



Planning Committee

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

**Tuesday, June 5, 2018
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on May 23, 2018.*



NEXT COMMITTEE MEETING DATE

June 19, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 7460 & 7480 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-009873; RZ 15-707952) (REDMS No. 5789630)

PLN-9

See Page PLN-9 for full report

Designated Speakers: Wayne Craig and Steven De Sousa

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9873, for the rezoning of 7460 & 7480 Railway Avenue from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.



2. **APPLICATION BY W.T. LEUNG ARCHITECTS, INC. ON BEHALF OF PARK VILLAGE INVESTMENTS LTD. & GRAND LONG HOLDINGS CANADA LTD. FOR REZONING AT 8071 AND 8091 PARK ROAD FROM “DOWNTOWN COMMERCIAL (CDT1)” TO “HIGH DENSITY MIXED USE (ZMU39) – BRIGHOUSE VILLAGE (CITY CENTRE)”**

(File Ref. No. 12-8060-20-009878; RZ 17-779229) (REDMS No. 5767066 v. 5)

PLN-38

See Page PLN-38 for full report

Designated Speakers: Wayne Craig and Diana Nikolic

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9878, to create the “High Density Mixed Use (ZMU39) - Brighthouse Village (City Centre)” zone, and to rezone 8071 and 8091 Park Road from “Downtown Commercial (CDT1)” zone to “High Density Mixed Use (ZMU39) -Brighthouse Village (City Centre)” zone, be introduced and given first reading; and*
- (2) *Staff be directed to prepare a service area bylaw to provide district energy services to the development at 8071 and 8091 Park Road.*



3. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE RCMP MUSICAL RIDE ON AUGUST 14, 2018, LOCATED AT 13671 AND 13871 NO. 3 ROAD**

(File Ref. No. AG 18-821304) (REDMS No. 5829890 v. 6)

PLN-113

See Page PLN-113 for full report

Designated Speakers: Wayne Craig, John Hopkins and Gregg Wheeler

STAFF RECOMMENDATION

That the application by the City of Richmond for an Agricultural Land Reserve Non-Farm Use application to host the RCMP Musical Ride event on August 14, 2018, located at 13671 and 13871 No. 3 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.



4. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE GARDEN CITY LANDS FARMERS MARKET ON AUGUST 11, 2018, AT 5555 NO. 4 ROAD**

(File Ref. No. AG 18-821304) (REDMS No. 5845260 v. 9)

PLN-126

See Page PLN-126 for full report

Designated Speakers: Wayne Craig, John Hopkins and Paul Brar

STAFF RECOMMENDATION

That the application by the City of Richmond for an Agricultural Land Reserve Non-Farm Use application to host the Garden City Lands Farmers Market on Saturday, August 11, 2018, located at 5555 No. 4 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.



5. **APPLICATION BY GBL ARCHITECTS LTD. ON BEHALF OF KLTIC (BRIGHOUSE) DEVELOPMENT LTD. FOR REZONING AT 6340 NO. 3 ROAD FROM " LAND USE CONTRACT 062 " TO "HIGH DENSITY MIXED USE AND ECD HUB (ZMU37) – BRIGHOUSE VILLAGE (CITY CENTRE)"**

(File Ref. No. 12-8060-20-009859; RZ 17-773703) (REDMS No. 5828120 v. 5)

PLN-138

See Page PLN-138 for full report

Designated Speakers: Wayne Craig and Janet Digby

STAFF RECOMMENDATION

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9859 to:*

- (a) *create the “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” zone; and*
- (b) *rezone 6340 No. 3 Road from “Land Use Contract 062” to “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre);” and*

(c) *discharge “Land Use Contract 062,” entered into pursuant to “Techram Securities Ltd. Land Use Contract Bylaw No. 3366, 1977” (RD50359) from the Title of 6340 No. 3 Road;*

be introduced and given first reading; and

(2) *That staff be directed to prepare a service area bylaw to provide district energy services to the development at 6340 No 3 Road.*



6. **APPLICATION BY IBI GROUP ON BEHALF OF GOODWYN ENTERPRISES (2015) LTD., INC. NO. 1056275 FOR OFFICIAL COMMUNITY PLAN (OCP)/CITY CENTRE AREA PLAN (CCAP) AMENDMENT AND REZONING AT 7111, 7451 AND 7531 ELMBRIDGE WAY, 7600, 7640, 7671 AND 7880 ALDERBRIDGE WAY, 5751 AND 5811 CEDARBRIDGE WAY, 5003 MINORU BOULEVARD, FROM INDUSTRIAL RETAIL (IR1) TO A NEW SITE SPECIFIC ZONE**

(File Ref. No. RZ 16-724589) (REDMS No. 5749017 v. 12)

PLN-333

[See Page PLN-333 for full report](#)

Designated Speakers: Wayne Craig and Diana Nikolic

STAFF RECOMMENDATION

That the application to amend the Official Community Plan (OCP) and City Centre Area Plan (CCAP), and to rezone the subject properties, including 7111, 7451 and 7531 Elmbridge Way, 7600, 7640, 7671 and 7880 Alderbridge Way, 5751 and 5811 Cedarbridge Way, 5003 Minoru Boulevard, from Industrial Retail (IR1) to a new site specific zone be denied.



7. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Wednesday, May 23, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 1:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May 8, 2018, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 1076694 B.C. LTD. FOR REZONING AT 10451, 10471 & 10491 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. RZ 17-778834) (REDMS No. 5775047)

Steven De Sousa, Planner 1, reviewed the application, noting that (i) the purpose of the application is to develop 12 two and three storey townhouse units with vehicle access from No. 2 Road, (ii) the proposal is consistent with the Official Community Plan (OCP) and the arterial land use policy, and (iii) the proposal would provide a cash-in-lieu contribution towards the City's affordable housing reserve fund and frontage improvements along No. 2 Road.

Planning Committee
Wednesday, May 23, 2018

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, for the rezoning of 10451, 10471 & 10491 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

2. **APPLICATION BY BRIAN ROSS MOTORSPORTS CORP. (DBA ALFA MASERATI OF RICHMOND) FOR REZONING AT 5480 PARKWOOD WAY FROM "INDUSTRIAL BUSINESS PARK (IB1)" TO "VEHICLE SALES (CV)"**

(File Ref. No. RZ 16-754625) (REDMS No. 5835840 v. 3)

Mark McMullen, Senior Coordinator, Major Projects, reviewed the application and highlighted that the property encompasses a one acre lot and existing 20,000 square foot building located on the edge of the Richmond Auto Mall. He further noted that the proposed rezoning would involve an amendment to the OCP and area plan to designate the property as commercial. Mr. McMullen also noted that similar rezoning applications had recently been approved by Council.

In response to a question from Committee, Wayne Craig, Director, Development advised that similar OCP amendments have previously been made to incorporate properties within the Richmond Auto Mall.

The applicant was available for questions from Committee.

It was moved and seconded

(1) *That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9874, to re-designate 5480 Parkwood Way:*

(a) *from "Mixed Employment" to "Commercial" in the City of Richmond 2041 OCP Land Use Map to Schedule 1 of Official Community Plan Bylaw 9000; and*

(b) *from "Industrial" to "Commercial" in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) of the Official Community Plan;*

be introduced and given first reading;

(2) *That Bylaw 9874, having been considered in conjunction with:*

(a) *the City's Financial Plan and Capital Program; and*

(b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

2.

Planning Committee
Wednesday, May 23, 2018

- (3) *That Bylaw 9874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9875, for the rezoning of 5480 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.*

CARRIED

3. MANAGER'S REPORT

(i) Richmond Centre South Development Plan Public Consultation

Mr. Craig noted that public consultation for the ongoing redevelopment of the Richmond Centre Mall commenced this week, with information board displayed in the galleria in the mall over the next two weeks. He further commented that there are two open houses scheduled, the first on Sunday May 27 from 1 p.m. to 4 p.m. and the second on Thursday, May 31 from 5 p.m. to 8 p.m.

