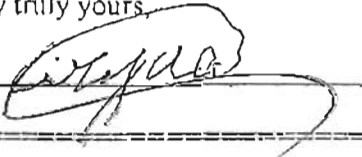
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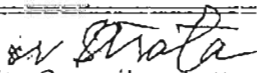
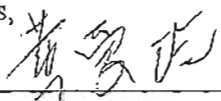
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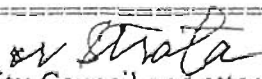
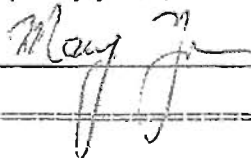
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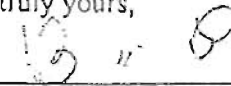
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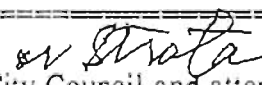
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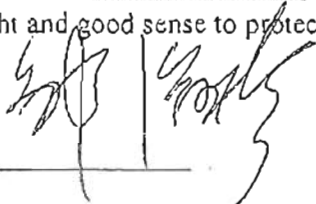
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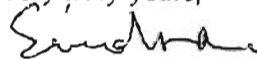
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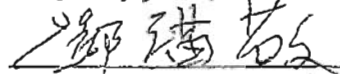
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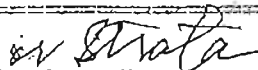
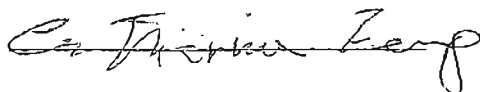
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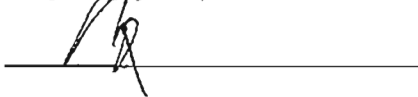
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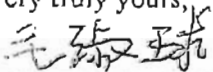
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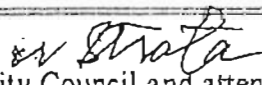
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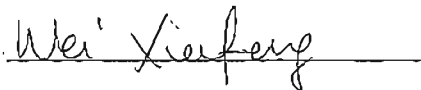
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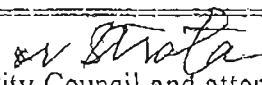
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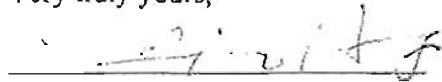
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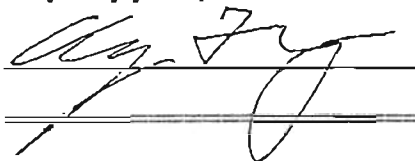
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Very truly yours,



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City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

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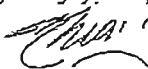
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Very truly yours,

SING YUAN CHOW
1004 - 6088 MINORU BLVD
RICHMOND, B.C. V6Y 4A8



✶ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

PLN - 166

May 8, 2012

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Very truly yours,

Betty Chong 604-271-3133

in State

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City Council
City Hall, Minoru Blvd. Richmond City

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LAI KWAN MUN
#901-6088 Minoru Blvd Richmond V6Y 4H8

or Strata

△ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.



PLN - 168



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8910 (RZ 11-591685)
6111, 6251, 6391, 6451, 6551, 6611, 6631 and 6651 Minoru Boulevard**

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

1. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10, Section 3.0 (City Centre Area Plan, Development Permit Guidelines), is amended by repealing the existing map designations in Sub-Area B.2 thereof of the following areas and by designating those areas as Sub-Area B.3.

P.I.D. 003-629-350

Parcel "F" (Reference Plan 22071) Section 8 Block 4 North Range 6 West New Westminster District

P.I.D. 004-174-399

Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

P.I.D. 027-093-701

Lot 1 Section 8 Block 4 North Range 6 West New Westminster District Plan BCP30610

P.I.D. 004-932-382

Lot 44 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

P.I.D. 004-134-516

Lot 43 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

Strata Plan NWS2677

Strata Plan NWS195

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8910".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Manager or Solicitor

MAYOR

PLN - 169

CORPORATE OFFICER



**Termination of Housing Agreements (Mayfair Place and Cambridge
Park) Bylaw No. 8911**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized:
 - a) to execute agreements to terminate the housing agreements referred to in **Housing Agreement (9331, 9351, 9371, 9391 & 9411 Odlin Road) Bylaw No. 8677** and **Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687** (the "Housing Agreements");
 - b) to cause notices and other charges registered at the Land Title Office in respect to the Housing Agreements to be discharged from title; and
 - c) to execute such other documentation required to effect the termination of the Housing Agreements.
2. This Bylaw is cited as **"Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911"**.

FIRST READING

SECOND READING

THIRD READING

PUBLIC HEARING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
DS
APPROVED for legality by Solicitor
[Signature]



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8912 (ZT 12-605555 and ZT 12-605556)
9399 ODLIN ROAD AND 9500 ODLIN ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 18.24.4.3 and renumbering existing Section 18.24.4.4 as 18.24.4.5:

“18.24.4.4 Notwithstanding Section 18.24.4.1 and Section 18.24.4.2, the maximum floor area ratio for the following sites is “1.7”:

9500 Odlin Road
Strata Plan BCS4008

9399 Odlin Road
P.I.D. 028-468-554
Lot 1 Section 34 Block 5 North Range 6 West New Westminster
District Plan BCP47263”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8912**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8913 (ZT 12-605577)
9566 TOMICKI AVENUE**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 17.67.4.2:

“17.67.4.3 Notwithstanding Section 17.67.4.1 and Section 17.67.4.2, the maximum floor area ratio shall be “0.75” for the following site:

9566 Tomicki Avenue
Strata Plan BCS3965”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8913**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8914 (RZ 11-591685)
6251 MINORU BOULEVARD**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 19.11 thereof the following:

“19.11 High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)

19.11.1 Purpose

The **zone** provides for institution and affordable housing together with adjunct **uses** including high-**density**, high rise apartments, **town housing** and compatible **uses**. Additional **density** is provided to achieve among other things, **City** objectives in respect to the provision of **affordable housing units**.

19.11.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.11.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

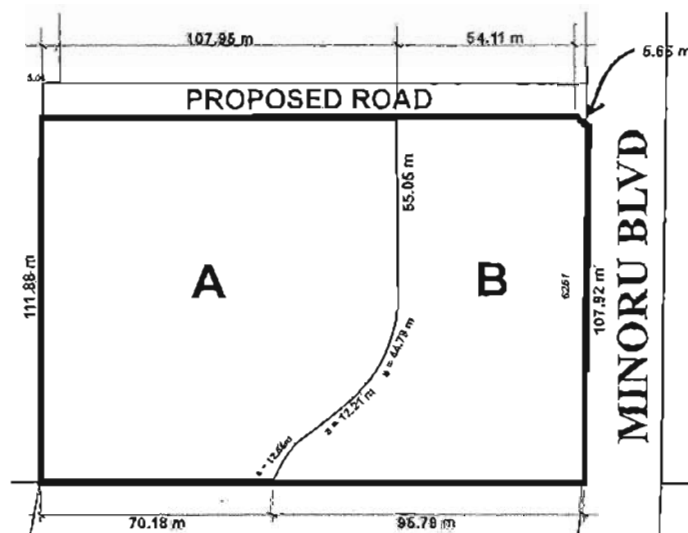
19.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is “2.0”, together with an additional 0.1 **floor area ratio** provided that it is used entirely to accommodate amenity space.
2. Notwithstanding Section 19.11.4.1, in the area identified as “A” on Diagram 1, Section 19.11.4.4:
 - a) the maximum **floor area ratio** (FAR) is increased to “3.0” if the **owner** has paid or secured to the satisfaction of the City, a monetary contribution to the City’s capital Affordable Housing Reserve Fund

established pursuant to Reserve Fund Establishment Bylaw No. 7812, calculated in accordance with the following:

- i) the total monetary contribution equals \$225/sq.ft. multiplied by 5% of the maximum square footage of the residential **building** area (based on residential **floor area ratio**) permitted in the area identified as "A" on Diagram 1, Section 19.11.4.4.
3. Notwithstanding Section 19.11.4.1, in the area identified as "B" on Diagram 1, Section 19.11.4.4:
- a) the maximum **floor area ratio** (FAR) is increased to a higher **density** of "2.8" if prior to building permit issuance for the first **building** constructed in this area after **Council** adopts a rezoning amendment bylaw to include this area in this ZHR11 zone the **owner**:
 - i) has constructed within the area at least 296 **affordable housing units** totalling a minimum of 14,800m² in area;
 - ii) has constructed a minimum of 148 **affordable housing units** incorporating **basic universal housing features**; and
 - iii) has entered into a **housing agreement** with the City with respect to the **affordable housing units** referred to above, registered the **housing agreement** on title to the lot where the **affordable housing units** are located, and filed a notice of **housing agreement** in the Land Title Office.

4. Diagram 1



19.11.5 Permitted Lot Coverage

1. The maximum permitted **lot coverage** for **buildings** and landscaped roofs over **parking spaces** in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is 90%, exclusive of portions of the **site** the **owner** grants to the **City** as a statutory **right-of-way**, or alternative means satisfactory to the **City**, for **park** or **road** purposes.