In response to questions from Committee, Mr. Craig commented that while there is no specific information board that highlights community amenities, there are a number of different information boards that outline various amenities that would be incorporated into the project.

(ii) Introduction of New Staff

Mr. Craig introduced new staff member Suzanne Smith, Program Coordinator, Development, to Committee.

(iii) National Youth Strategy

Kim Somerville, Manager, Community Social Development, advised that a youth forum would be held this afternoon from 4 p.m. to 6 p.m. at the Community Centre City Centre to collect input and contributions from youth ages 13-24 on how to shape the National Youth Strategy.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (1:07 p.m.).

CARRIED

Planning Committee
Wednesday, May 23, 2018

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, May 23, 2018.

Councillor Linda McPhail
Chair

Amanda Welby
Legislative Services Coordinator



City of Richmond

Report to Committee

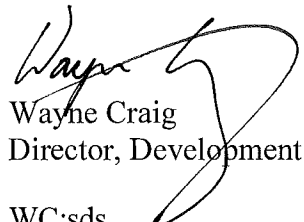
To: Planning Committee
From: Wayne Craig
Director, Development

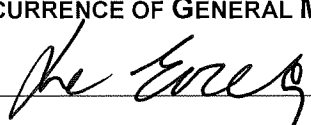
Date: May 23, 2018
File: RZ 15-707952

Re: Application by Yamamoto Architecture Inc. for Rezoning at 7460 & 7480 Railway Avenue from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9873, for the rezoning of 7460 & 7480 Railway Avenue from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.


Wayne Craig
Director, Development
WC:sds
Att. 5

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone the properties at 7460 & 7480 Railway Avenue (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone in order to permit the development of eight townhouse units with vehicle access from 7388 Railway Avenue via a Statutory Right-of-Way (SRW) registered on the title of 7388 Railway Avenue. The townhouse development at 7388 Railway Avenue recently completed construction. The applicant has discussed the use of the SRW with the adjacent developer and negotiated a cost sharing agreement for the shared driveway easement area.

Project Description

The subject properties have a total combined frontage of 33.5 m (110 ft.) and are proposed to be consolidated into one development parcel. The proposal includes eight two-storey townhouse units, in three duplex and two single unit buildings, with a proposed floor area ratio (FAR) of 0.6. The preliminary site plan, building elevations and landscape plan are provided in Attachment 2. The subject site is currently occupied by two single-family dwellings, which are proposed to be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Existing Housing Profile

The applicant has advised the existing single-family dwelling at 7460 Railway Avenue is currently owner occupied and contains no secondary suites, and the existing single-family dwelling at 7480 Railway Avenue is currently rented and contains no secondary suites.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: 14-unit townhouse development (two and three-storeys) recently completed construction on a lot zoned “Low Density Townhouses (RTL4)”, which will provide vehicle access to the subject site from Railway Avenue, and a single-family dwelling on a lot zoned “Single Detached (RS1/H)” fronting Lindsay Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Railway Avenue.

To the East: Single-family dwellings on a lot zoned “Single Detached (RS1/E)” fronting Lindsay Road.

To the West: Across Railway Avenue, the City-owned Railway Greenway.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The development proposal is consistent with this designation.

Arterial Road Policy

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map. The development proposal is consistent with this designation.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant is proposing to consolidate the subject properties into one development parcel, with a total frontage of 33.5 m (110 ft.) and a site area of 2,024 m² (21,786 ft²), in order to construct eight townhouse units. The proposed townhouse units are oriented around a drive-aisle providing access to the site from the adjacent townhouse development to the north at 7388 Railway Avenue and an east-west internal maneuvering aisle providing access to the garages of the units. The shared outdoor amenity area is proposed to be situated in a central area.

The proposal consists of eight two-storey townhouse units, all with side-by-side double car garages, with a proposed FAR of 0.6. Five buildings are proposed, including three duplex buildings and two single unit buildings.

Existing Legal Encumbrances

There is an existing 4.5 m (15 ft.) wide utility Statutory Right-of-Way (SRW) located along a portion of the north and east property lines of the subject site for existing sanitary sewer services. The SRW will be modified (reduced) after the removal of the existing sanitary system, which will be secured as part of the Servicing Agreement. The width of the modified SRW will be 3.0 m (10 ft.), measured from the property lines, to facilitate access to the new service connection. The SRWs will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicular access to the subject site is to be provided via the driveway crossing and internal drive-aisles at 7388 Railway Avenue, through an existing SRW (CA5251946 & EPP51555) registered on the title of 7388 Railway Avenue. This access arrangement was envisioned and secured through the rezoning application for the adjacent townhouse development at 7388 Railway Avenue, which received final adoption in 2016 (RZ 12-619835).

Direct vehicular access from Railway Avenue along the subject site's frontage is not permitted. Registration of a legal agreement on title prohibiting direct vehicle access from Railway Avenue and limiting access to the SRW on the driveway at 7388 Railway Avenue will be required prior to final adoption of the rezoning bylaw. This agreement must include language indemnifying and releasing the City from any issues from this arrangement.

The applicant has also discussed the use of the SRW with the adjacent developer and negotiated a cost sharing agreement for the shared driveway easement area to divide the maintenance cost of the driveway on a proportionate basis between all owners of 7388 Railway Avenue and the future owners of the subject development.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 44 trees on-site and 13 trees located on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 4), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- Nine trees (tag# 305, 306, 391, 395, 496, 497 & 632-634) located on-site along the Railway Avenue frontage and four trees (tag# 552 & 555-557) in the rear of the property are all in good condition. Trees are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.
- 28 trees located on the development site (tag# 1, 392-394, 471, 478-480, 482-484, 512, 522, 530, 531, 550, 640-644, 680, 726-729, 786 and 787) are unsuitable for retention due to poor structural condition and health and should be removed and replaced.

- One tree (tag# 521) located on-site in the southeast corner and one tree in the northeast corner (tag# 744) are in good condition but not expected to survive construction impacts, including significant grade changes and removal of the existing sanitary sewer system in the SRW.
- One tree (tag# 481) located on-site along the Railway Avenue frontage is in good condition, however, the tree is not expected to survive construction impacts by the removal of the adjacent trees (tag# 480, 482 & 483) in poor condition, and is also in direct conflict with the pedestrian access pathway to Railway Avenue. This tree should be removed and replaced with larger specimen trees (i.e. 10 cm in caliper), which have been specified in the Landscape Plan.
- 13 trees (tag# 504, 505, 529, 743, 801-809) located on neighbouring properties to the north, east and south are undersized except for tag# 804. These trees are a sufficient distance from the property line and impacts associated from the proposed construction will be minimal. No tree protection barriers are required on the development site.

Tree Replacement

The applicant is proposing to remove 31 trees on-site, however seven trees are undersized (tag# 392, 394, 471, 483, 484, 522, 727) and do not require compensation. For the remaining 24 trees, the OCP tree replacement ratio of 2:1 requires 48 trees to be planted and maintain on-site. Based on the submitted preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 34 new trees.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$7,000 (\$500/tree) to the City's Tree Compensation Fund in lieu of the remaining 14 trees that cannot be accommodated on the development site.

The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site, the applicant is required to provide an acceptable Landscape Plan and Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Tree Protection

The proposed Tree Management Plan is provided in Attachment 4, which outlines the protection of the 13 trees on-site. To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.

- Submission of a Tree Survival Security in the amount of \$105,000 based on the sizes of the trees to be retained.

Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03, is required.

Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

- Reduce the minimum lot width along major arterial roads from 50 m to 33.5 m.

Staff are supportive of the proposed variance as the subject development site is being considered as an orphan lot, bound by a townhouse development to the north and a single-family subdivision to the south, identified as "Arterial Road Compact Lot Single Detached" in the Arterial Road Land Use Policy. During the rezoning process of the townhouse development to the north (7388 Railway Avenue), the subject site was considered as a future extension to this townhouse development.

- Allow one small car parking stall in each of the side-by-side garages in two of the units at the rear of the development site (two small car stalls in total).

Staff are supportive of the proposed variance as it enables the required resident parking spaces to be provided within the garages of both units, in a side-by-side arrangement. The Zoning Bylaw allows small parking stalls for on-site parking areas which contain 31 or more spaces.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, townhouse rezoning applications received prior to July 24, 2017 are required to provide a cash-in-lieu contribution of \$4.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution in the amount of \$52,286.77.

The applicant has stated that due to all the units being two-storeys in height, the provision of secondary suites would severely compromise the functionality of the proposed units and the objective to build a family-oriented development.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. As part of the Development Permit application review process, the applicant is required to submit an evaluation

report by a Certified Energy Advisor (CEA) providing details about the specific construction requirements that are need to achieve the rating.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a restrictive covenant on Title, specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. As per Council Policy 5041, rezoning applications received prior to February 28, 2018 may choose to provide a cash contribution of \$1,000 per unit for developments up to 19 units. The total cash contribution required for this 8 unit townhouse development is \$8,000.

Shared outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space generally complies with the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements, as described in Attachment 5. Frontage improvements include, but are not limited to, removing the existing sidewalk next to the curb along Railway Avenue and replacing it with a minimum 2.0 m wide grassed boulevard and 1.5 m wide concrete sidewalk with connections to the existing sidewalk north and south of the subject site.

The developer is also required to pay DCC's (City & Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required site servicing and frontage improvements as described in Attachment 5.

Cutting, capping, and removal of existing storm services and installation of new tie-in for storm sewer on Railway Avenue is to be outside of the tree protection area. Any special measures such as the use of low impact methods (i.e. hydro vac, air spade and hand digging) to be conducted within and near the tree protection area is to be supervised by the project arborist. Project arborist supervision is to be coordinated by the developer with City crews when installation is to occur.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP.

- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along Railway Avenue, and to address potential adjacency issues.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features, including aging-in-place features in all units and the provision of a convertible unit.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone the properties at 7460 & 7480 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone in order to permit the development of eight townhouse units.

The rezoning application complies with the land use designation and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file)

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9873 be introduced and given first reading.

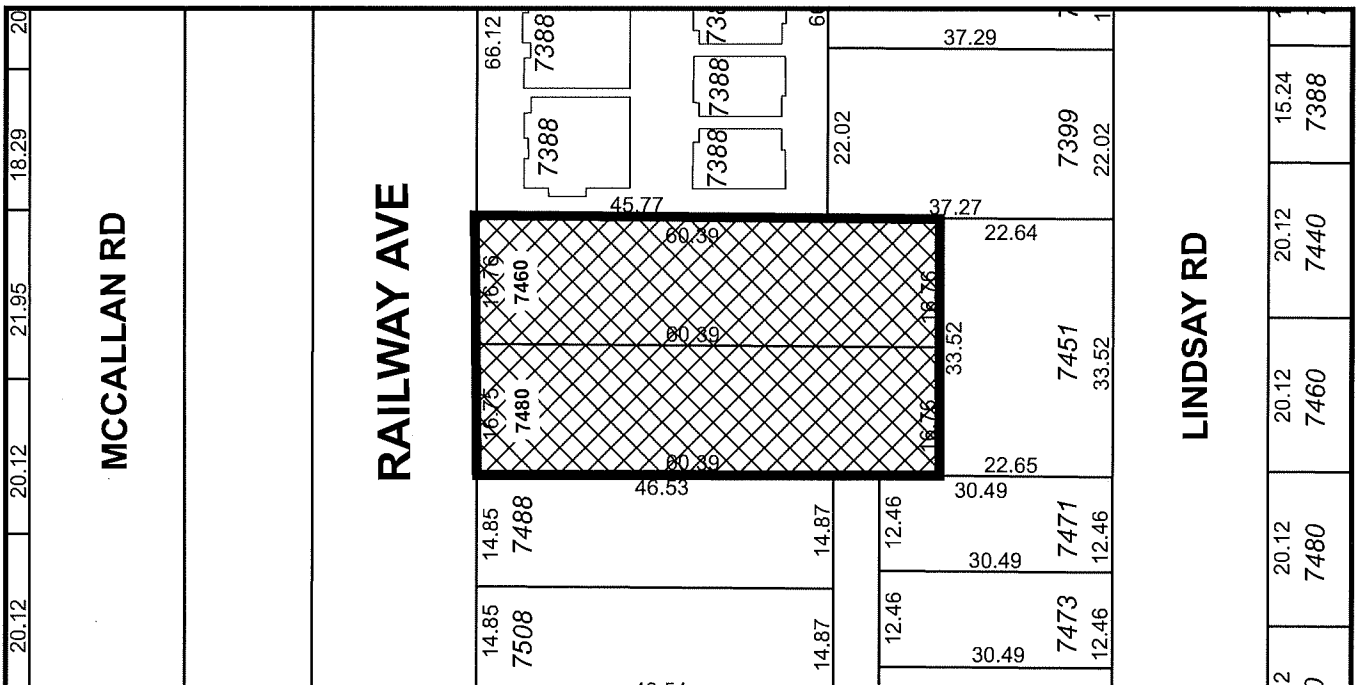
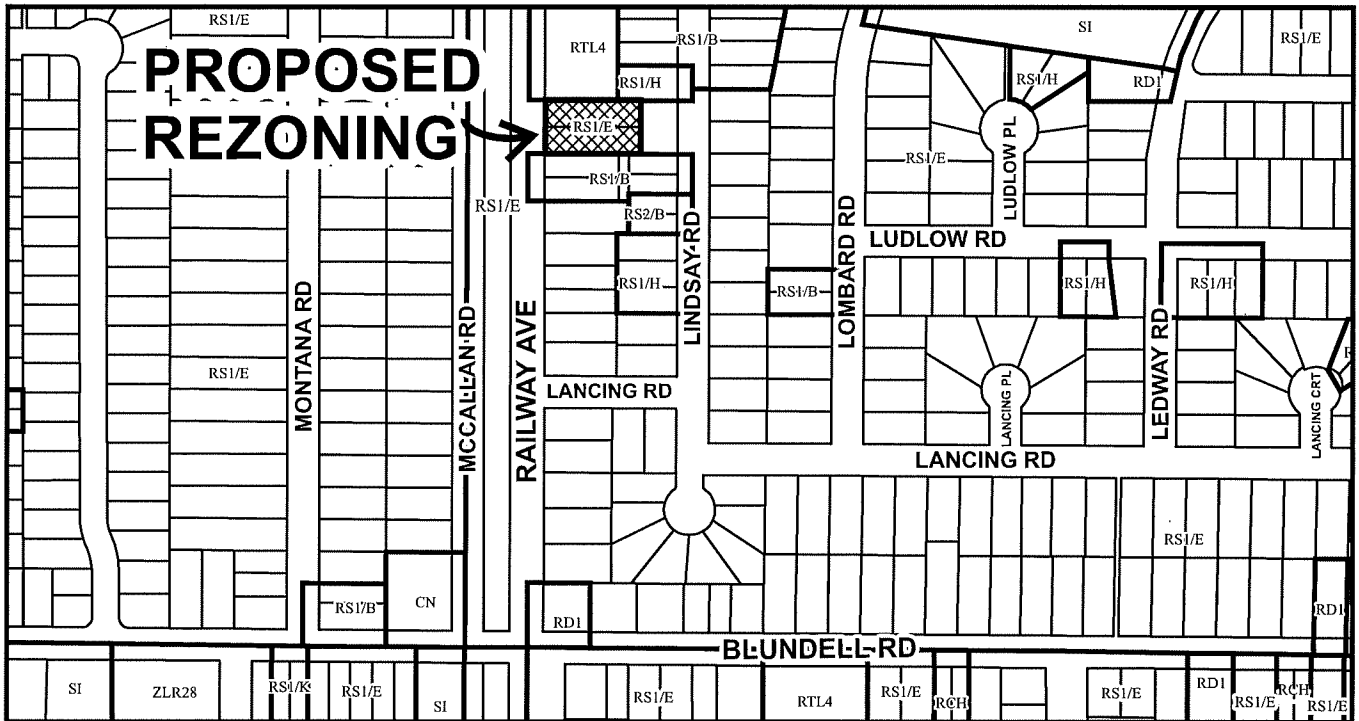