19.11.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 1.5 m from Minoru Boulevard;
 - b) 6.0 m from all other public **roads**;
 - c) Zero metres from the statutory **right-of-way** for the internal north-south **road** straddling the interior property boundary between areas “A” and “B”, as shown on Diagram 1, Section 19.11.4.4.
2. The minimum **property line** setbacks:
 - a) 6.0 m from the interior **property line**;
 - b) 6.0 m from the **property line** adjacent to Minoru Park;
 - c) Zero metres from the southern **property line**.

19.11.7 Permitted Heights

1. The maximum **building height** is 47.0 m geodetic.
2. The maximum height for **accessory buildings** and **accessory structures** is 12.0 m.

19.11.8 Subdivision Provision / Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** or **lot area** requirements.

19.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

19.11.10 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, except that
 - a) in the area identified as “B” on Diagram 1, Section 19.11.4.4:
 - i) on-site **vehicle** parking shall be provided at the rate of:
 - A) for residents: 0.2 **vehicle** spaces per **dwelling unit**;
 - B) for visitors: 0.1 **vehicle** spaces per **dwelling unit** of which a minimum of 2 on-site **vehicle** stalls are to be identified by signs and reserved for health care professionals attending to residents; and
 - ii) the requirement for Class 1 bicycle parking shall be met by the provision of a minimum of 32 scooter parking stalls.

19.11.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of 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 **HIGH RISE APARTMENT (ZHR11) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

P.I.D. 004-174-399

Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8914".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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CITY OF RICHMOND				
APPROVED by HB				
APPROVED by Director or Solicitor [Signature]				

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: May 31, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 04-265950

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 8751 Cook Road
from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3)

Staff Recommendation

That Bylaw No. 8917, for the rezoning of 8751 Cook Road from "Low Density Townhouses (RTL1)" to "High Density Townhouses (RTH3)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 8751 Cook Road (**Attachment 1**) from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3) in order to permit the development of eight (8) townhouse units on the site (**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: Existing single-family dwellings on lots zoned “Single Detached (RS1/E)” and designated General Urban T4 in the City Centre Area Plan (CCAP) - Brighthouse Village;
- To the East: Existing eight (8) unit townhouse development zoned “Low Density Townhouses (RTL1)” and designated General Urban T4 in the CCAP - Brighthouse Village.
- To the South: Cook Road, William Cook Elementary School and an existing two-storey and four-storey multi-family development both zoned Land Use Contract 25 and designated General Urban T4 in the CCAP – Brighthouse Village. The CCAP also indicates a future Park, the configuration of which is to be determined in the future.
- To the West: Existing 14 unit townhouse development zoned “Low Density Townhouses (RTL1)” and designated General Urban T4 in the CCAP – Brighthouse Village.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed land use is consistent with the use permitted by the designation.

City Centre Area Plan (CCAP)

The Brighthouse Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the site as Urban Centre T4, which permits mixed multiple-family residential/commercial and multiple-family residential use (high-density townhouse). The site is located within “Sub-Area B.1: Mixed- Use – Low-Rise Residential & Limited Commercial” which is intended for primarily grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). Other than the density proposed, the preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use and overall neighbourhood character. A discussion on the proposed density is provided under the “Analysis” section. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level 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 is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$24,661.

OCP Aircraft Noise Sensitive Development (ANSO) Policy

The subject site is located south of Westminster Highway in an area that permits consideration of all aircraft noise sensitive land use types. However, as the site is affected by Airport Noise Contours, the development is required to register an aircraft noise sensitive development covenant prior to final adoption of the rezoning bylaw.

Public Art

The City's Public Art Policy does not apply to residential development consisting of less than 10 units. The proposed eight (8) unit development will not participate in the City's Public Art Program.

Consultation

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 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). This application only involves eight (8) multiple-family housing units.

Public Input

The application confirmed that a development sign was posted on-site in 2004 when the application was initiated with the City. The signage was removed at some time during the review process and the applicant has confirmed that updated signage has been erected on-site.

Staff met with a resident from the adjacent eastern townhouse development and received one letter from a resident of the four-storey apartment located on the south side of Cook Road in 2004, at which time 22 townhouse units were proposed on-site.

Concerns associated with height and overlook have been addressed through the substantial redesign of the project. To address concerns associated with traffic volume and the safety of children attending the nearby William Cook Elementary School during construction, the applicant is required to submit a construction parking and traffic management plan to the Transportation Division and is required to undertake proper construction traffic controls in accordance with Ministry of Transportation and Infrastructure regulations.

No additional telephone calls or written correspondence has been received in association with the revised development proposal. This rezoning application generally complies with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

Staff Comments

Changes to the Original Proposal

The original development proposal proposed 22 units in a four storey structure. The building form, density and height were incompatible with both the existing adjacent developments and the geometry and total area of the subject site.

The process of redesigning the building form included changes that have reduced the density proposed from 1.15 Floor Area Ratio (FAR) to 0.83 FAR, reduced the height of the building from a four-storey to three-storey structure, and increased building setbacks.

Site Servicing

An independent review of servicing requirements (storm) concludes that storm upgrades to the existing system are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Frontage Improvements

No frontage beautification is appropriate at this time since relocation of sidewalk to the property line would cause the sidewalk to meander dramatically over a very short distance with no adjacent redevelopment imminent. However, as a condition of rezoning, the developer is required to register a 1.5 m wide Public Rights-of-Passage (PROP) Right-of Way (ROW) along entire street frontage (south property line) for future frontage beautification.

As part of the Servicing Agreement, the developer is also required to install a 3 m x 3 m concrete bus pad along Cook Road, as far west as possible along the site's frontage, to ensure the protected trees within the front yard of the site would not be impacted.

Vehicle access

A single vehicle access via Cook Road is proposed. There are no opportunities to share access with either of the adjacent existing townhouse developments.

Tree Retention and Replacement

A Tree Survey, submitted by the applicant, indicates the location of four (4) bylaw-sized trees. A Certified Arborist's report was submitted by the applicant in support of the application. The report confirms that there are:

- One (1) bylaw-sized tree located on the subject property; and
- Three (3) bylaw-sized trees located on the adjacent properties to the west at 8691 Cook Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the arborist's recommendation to preserve the Western Red Cedar tree located at the southwest corner of the site. Tree protection fencing should be located a minimum 4 m out from the base of the tree (to the north and east). There is an existing asphalt surface parking area that encroaches to within 1 m of the tree. The asphalt within 4 m-tree protection zone will have to be removed under the supervision of the project Arborist or by hand. Existing grades should be maintained within the protection zone. The proposed bus pad should be located a minimum of 4 m from the tree (outside the tree protection area). A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to Development Permit issuance. The applicant is also required to submit a \$10,000.00 Tree Survival Security for the Western Red Cedar tree located on-site prior to Development Permit issuance.

It is noted that the hedge currently located along the Cook Road frontage is in poor condition and should be removed; compensation is not required.

The applicant has committed to the retention of three (3) trees located on the adjacent property to the west at 8691 Cook Road. These trees should be protected with tree protection zone at least 1.5 m into the site. A Tree Protection Plan is attached (**Attachment 4**).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on the Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

High Density Townhouses (RTH3)

The proposed zoning High Density Townhouses (RTH3) with a maximum density of 0.85 FAR and the proposed density (0.83 FAR) complies with the General Urban (T4) designation under the CCAP. The prescribed density based on the Minimum Net Development Site Size under the Sub-Area Guidelines is 0.75 FAR; however, a higher density is being considered based on the following:

- The only bylaw-sized tree on site (along the road frontage) is being preserved, which will contribute a maturity to the streetscape elevation;
- 17 new trees are proposed on site, which will contribute to the development identity;
- One (1) convertible unit is proposed;
- A 1.5 m wide Public Rights-of-Passage (PROP) along entire south property line is being provided with the installation of concrete bus pad along the site's frontage;
- The site is an orphan lot with townhouse developments on either sides;
- The site is much larger than minimum lot size (600 m²) required to accommodate a density of 0.75 FAR; and
- The proposal demonstrates that a density higher than 0.75 could be accommodated on site with nominal impact to the neighbouring developments.

OCP and CCAP Compliance

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use and character. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

Requested Variance

Based on the review of current site plan for the project, a variance to allow for a total of 14 tandem parking spaces in seven (7) townhouse units is being requested.

Based on the City Centre location, the bylaw requirement is for 10 residential parking spaces. By permitting tandem arrangement in seven (7) of the garages, the applicant is able to provide five (5) extra parking spaces on site (by turning five (5) single car garages and two (2) double car garages into seven (7) tandem garages). Tandem parking arrangement is generally supported on its reduction on pavement area on site and facilitation of a more flexible site layout. On-street parking is not an issue on this block as it is available on both sides of Cook Road. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

Design options are limited by the geometry of the site, specifically, the site's relatively narrow (25.4 m) frontage. Both the western and eastern adjacent sites were designed to present building ends to the street. The relatively narrow frontage of the subject site combined with design limitations resulting from the east/west unit orientation of adjacent developments limit design flexibility.

A Development Permit is required to ensure that the proposed development is sensitively integrated with adjacent developments and reflects the guidelines outlined in the CCAP for the Brighthouse Village. A Development Permit application is required to be processed to a satisfactory level to satisfy considerations associated with the proposed rezoning of the site.