Steven De Sousa
Planner 1

SDS:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Rezoning Considerations

PROPOSED REZONING

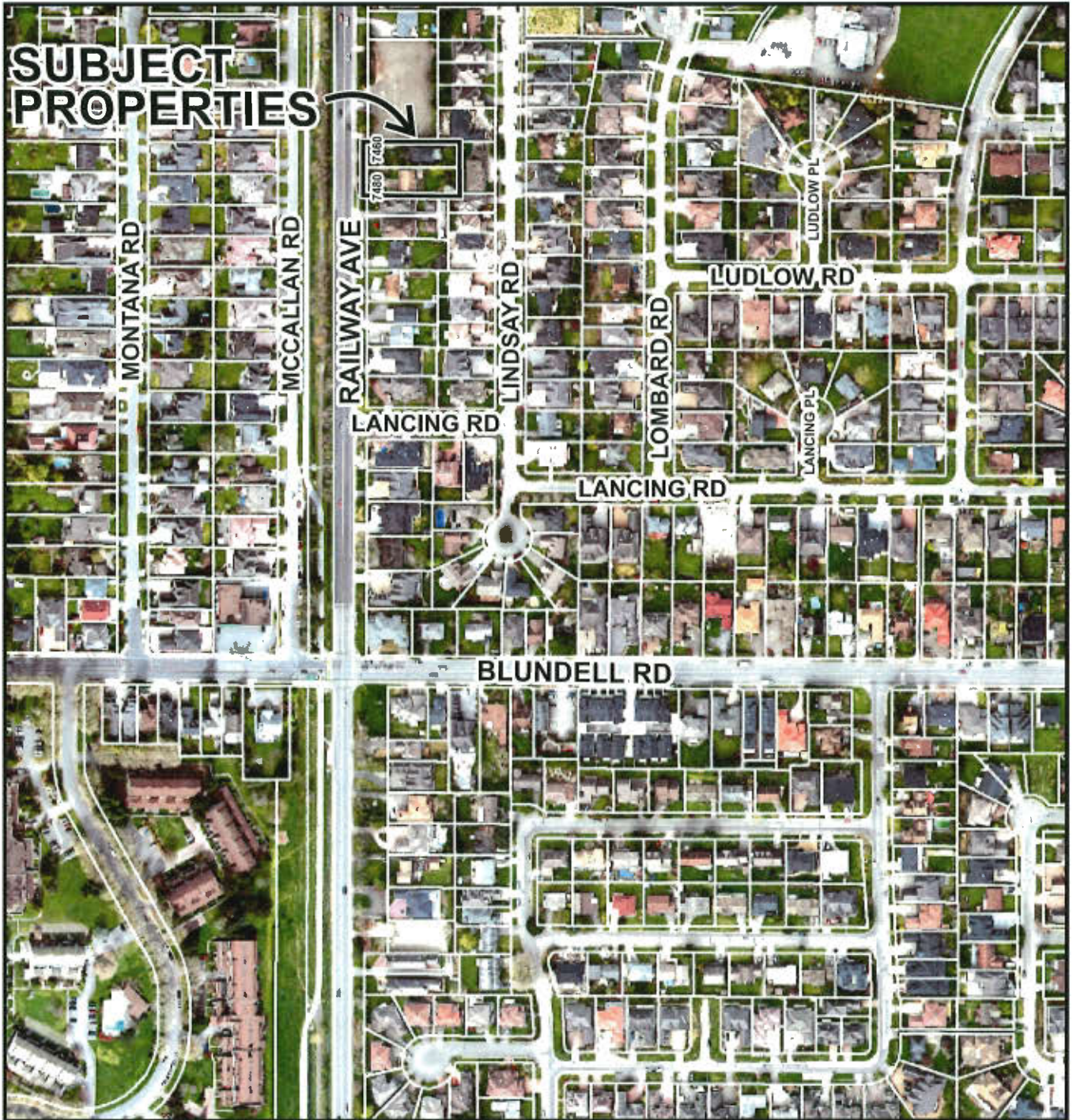


RZ 15-707952

Note: Dimensions are in METRES



City of Richmond

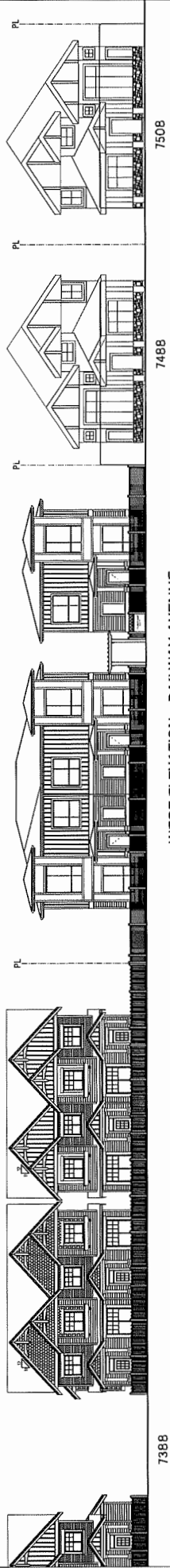


RZ 15-707952

Original Date: 09/15/15

Revision Date: 05/23/18

Note: Dimensions are in METRES



WEST ELEVATION - RAILWAY AVENUE

PLN - 21

<p>STREETScape</p> <p>DATE: 11-10-2017</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: 8 UNIT TOWNHOUSE DEVELOPMENT</p> <p>2465 7480 RAILWAY AVENUE</p> <p>RICHMOND BC</p>	
<p>YAMAMOTO ARCHITECTURE</p> <p>2001 - 23 East 8th Avenue</p> <p>Vancouver BC V6T 1E5</p> <p>T: 604.731.1137 F: 604.731.1337</p>	
<p>PROJECT: 8 UNIT TOWNHOUSE DEVELOPMENT</p> <p>2465 7480 RAILWAY AVENUE</p> <p>RICHMOND BC</p>	
<p>PLAN #1a</p> <p>DATE: JUN 18 2017</p> <p>DESIGNER: KM</p> <p>CHECKER: KM</p> <p>PROJECT: 1012</p>	

RAILWAY AVENUE

PLN - 22



SITE PLAN

SCALE: 1"=10'-0"

0 10 20 40

1 AUG 10 2015 ISSUED FOR RECORDING
APPN.

**YAMAMOTO
ARCHITECTURE**

200 - 33 East 8th Avenue
Vancouver BC V6T 1B5
T-604-731-1137 F-604-731-1337

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PROJECT: B UNIT TOWNHOUSE DEVELOPMENT
7265 72ND BAYVIEW AVENUE
RICHMOND BC

PRIVATE OUTDOOR SPACE
CALCULATION

SHEET NO. -
PLAN #1b

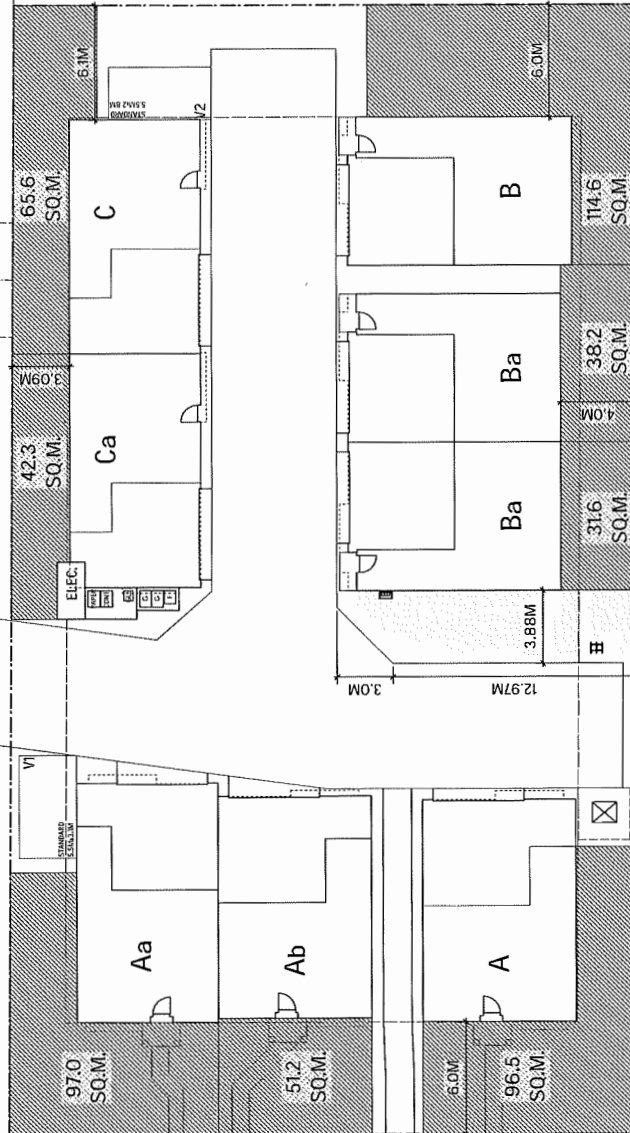
DATE: AUG 23 2015
DRAWN: EAM
CHECKED: -
PROJECT: 1012

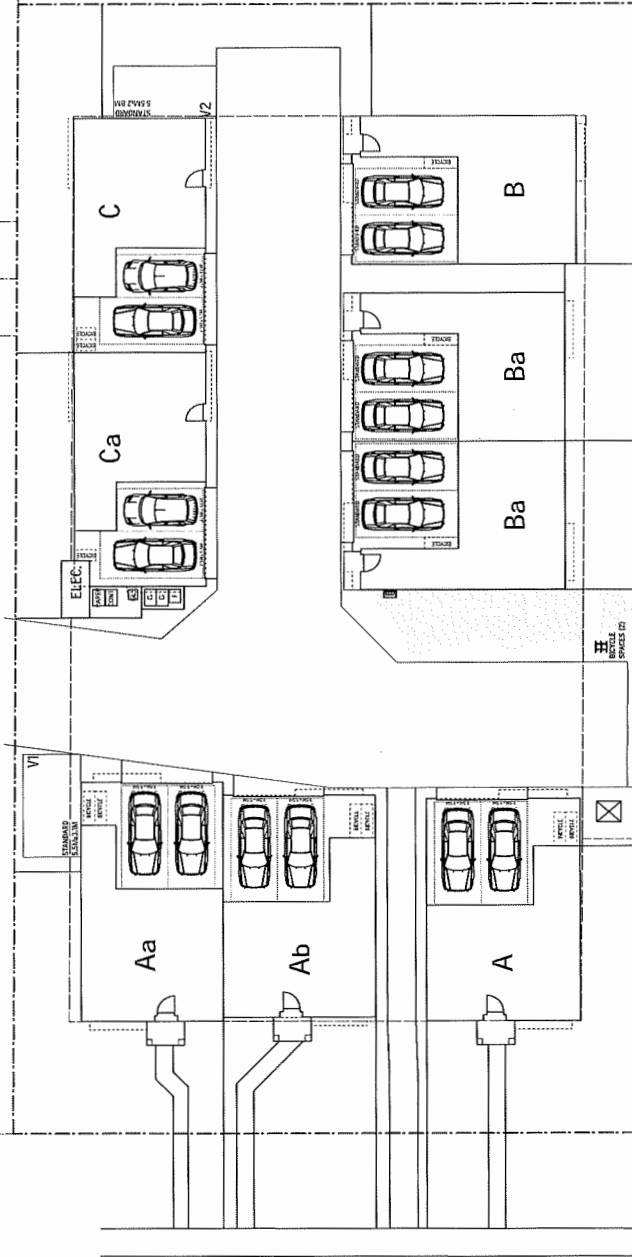
PRIVATE OUTDOOR SPACE CALCULATION:

YARD	BALCONY	TOTAL AREA
BUILDING 1:	97.0 SQ.M.	0.0 SQ.M.
UNIT Aa:	51.2 SQ.M.	51.2 SQ.M.
UNIT Ab:	51.2 SQ.M.	51.2 SQ.M.
BUILDING 2:	96.5 SQ.M.	0.0 SQ.M.
UNIT A:	96.5 SQ.M.	96.5 SQ.M.
BUILDING 3:	96.5 SQ.M.	0.0 SQ.M.
UNIT Ba:	38.2 SQ.M.	38.2 SQ.M.
UNIT Bb:	38.2 SQ.M.	38.2 SQ.M.
BUILDING 4:	114.6 SQ.M.	0.0 SQ.M.
UNIT B:	114.6 SQ.M.	114.6 SQ.M.
BUILDING 5:	65.6 SQ.M.	0.0 SQ.M.
UNIT C:	42.3 SQ.M.	42.3 SQ.M.
UNIT Ca:	42.3 SQ.M.	42.3 SQ.M.
UNIT Cb:	42.3 SQ.M.	42.3 SQ.M.

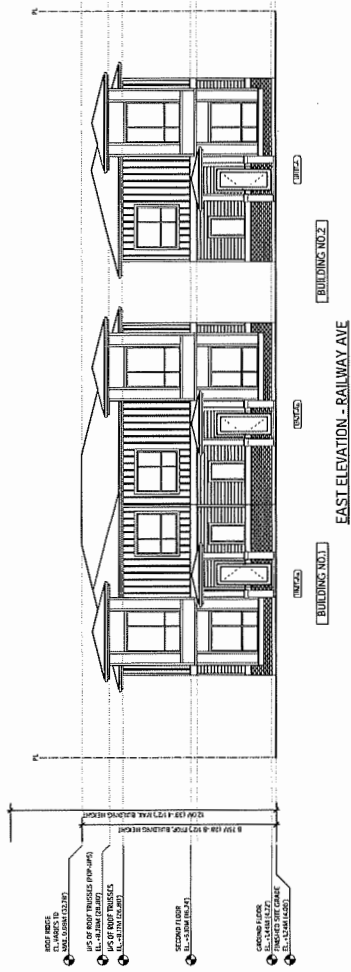
PRIVATE OUTDOOR SPACE

OUTDOOR AMENITY SPACE

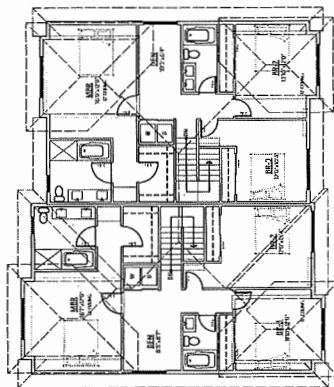




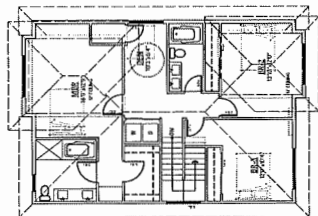
PARKING:	
REQUIRED:	2.0 SPACES x 8 UNITS = 16 SPACES (RESIDENTS)
	0.2 SPACES x 8 UNITS = 1.6 SPACES (VISITORS)
TOTAL	= 17.6 SPACES
PROVIDED:	2 CAR GARAGES x 8 UNITS = 16 SPACES (RESIDENTS)
	OPEN VISITOR PARKING = 2 SPACES (VISITORS)
TOTAL	= 18 SPACES
REQUIRED BICYCLE:	1.25 SPACES x 8 UNITS = 10 SPACES (CLASS 1)
	0.25 SPACES x 8 UNITS = 2 SPACES (CLASS 2)
TOTAL	= 12 SPACES
PROVIDED BICYCLE:	2 SPACES x 4 GARAGES = 8 SPACES (CLASS 1)
	1 SPACE x 4 GARAGES = 4 SPACES (CLASS 2)
BICYCLE BACK	= 2 SPACES (CLASS 2)
TOTAL	= 14 SPACES
AMENITY AREA	
REQUIRED	INDOOR : MIN. 50 SQ.M. (538 SQ.FT.)
	OUTDOOR : 48 SQ.M. (516.7 SQ.FT.)
PROVIDED	INDOOR : PARKING IN LIEU
	OUTDOOR : 51.6 SQ.M. (550.3 SQ.FT.)
PRIVATE OUTDOOR SPACE:	MIN. 30 SQ.M. PER UNIT