The following issues are to be further examined in association with the Development Permit:

- Clear demarcation of the outdoor amenity area and details to support and justify this area as a functional common outdoor amenity area rather than an extension of the private outdoor amenity space associated with the southern-most unit;
- Location and design of the garbage/recycling collection facilities on-site;
- Viable landscaping along the eastern edge of the drive aisle;
- Location and design of the convertible unit and other accessibility features; and
- Sustainability features proposed.

Financial Impact or Economic Impact

None.

Conclusion

The proposed townhouse development is consistent with the objectives of the City Centre Area Plan – Brighthouse Village Specific Land Use Map and Sub-Area B.1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planner I
(604-276-4121)

EL:blg
Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Protection Plan
Attachment 5: Rezoning Considerations Concurrence

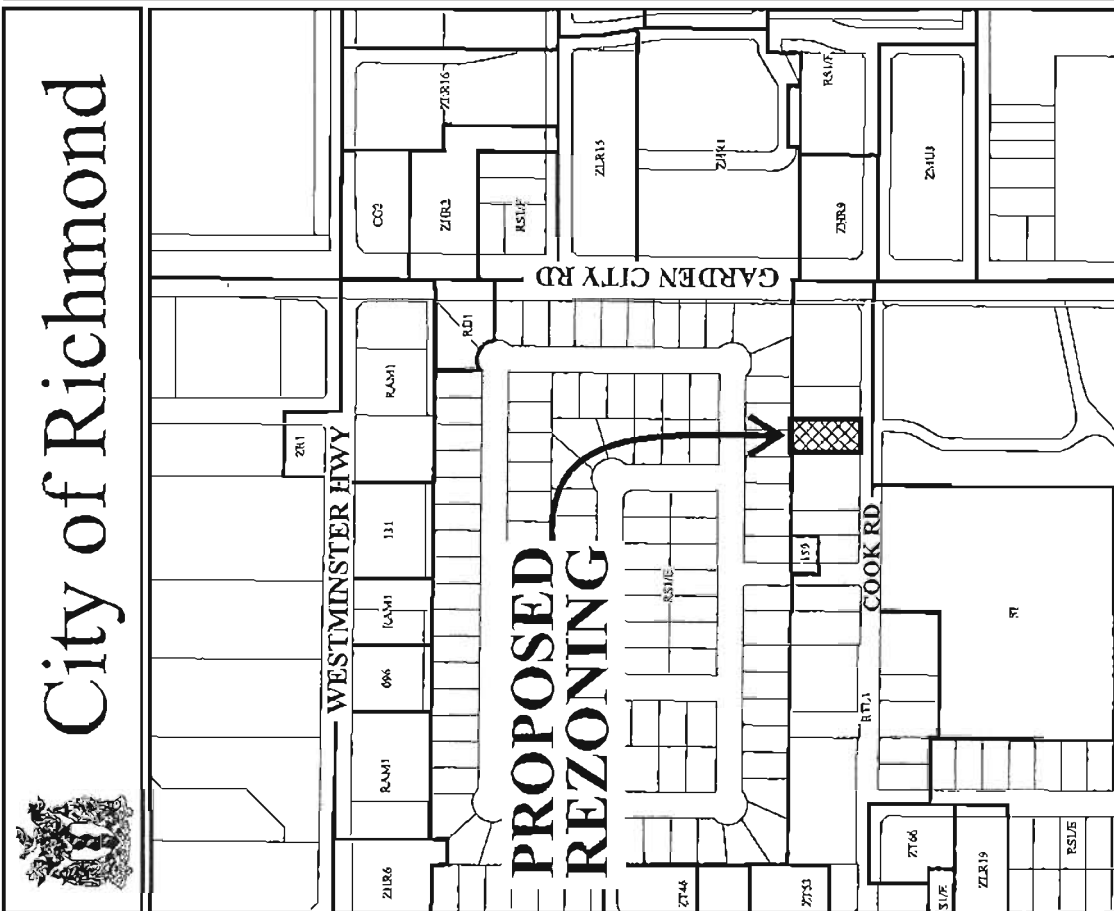


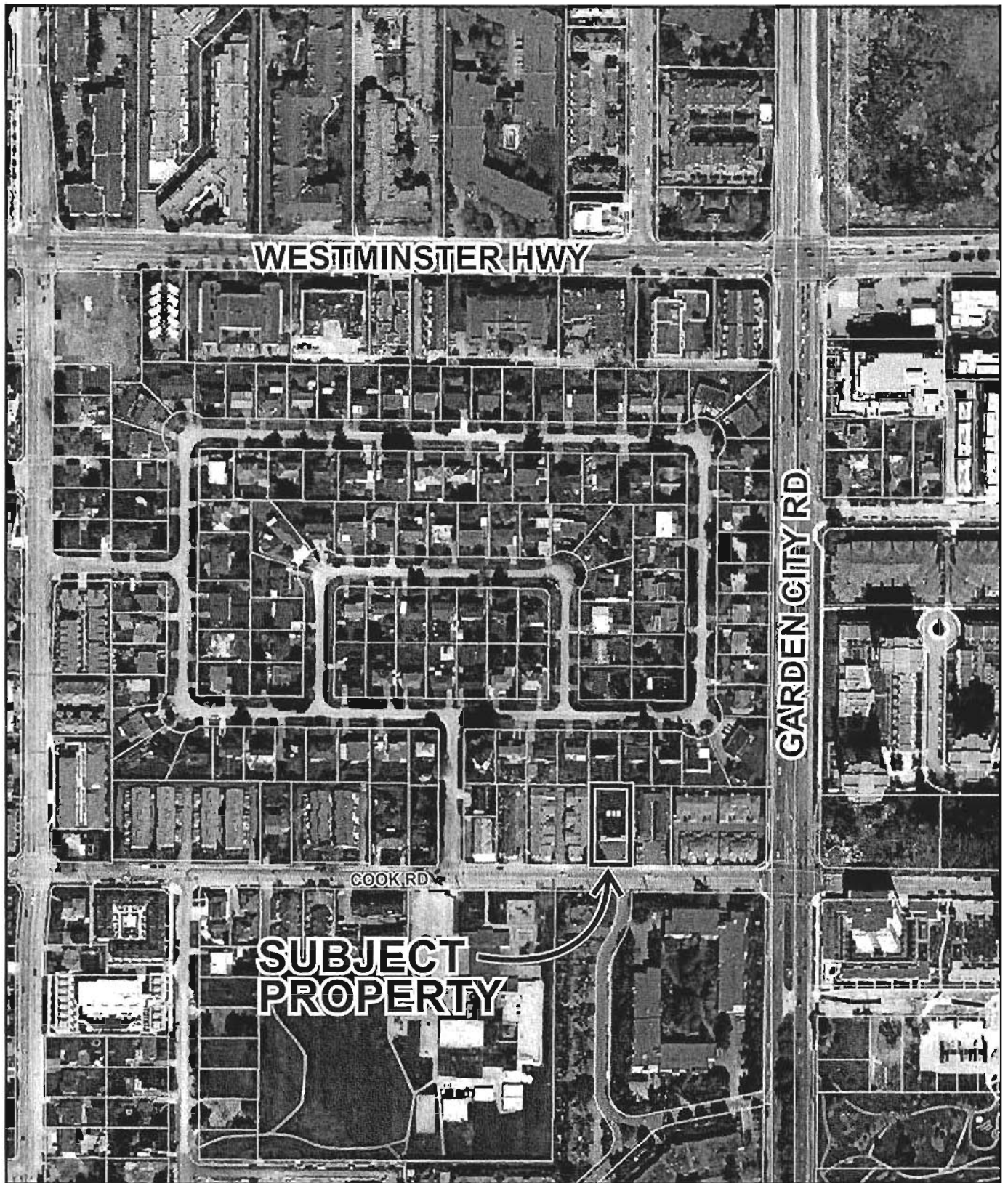
RZ 04-265950

Original Date: 03/08/04

Revision Date: 05/31/12

Note: Dimensions are in METRES





RZ 04-265950

Original Date: 05/31/12

Amended Date:

Note: Dimensions are in METRES



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No. 0010

Revision

Consultant

Project Title

8751 COOK ROAD
RICHMOND, B.C.

Sheet No.

SITE PLAN

Drawn By

MC

Checked By

MC

Scale

1/8" = 1'-0"

Project Number

Revision Date

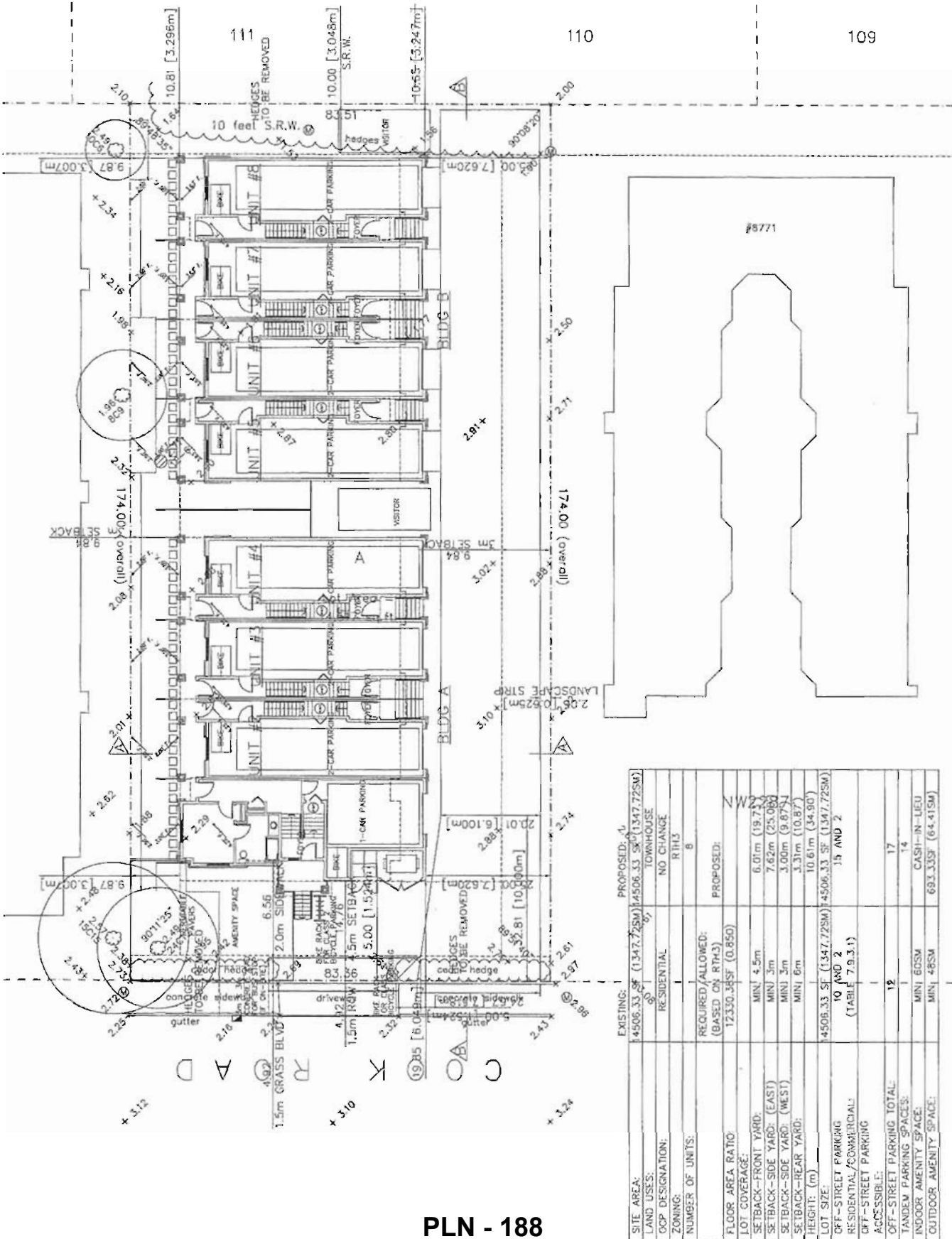
APR 26, 2013

Print Date

APR 26, 2013

Sheet No.

#1



PLN - 188

SITE AREA:	EXISTING:	PROPOSED:
LAND USES:	14506.33 SF (1347.72SM) RESIDENTIAL	14506.33 SF (1347.72SM) TOWNHOUSE
COOP DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RESIDENTIAL	RTH3
NUMBER OF UNITS:		8
FLOOR AREA RATIO	REQUIRED / ALLOWED: (BASED ON RTH3)	PROPOSED:
LOT COVERAGE:	12330.38SF (0.850)	
SETBACK-FRONT YARD:	MIN: 4.5m	6.01m (19.73')
SETBACK-SIDE YARD: (EAST)	MIN: 3m	7.62m (25.00')
SETBACK-SIDE YARD: (WEST)	MIN: 3m	3.00m (9.87')
SETBACK-REAR YARD:	MIN: 6m	3.31m (10.87')
HEIGHT: (m)		10.61m (34.90')
LOT SIZE:	4506.33 SF (1347.72SM)	4506.33 SF (1347.72SM)
OFF-STREET PARKING	10 AND 2	15 AND 2
RESIDENTIAL / COMMERCIAL	(TABLE 7.9.3.1)	
OFF-STREET PARKING		
ACCESSIBLE:		
OFF-STREET PARKING TOTAL:	19	17
TANDEM PARKING SPACES:		14
INDOOR AMENITY SPACE:	MIN: 60SM	CASH-IN-LEU
OUTDOOR AMENITY SPACE:	MIN: 48SM	693.33SF (64.41SM)

ATTACHMENT 2

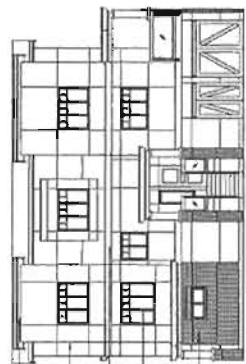
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MARBLE PANEL

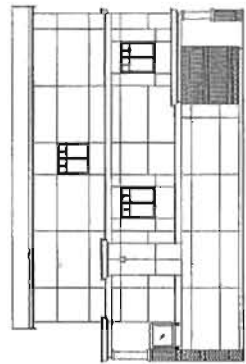
2x12 WOOD TRIM

DOUBLE GLAZED WOOD WINDOW

BRICK

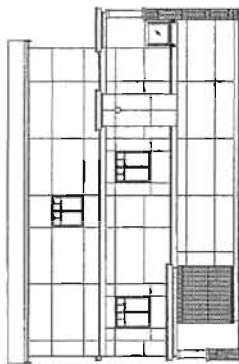


BLDG A: SOUTH ELEVATION (COOK ROAD)

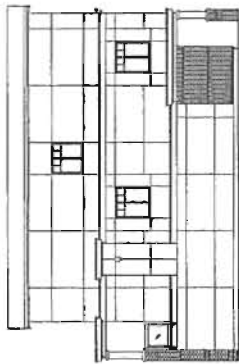


BLDG A: NORTH ELEVATION

CREST	36.00'
U/S CEILING	31.25'
2F	23.25'
2F	13.25'
GF	4.25'

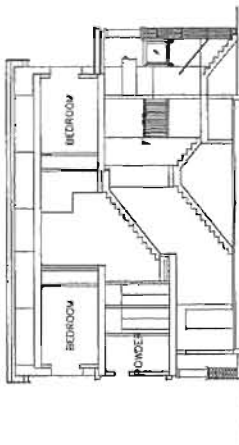


BLDG B: SOUTH ELEVATION



BLDG B: NORTH ELEVATION

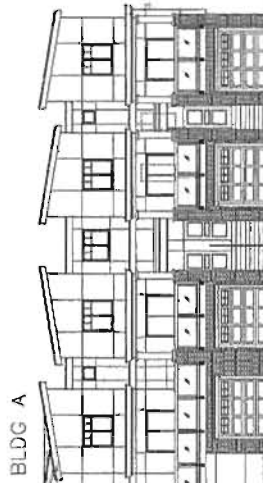
CREST	36.00'
U/S CEILING	31.25'
2F	23.25'
2F	13.25'
GF	4.25'



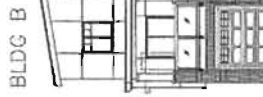
BLDG B: SECTION THROUGH FOYER



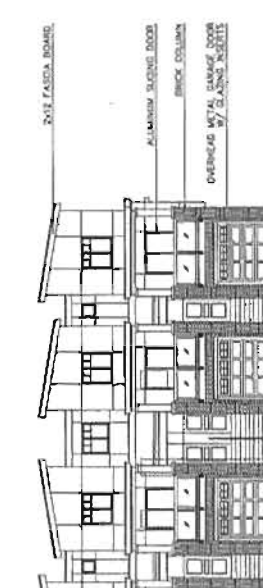
EAST ELEVATION



BLDG A



BLDG B



WINDOWS ON PROPERTY TO THE EAST



BLDG B



BLDG A



WEST ELEVATION

WINDOWS ON PROPERTY TO THE WEST



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DATE: 08/11/2011
PROJECT: 8751 COOK ROAD

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No. 2104 Revision

Scale: 1/8" = 1'-0"

Project No.