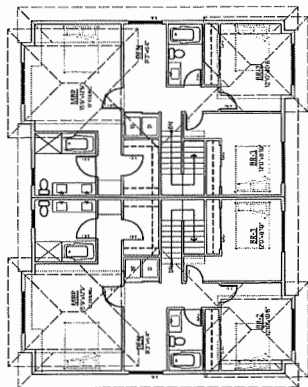
<p>YAMAMOTO ARCHITECTURE</p> <p>800-33 East 8th Avenue Vancouver, BC V6T 1E9 T: 604 681 1107 F: 604 681 1107</p>	<p>PROJECT: 8 UNIT TOWNHOUSE DEVELOPMENT</p> <p>7400 7400 BURNLEY AVE RICHMOND BC</p>	<p>DATE: 10/1/2017</p> <p>BY: MAR 2 2017</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>PLAN #4</p>
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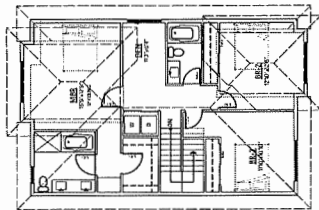
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SCALE: 1/8" = 1'-0"
CEL. HT. 10'-0"



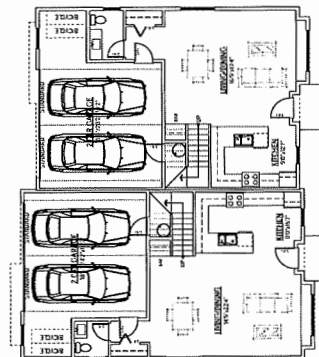
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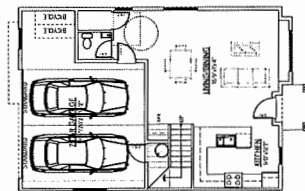
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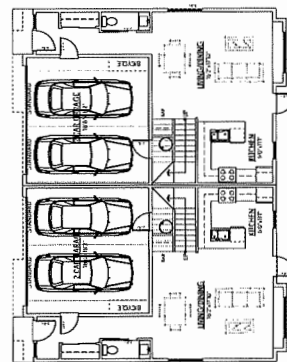
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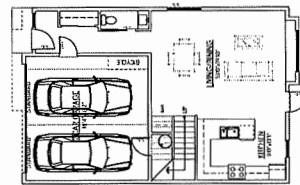
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 10'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 10'-0"



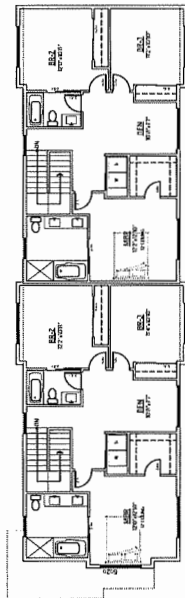
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 10'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 10'-0"



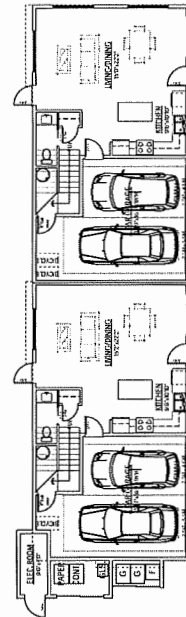
DATE	REV	DATE
<p>YAMAMOTO ARCHITECTURE 300-33 EAST 9TH AVENUE PHILADELPHIA, PA 19106 TEL: 482.721.1127 F: 482.721.1127</p>		
<p>B UNIT TOWNHOUSE DEVELOPMENT 1500 15TH AVENUE PHILADELPHIA, PA 19102</p>		
<p>PROJECT TITLE FLOOR PLANS</p>		
SCALE	1/8" = 1'-0"	PLAN #5
DATE	MAY 8, 2007	CD
PROJECT	PHILADELPHIA, PA	PROJECT



UNIT 2

UNIT 1

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 10'-0"



UNIT 2

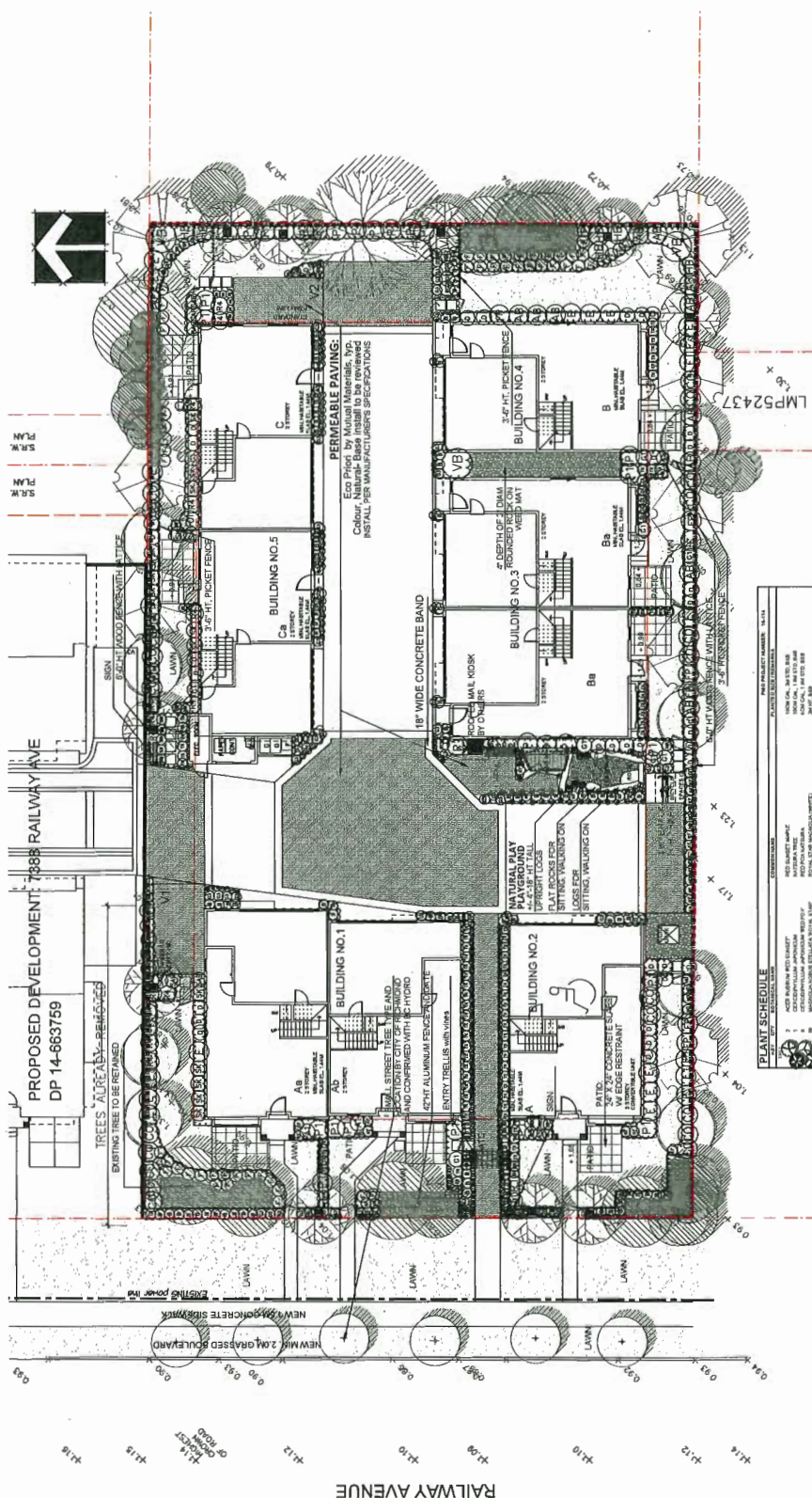
UNIT 1

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 10'-0"