8751 COOK ROAD
RICHMOND, B.C.

Drawn By

SITE SECTIONS

Client

Design

Drawn

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Project Name

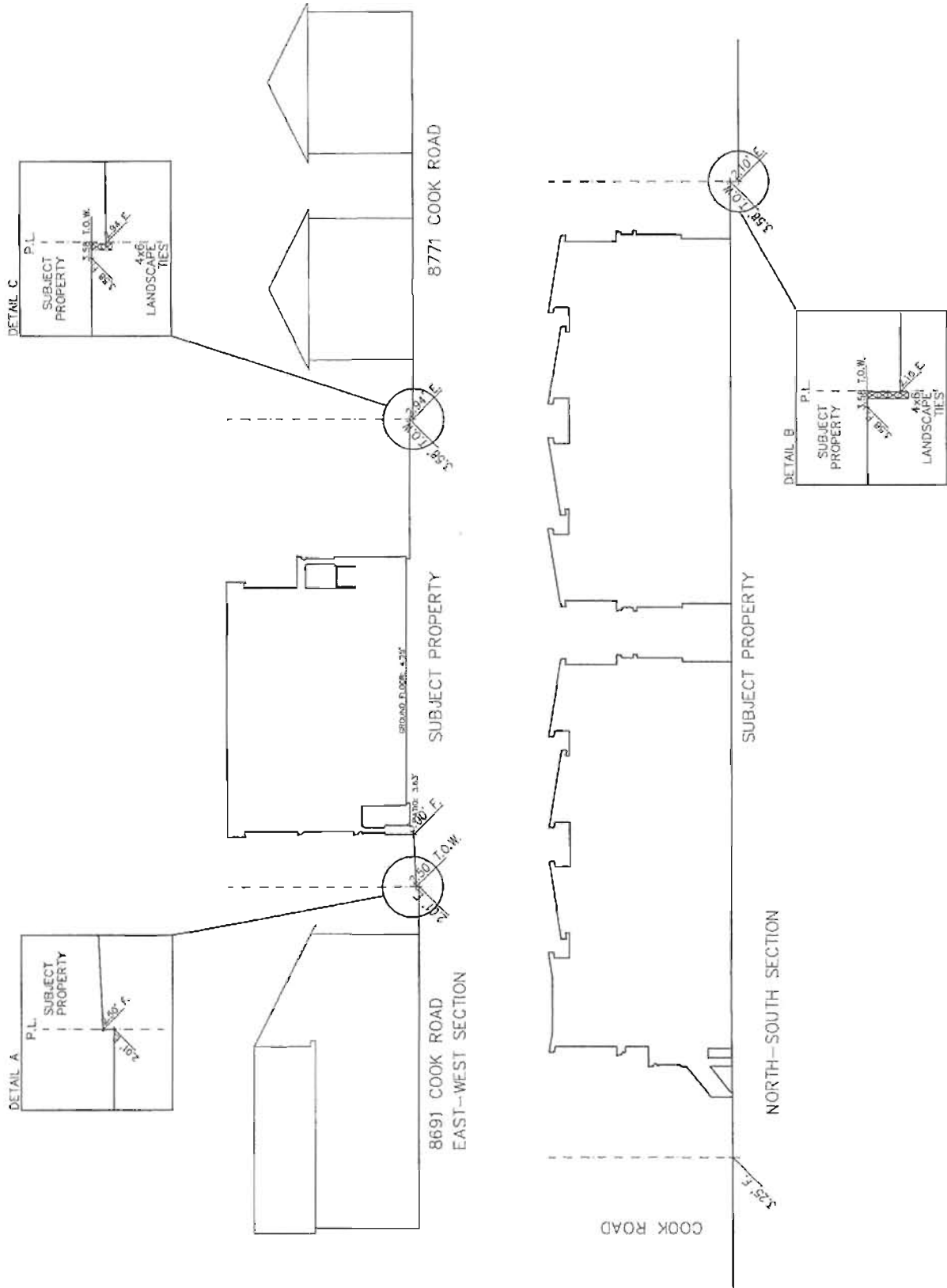
Revision

Drawn By

Project No.

Sheet No.

#6





DATE	DESCRIPTION	AMOUNT	BALANCE
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2/1/01	PAYROLL	20.00	130.00
2/15/01	SALES	75.00	205.00
3/1/01	PAYROLL	25.00	180.00
3/15/01	SALES	60.00	240.00
3/31/01	CLOSING BALANCE		240.00

11.000000

**8 UNIT TOWNHOUSE
DEVELOPMENT**
2751 COOK ROAD
RICHMOND, BC

2015-05-20 10:10:00

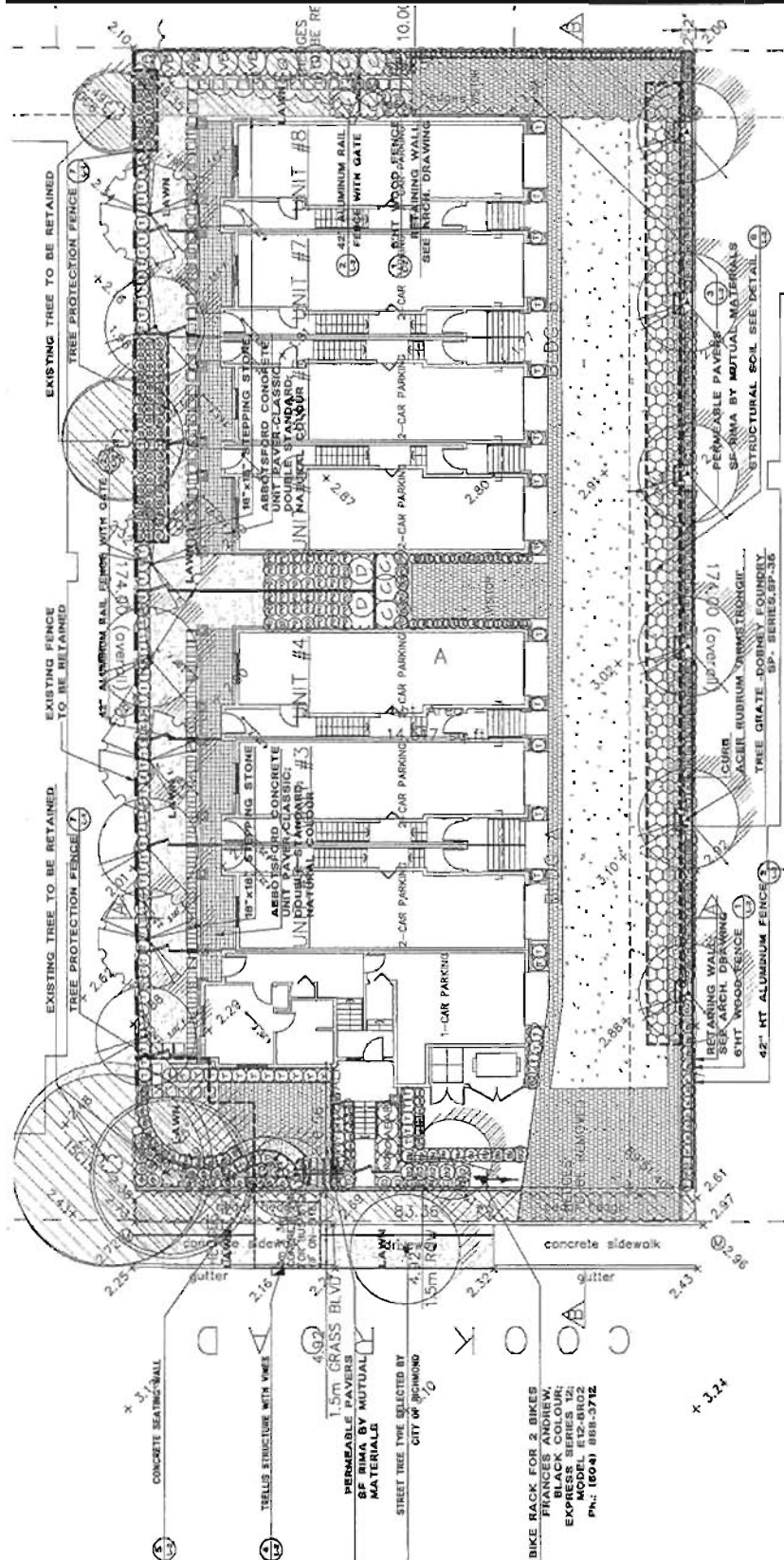
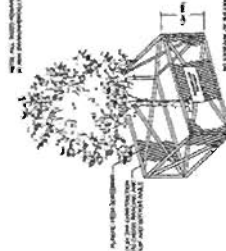
LANDSCAPE
PLAN

SAVE: Pay by credit card: ☐ PAYMENTS TO:

17

Case	Age	Sex	Occupation	Onset	Duration	Course	Outcome
1	25	M	Student	1998	10 years	Chronic	Recovery
2	30	F	Teacher	2000	5 years	Chronic	Recovery
3	35	M	Engineer	2002	3 years	Chronic	Recovery
4	40	F	Homemaker	2005	2 years	Chronic	Recovery
5	45	M	Manager	2008	1 year	Chronic	Recovery
6	50	F	Retired	2010	6 months	Chronic	Recovery
7	55	M	Farmer	2012	4 months	Chronic	Recovery
8	60	F	Businesswoman	2015	3 months	Chronic	Recovery
9	65	M	Retired	2018	2 months	Chronic	Recovery
10	70	F	Homemaker	2020	1 month	Chronic	Recovery

10-106

[illegible]

TYPE PROTECTION VARIETY

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2	PIPER, CALIFORNIA, TERNPINE ²	GUERRERIA, PIPER	601 CAL. 15151 B4B
3	SHRUB, TREE, BAY, CITY	JAPANESE, ROCKWELL	601 CAL. 15151 B4B
4	SHRUB, JAPANESE		401 POT 2504
5	ARLIS, TERNPINE, GARDEN ³	PIKE, KELLER	401 POT 2504
6	ARLIS, TERNPINE, GARDEN, BAY ⁴	PIKE, KELLER	401 POT 2504
7	CANTERBURY, C. GLADIOLUS ⁵	BLUNT, TREE, JAPANESE	401 POT 2504
8	CONGO, ALBA, TERNPINE ⁶	VARIEGATED, SHRUB, OKINAWA	401 POT 2504
9	FLORIDA, SHILLON	SHAL, SHAL	401 POT 2504
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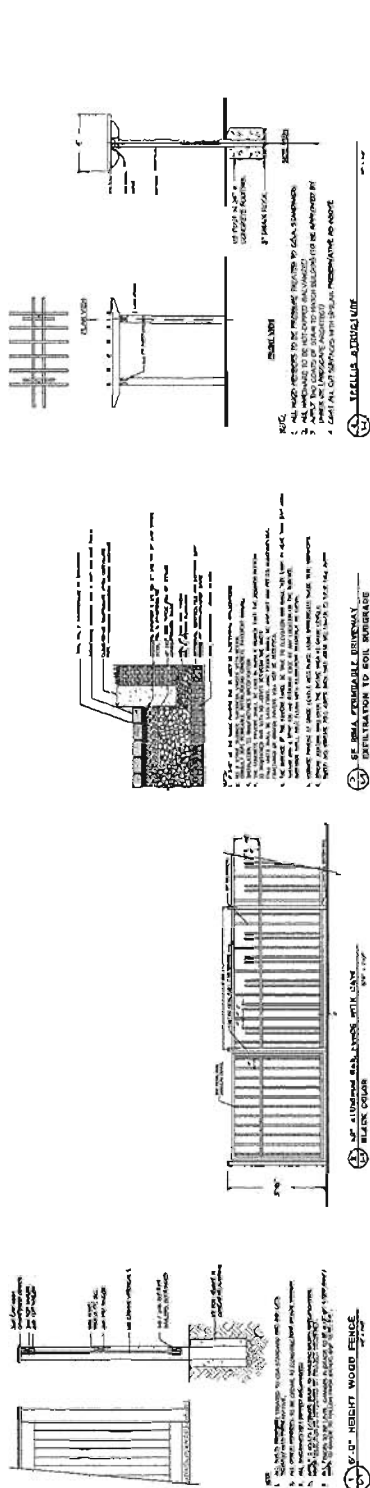
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3000 N. 10TH AVE. SUITE 200
DENVER, CO 80202
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05/21/20



NO.	DESCRIPTION	DATE
1	REVISION	05/21/20
2	REVISION	05/21/20
3	REVISION	05/21/20
4	REVISION	05/21/20
5	REVISION	05/21/20
6	REVISION	05/21/20
7	REVISION	05/21/20
8	REVISION	05/21/20
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CLIENT:
8 UNIT TOWNHOUSE
DEVELOPMENT

PROJECT:
8 UNIT TOWNHOUSE
DEVELOPMENT
8751 COOK ROAD
RICHMOND, BC

DESIGNER: VILL

LANDSCAPE DETAILS

DATE: 05/21/20
DRAWN BY: VILL

SCALE: 1/2\"/>

1/2\"/>

CHECKED BY: VILL

DATE: 05/21/20

PROJECT: 8 UNIT TOWNHOUSE

DATE: 05/21/20

105156



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 04-265950

Attachment 3

Address: 8751 Cook Road

Applicant: Matthew Cheng Architect Inc.

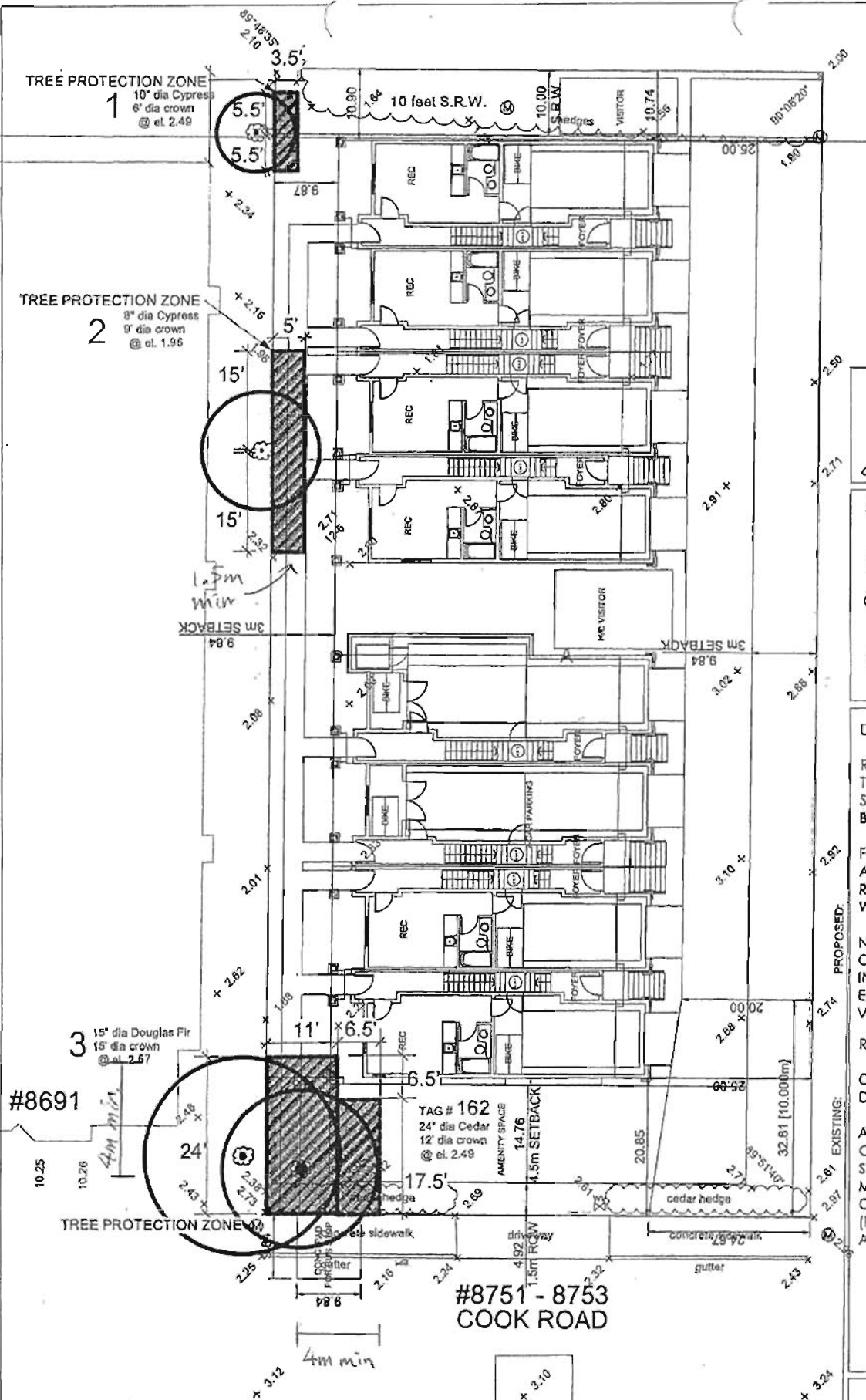
Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Eluk Holdings Ltd.	No Change
Site Size (m²):	1,345 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Low Density Townhouses (RTL1)	High Density Townhouse (RTH3)
Number of Units:	1	8
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.85	0.83	none permitted
Lot Coverage – Building:	Max. 45%	44.3%	none
Lot Coverage – Building, Structures, & Non-Porous Surfaces	Max. 70%	70% Max.	none
Lot Coverage – Landscaping:	Min. 20%	20% Min.	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m min.	none
Setback – East Side Yard (m):	Min. 2.0 m	7.62 m	none
Setback – West Side Yard (m):	Min. 2.0 m	3.0 m	none
Setback –Rear Yard (m):	Min. 2.0 m	3.31 m	none
Height (m):	12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Size (min. dimensions):	20m wide x 30m deep	25.4m wide x 53.0m deep	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (area):	600 m ²	1,345 m ²	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.875 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	12	17	none
Tandem Parking Spaces:	not permitted	14	variance required
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	48 m ² Min.	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



CATHERINE MACDONALD INC.
648 East 5th Street
North Vancouver, BC
V7L 1M7
604.904.0302
catherine@catherinemacdonald.co

ISSUED: 22 September 2010

8.5" x 11" SHEET @ 100%

0 5 10 20 30 FEET



DO NOT SCALE PLAN.

REFER TO DIMENSIONS. DIMENSION TREE PROTECTION BARRIERS AS SHOWN AND BUILD AS PER CITY TREE BYLAW.

FENCING AND SIGNAGE EXAMPLES ARE ATTACHED TO PDF ARBORIST REPORT AND ARE AVAILABLE ON CITY WEBSITE.

NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TPZ. THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.

REFER TO ARBORIST REPORT.

CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM. ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

TREE PROTECTION PLAN
8751 COOK RD
Richmond, BC



Rezoning Considerations

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

Address: 8751 Cook Road

File No.: RZ 04-265950

Prior to final adoption of Zoning Amendment Bylaw 8917, the developer is required to complete the following:

1. 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.
2. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the Western Red Cedar trees to be retained. 50% of the security will be released at final inspection of the Building Permits and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
3. 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.
4. The granting of a 1.5m wide Public Rights of Passage (PROP) statutory rights-of-way (ROW) along the entire south property line for future frontage beautification.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. Contribution of \$1,000 per dwelling unit (e.g. \$8,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$24,661) to the City's affordable housing fund.
9. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. Enter into a Servicing Agreement* for the design and construction of storm upgrades and a bus pad along the site's frontage. Works include, but may not be limited to,
 - a) Upgrade the existing 450mm diameter storm sewer to 600mm diameter (with a length of 110 meters) from the proposed site's west property line to existing manhole STMH 6432 (located approximately 110 meters east of proposed site's west property line); and
 - b) Installation of a 3m x 3m bus pad as far west as possible without damaging the Western Red Cedar trees being protected along the site's frontage.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The Servicing Agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and
- that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.
- the Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment..

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

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8917 (RZ 04-265950)
8751 COOK 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 **HIGH DENSITY TOWNHOUSES (RTH3)**.

P.I.D. 013-852-485

Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan 81460

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8917”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

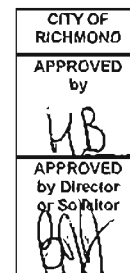
THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee

Date: May 30, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: HA 12-610486

Re: Application by Penta Builders Group for a Heritage Alteration Permit at
3531 Bayview Street

Staff Recommendation

1. That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:
 - a) The demolition and removal of the building;
 - b) The excavation and removal of associated infrastructure;
 - c) The temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;
 - d) The securing of the site; and
 - e) The installation of new fencing (if needed) with a landscape buffer.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF ACTING GENERAL MANAGER

Staff Report

Origin

Penta Builders Group has applied to the City for permission to demolish the existing building and associated infrastructure, and to secure the site at 3531 Bayview Street (**Attachment 1**), on a site zoned Light Industrial (IL).

The owners of the property are requesting permission for demolition due to the deteriorated condition of the vacant building. The applicant has applied for a Demolition Permit (DB 12-605822).

The site is situated within the OCP-Steveston Area Plan, Steveston Village Heritage Conservation Area, therefore the Heritage Alteration Permit (HAP) must be approved by Council prior to the work beginning.

History

The ownership of the property has recently changed and the new owners have withdrawn the development applications regarding the previous development proposal for the site by the previous applicant Cornerstone Architecture (RZ 10-547511 with HA 10-547513, and DP 10-548421 with HA 10-555098).

The previous development proposal was presented, reviewed and referred back to staff at the June 21, 2011 Planning Committee meeting with direction for staff to examine: parking requirements, bylaw compliance of residential use, and compliance of the architectural design with the Steveston Heritage Strategy.

The new owners are reviewing development options for the site and it is expected that Rezoning, Development Permit, and Heritage Alteration Permit applications will be submitted in the near future.

Findings Of Fact

The OCP-Steveston Area Plan requires a Heritage Alteration Permit (HAP) in the designated Steveston Village Heritage Conservation Area be issued prior to:

- Altering a building or structure (including building demolition) or land (including landscape features).

Approval of a Heritage Alteration Permit by Council does not require a Public Hearing.

Surrounding Development

The site is located directly east of the Gulf of Georgia Cannery complex at the corner of Bayview Street and 3rd Avenue in Steveston Village. The site lies within the Steveston Village Heritage Conservation Area. The OCP-Steveston Area Plan designates the site as “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)”.

- To the north, are three (3) commercial buildings fronting onto Moncton Street, zoned “Steveston Commercial (CS2)”;
- To the east, is an existing commercial building fronting onto Bayview Street, zoned “Steveston Commercial (CS2)”;
- To the south, is a vacant site and surface parking lot, zoned “Light Industrial (IL)”;
- To the west, is the Gulf of Georgia Cannery National Historic Site, zoned “Light Industrial (IL)”.

Staff Comments

Development Applications and Richmond Fire and Rescue staff support demolition of the existing building. The building is in a deteriorated condition and is not an identified heritage resource.

Analysis

Engineering

There is an existing sanitary sewer within the right-of-way (ROW) at the northwest corner of the site. The existing sanitary sewer must be retained to maintain sanitary service to 3400 and 3420 Moncton Street.

There is an existing concrete box culvert storm sewer within the 5 m wide right-of-way along the entire Bayview Street frontage. Demolition and excavation activities will need to be carefully assessed to avoid possible impacts to the storm sewer.

Heritage Alteration Permit

The Permit is for the following activities only:

- Demolition and removal of the existing building.
- Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the sanitary sewer in the right-of-way at the northwest corner of the site, which needs to remain operational for the continued use of the properties at 3400 and 3420 Moncton Street. The works are also not permitted to impact the storm sewer in the right-of-way along Bayview Street.
- Temporary storage of milled concrete adjacent to and even in height with the raised area along the Bayview edge of the property. The existing concrete from the subject site will be recycled, milled to granular size, and temporarily stored onsite for re-use in the future redevelopment of the property as a sustainability strategy.

- Securing the site during demolition and clearing, except that security fencing is not to be located within the right-of-way at the northwest corner of the site.
- Installation of fencing (if needed) until the site is redeveloped in the future. New chain-link fencing to match existing chain-link fencing may be installed, except that:
 - New fencing is to be set back 0.9 m from the 3rd Avenue property line, and
 - New fencing is not to be located within the rights-of-way along Bayview Street or the northwest corner of the site.
- Installation of new grass landscaping buffer is required in front of any new fencing installed along the 3rd Avenue and/or Bayview Street frontages. No fencing or landscaping buffer is to be located within the right-of-way at the northwest corner of the site.

Financial Impact

None.

Conclusion

Staff recommends that the Heritage Alteration Permit be issued to authorize the demolition of the building, removal of associated infrastructure, temporary storage of existing concrete as milled granular for re-use in future redevelopment, securing the site, and, if needed, installation of new fencing with a grass landscape buffer along 3rd Avenue and Bayview Street.



Sara Badyal, M. Arch, MCIP
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Location Map and GIS aerial photo



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Heritage Alteration Permit Development Applications Division

To the Holder: PENTA BUILDERS GROUP (PATRICK MULLIN) File No.: HA 12-610486
Property Address: 3531 BAYVIEW STREET
Legal Description: PID: 001-618-555
LOT SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT
REFERENCE PLAN 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - ☐ Designated Heritage Property (s.967)
 - ☐ Property Subject to Temporary Protection (s.965)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
 - ☒ Property in Heritage Conservation Area (s.971)
 - ☐ Property Subject to s.219 Heritage Covenant
2. The purpose of this Heritage Alteration Permit is to permit the following on the subject site:
 - a. Demolition and removal of the building in accordance with Demolition Permit (DB 12-605822).
 - b. Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the storm or sanitary sewers located on the site. The sanitary sewer in the northwest right-of-way is required to remain operational for the continued use of the properties at 3400 and 3420 Moncton Street.
 - c. Temporary storage of milled concrete adjacent to and even in height with the raised area along the Bayview edge of the property. The existing concrete from the subject site will be recycled, milled to granular size, and temporarily stored onsite for re-use in the future redevelopment of the property.
 - d. Securing the site during demolition and clearing, except that security fencing is not to be located within the right-of-way at the northwest corner of the site.
 - e. New chain-link fencing (if needed) to match existing chain-link fencing may be installed to secure the site until the site is redeveloped in the future, except that:
 - i. new fencing is to be set back 0.9 m from the 3rd Avenue property line; and
 - ii. new fencing is not to be located within the two rights-of-way.
 - f. Installation of a grass landscape buffer is required along 3rd Avenue and/or Bayview Street in front of any new chain-link fencing. No landscaping is to be located within the northwest right-of-way.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