BUILDING NO. 5



DATE =	REV =	BY =	DATE =
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<p>YAMAMOTO ARCHITECTURE</p> <p>385 - 33 44th Ave. West West Vancouver, BC V8V 4C6 T: 604.731.1127 F: 604.731.1327</p>			
<p>8 UNIT TOWNHOUSE DEVELOPMENT</p> <p>7860 140th Street Richmond, BC</p>			
<p>FLOOR PLAN</p>			
<p>8 UNITS - 1/8" = 1'-0"</p>			
<p>DATE = MAR 8, 2007</p>			
<p>BY =</p>			
<p>PROJECT =</p>			
<p>PLAN #6</p>			
<p>DATE =</p>			
<p>BY =</p>			
<p>PROJECT =</p>			

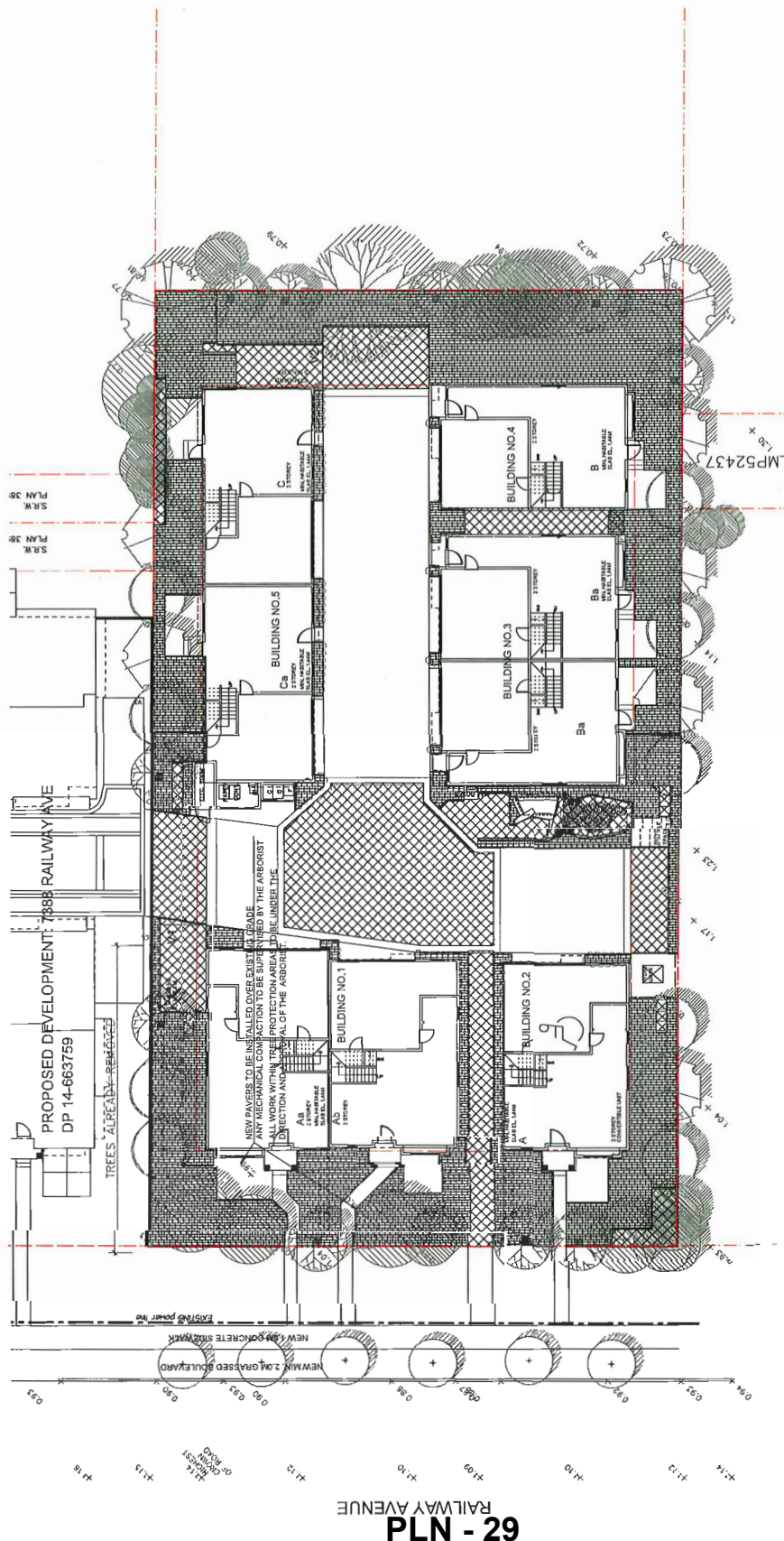
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pmg
LANDSCAPE
ARCHITECTS
Suite 1100, 4500 8th Ave. S.W.
Richmond, B.C. V6X 2C6
P: 604-294-0011 F: 604-294-0022

SEAL:



	COVERAGE WITH PLANT MATERIALS
	COVERAGE WITH PERMEABLE SURFACE

1	REVISION	DATE	DESCRIPTION	BY
2	REVISION	DATE	DESCRIPTION	BY
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100	REVISION	DATE	DESCRIPTION	BY

WITH KAMAKITO ARCHITECTURE INC.
PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
7450-7480 RAILWAY AVENUE
RICHMOND

DRAWING TITLE
LOT COVERAGE PLAN

DATE: April 4, 2017
SCALE: 1/8"=1'-0"
DRAWN: JD
DESIGN: CD
CHECK: PCW

DRAWING NUMBER:
L4
OF 5

P.M.G. PROJECT NUMBER:
16-114

RAILWAY AVENUE
PLN - 29



RZ 15-707952

Attachment 3

Address: 7460 & 7480 Railway Avenue

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	7460 Railway Ave: N. Li & W. Kong 7480 Railway Ave: M C S Development Ltd.	To be determined
Site Size:	2,024 m ² (21,784 ft ²)	No change
Land Uses:	Single-family residential	Multi-family residential
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Single Detached (RS2/B) with lane or internal road access. The Policy does not apply to multi-family development.	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Lot Coverage – Buildings:	Max. 40%	Max. 40%	None
Lot Coverage – Non-porous:	Max. 65%	Max. 65%	None
Lot Coverage – Live Landscaping:	Min. 25%	Min. 25%	None
Lot Area:	N/A	2,024 m ²	None
Lot Width:	Min. 50 m	33.5 m	Variance required
Lot Depth:	Min. 35 m	60.3 m	None
Setbacks – Front:	Min. 6.0 m	6.0 m	None
Setbacks – Rear:	Min. 3.0 m	6.0 m	None
Setbacks – Side:	Min. 3.0 m	3.0 m	None
Height:	Max. 12.0 m (3 storeys)	8.8 m (2 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	16 (R) and 2 (V)	16 (R) and 2 (V)	None
Tandem Parking Spaces:	Permitted – Max. 50% of required spaces	0	None
Small Car Parking Spaces:	None when fewer than 31 spaces are provided on site	2	Variance required
Handicap Parking Spaces:	N/A	0	None
Bicycle Parking Spaces – Class 1:	1.25 per dwelling unit	1.25 per dwelling unit	None
Bicycle Parking Spaces – Class 2:	0.2 per dwelling unit	0.2 per dwelling unit	None
Off-street Bicycle Parking Spaces – Total:	10 (Class 1) and 2 (Class 2)	12 (Class 1) and 2 (Class 2)	None
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit = 48 m ²	57.6 m ²	None
Private Space – Outdoor:	Min. 30 m ² per unit	Complies	None