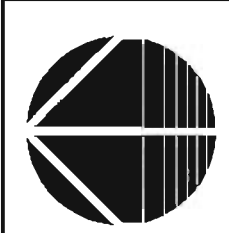
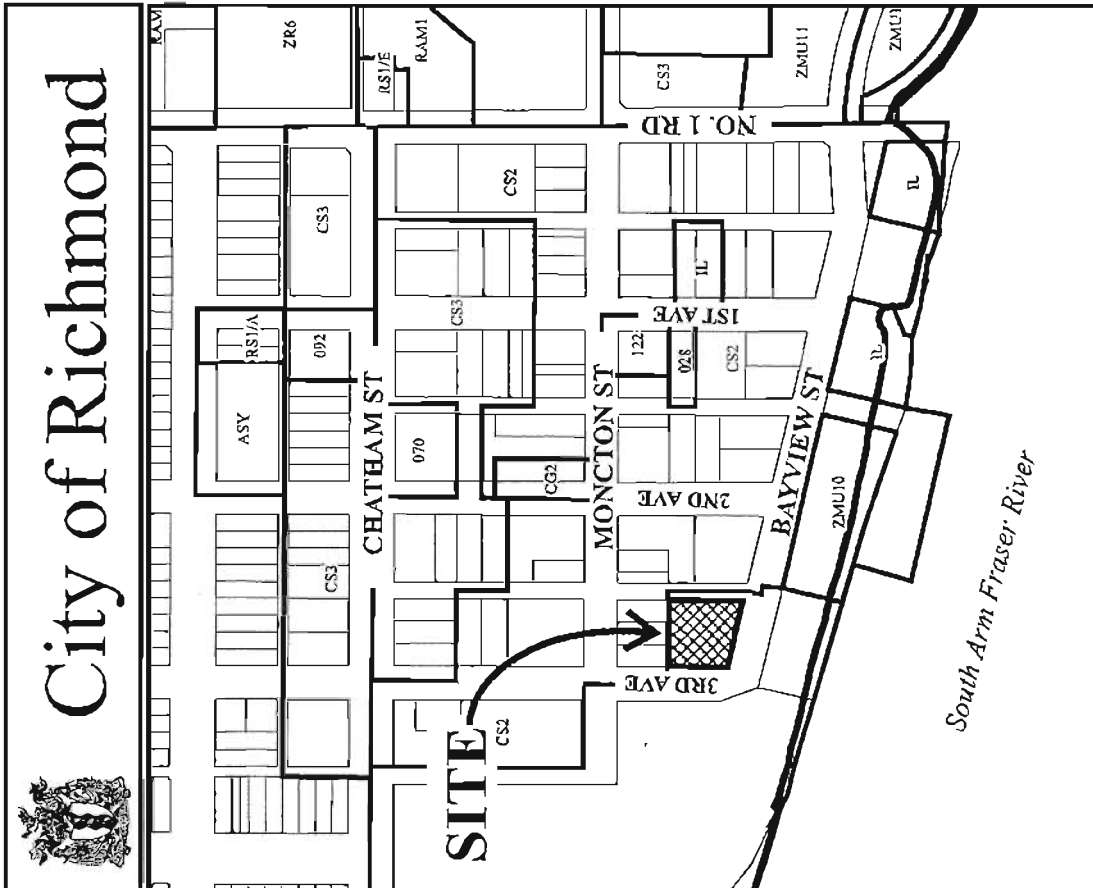
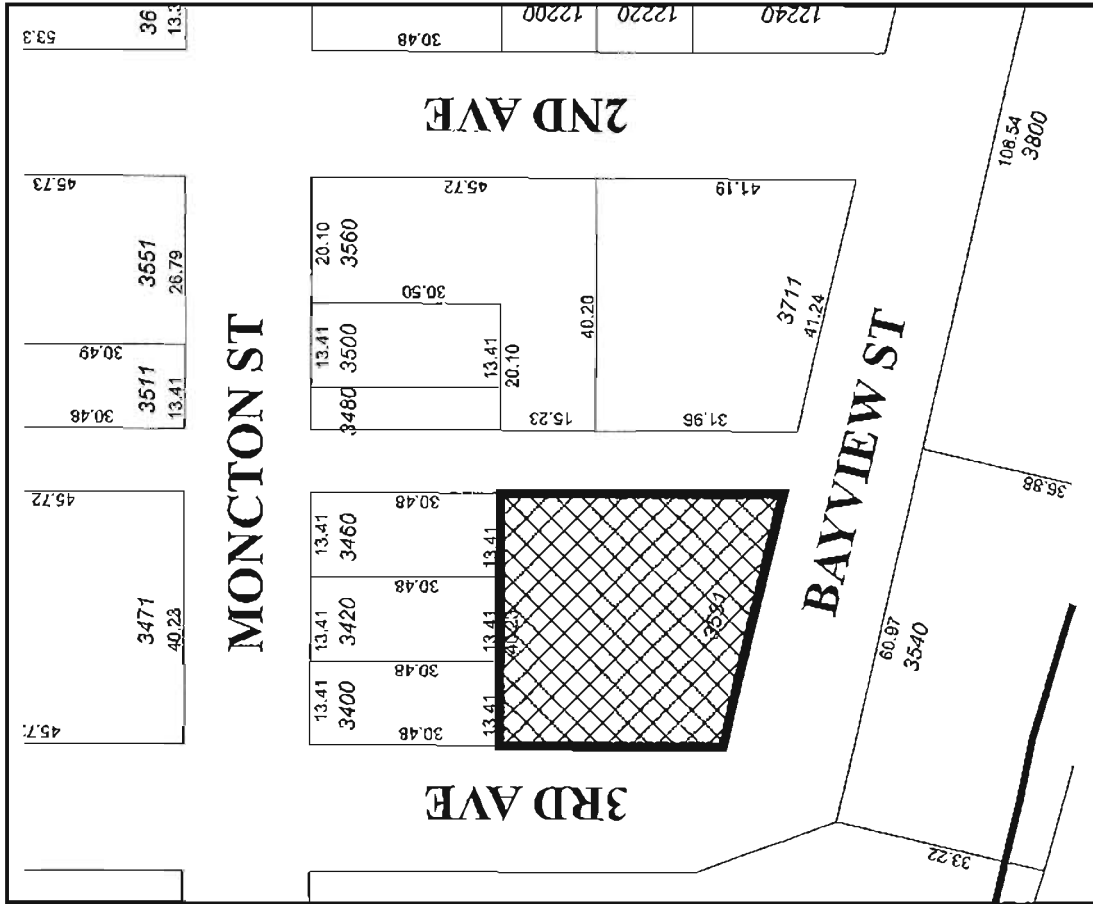
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF
DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

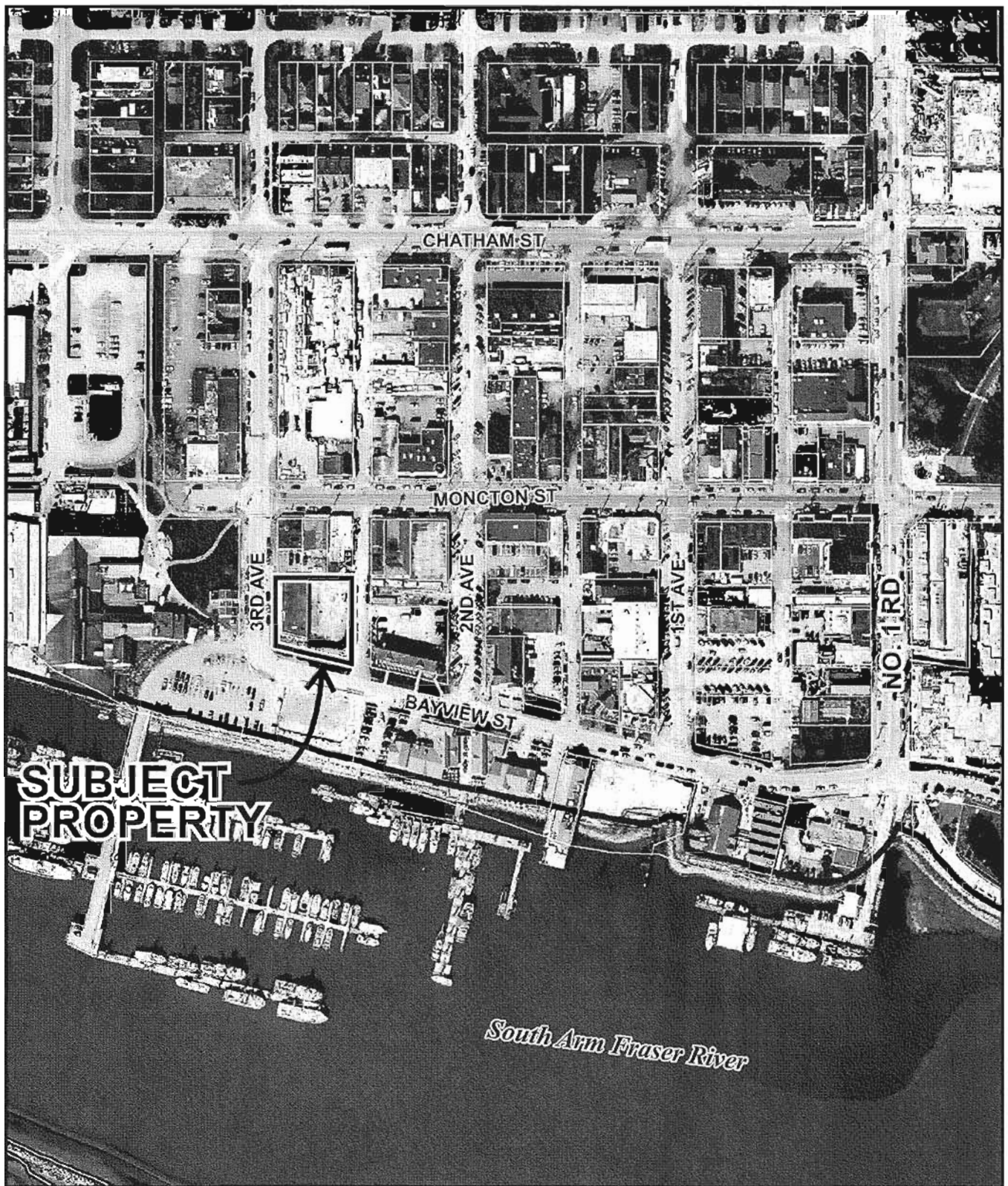
IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

PLN - 203



HA 12-610486

Original Date: 05/31/12
Revision Date:
Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

South Arm Fraser River



HA 12-610486

Original Date: 05/31/12

Amended Date:

Note: Dimensions are in METRES