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

**PLN - 32**



City of Richmond

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

Address: 7460 & 7480 Railway Avenue

File No.: RZ 15-707952

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9873, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. City acceptance of the developer's offer to voluntarily contribute \$7,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$105,000 for the 13 on-site trees (tag# 305, 306, 391, 395, 496, 497, 552, 555-557 and 632-634) to be retained.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access is to 7388 Railway Avenue (as per the statutory right-of-way (SRW) agreement registered on title at 7388 Railway Avenue) and that there be no access to Railway Avenue. This agreement must include language indemnifying and releasing the City from any issues from this arrangement.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
8. Contribution of \$1,000 per dwelling unit (e.g. \$8,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$52,286.77) to the City's affordable housing fund.
10. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development.
2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to Development Permit* issuance, the developer must complete the following requirements:

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

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

1. Enter into a Servicing Agreement* for the design and construction of required site servicing and frontage improvements. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 409 L/s of water available at a 20 psi residual at the hydrant fronting 7420 Railway Avenue. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

Initial: _____

- At the Developer's cost, The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Install a fire hydrant at Railway Avenue frontage to service the proposed townhouse development and to meet code requirements of 90 metres from hydrant to furthest principal entry. Coordination with the City's Fire department to confirm the location of the new hydrant is required.
- At the Developer's cost, the City will:
 - Cut and cap at main the existing water service connections at Railway Avenue frontage.
 - Abandon the existing 100mm diameter AC watermain along the proposed site's Railway Ave frontage (i.e., east side of Railway Avenue). The new end of the 100mm AC watermain shall connect back to the existing 300mm watermain along the west side of Railway Avenue.
 - Provide water service connection to the proposed site from the existing 300mm diameter watermain at the west side of Railway Avenue, complete with meter. The meter shall be located on-site (ex. Mechanical room), and will require a right of way to be finalized during the servicing agreement process.

Storm Sewer Works:

- At the Developer's cost, The Developer is required to:
 - Upgrade approximately 35 meters of existing 450mm diameter storm sewers to 600mm diameter storm sewer along Railway Avenue frontage. Tie-in to the existing systems to the north and south shall be via new manholes.
- At the Developer's cost, the City will:
 - Cut and cap at main the existing storm service connections STCN34371 & STCN34372 along the Railway Avenue Frontage.
 - Cut and cap the existing storm service connection located at the southwest corner of the subject site (STCN34370), but retain the existing IC to service 7488 Railway Avenue.
 - Install a new storm service connection off of the 600mm storm sewer to be constructed along Railway Avenue, complete with inspection chamber.

Sanitary Sewer Works:

- At the Developer's cost, The Developer is required to:
 - Remove the existing sanitary system (e.g., Sanitary main, manholes, laterals and inspection chambers) along the rear yards 7460 and 7480 Railway Avenue.
 - Modify the existing utility rights of ways along the rear yards of 7460 and 7480 Railway Avenue after removal of the existing rear yard sanitary system for access to the proposed service connection. The width of the modified east-west and north-south rights of ways will be 3m, measured from the property lines, to facilitate access to the proposed service connection.
- At the Developer's cost, the City will:
 - Provide a new sanitary service connection and tie-in to the existing manhole at the southwest corner of 7399 Lindsay Road.
 - Cut, cap, and remove all of the existing sanitary service connections serving 7460 & 7480 Railways Avenue.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - Extend the existing street lighting system to be built via SA14-667212 across the Railway Avenue frontage.
 - Complete other frontage improvements as per Transportation's requirements.
- Transportation works include, but are not limited to, the following:

- Remove the existing sidewalk next to the curb and backfill the area to provide a minimum 2.0 m wide grassed boulevard (not including the 0.15 m wide top of curb).
- Construct a new 1.5 m wide concrete sidewalk behind the grassed boulevard with connections to the existing sidewalk north and south of the subject site.
- The existing driveways to provide access to the site from Railway Avenue are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as part of the driveway closure works in addition to other required frontage improvements.
- Consult Parks on the requirements for tree planting along the development frontage.
- Consult Engineering on lighting and other utility requirements as part of the frontage works.
- No direct driveway access to the site is permitted along the Railway Avenue development frontage.
- Vehicular access to the subject site is to be provided via the driveway crossing and internal drive-aisle at 7388 Railway Avenue.
- The applicant at 7460/7480 Railway Avenue is to enter into a legal agreement to acknowledge that they wish to make use of the SRW agreement registered on title at 7388 Railway Avenue for vehicular access to their site.
- Prior to the issuance of BP, a Construction Parking and Traffic Management Plan is to be submitted to the Transportation Division for approval (refer to <http://www.richmond.ca/services/ttp/special.htm> for more information).

General:

- The Developer is required to:
 - Coordinate all proposed offsite works with the servicing agreement design under 7388 Railway Avenue (i.e., SA14-667212).
 - Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary mains), proposed utility installations, the existing houses along the south and east property lines, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.
 - Enter into additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - The Developer is required to not encroach into the proposed SRW with trees, retaining walls, fences or other non-removable structures.
 - Cutting, capping, and removal of existing storm services and installation of new tie-in for storm sewer on Railway Avenue is to be outside of the tree protection area. Any special measures such as the use of low impact methods (i.e. hydro vac, air spade and hand digging) to be conducted within and near the tree protection area is to be supervised by the project arborist. Project arborist supervision is to be coordinated by the developer with City crews when installation is to occur.
2. 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. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
 3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 4. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.

PLN - 35

Initial: _____

5. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
6. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9873 (RZ 15-707952)
7460 & 7480 Railway Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 003-598-969

Lot 257 Section 13 Block 4 North Range 7 West New Westminster District Plan 46362

and

P.I.D. 003-907-929

Lot 258 Section 13 Block 4 North Range 7 West New Westminster District Plan 46362

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9873”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: May 28, 2018


From: Wayne Craig
Director, Development

File: RZ 17-779229

Re: Application by W.T. Leung Architects, Inc. on behalf of Park Village Investments Ltd. & Grand Long Holdings Canada Ltd. for Rezoning at 8071 and 8091 Park Road from "Downtown Commercial (CDT1)" to "High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)"


Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9878, to create the "High Density Mixed Use (ZMU39) - Brighthouse Village (City Centre)" zone, and to rezone 8071 and 8091 Park Road from "Downtown Commercial (CDT1)" zone to "High Density Mixed Use (ZMU39) -Brighthouse Village (City Centre)" zone, be introduced and given first reading; and
2. Staff be directed to prepare a service area bylaw to provide district energy services to the development at 8071 and 8091 Park Road.


Wayne Craig
Director, Development

WC:nd
Att.

REPORT CONCURRENCE

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law Affordable Housing Child Care Recreation Services Sustainability Transportation	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

W.T. Leung Architects, Inc. on behalf of Park Village Investments Ltd. & Grand Long Holdings Canada Ltd. has applied to create the “High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)” zone and to rezone 8071 and 8091 Park Road from the “Downtown Commercial (CDT1)” zone to “High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)” zone to permit the development of a high-density, mixed commercial, office and residential development that includes three towers and is located in the Brighthouse Village (Attachment 1).

The proposed development includes:

- Two residential towers and one office/residential tower on a commercial podium with street-oriented commercial and retail uses fronting Park Road and Buswell Street at ground level;
- Approximately 39,483 m² (425,012 ft²) of proposed development comprised of approximately:
 - 5,444 m² (58,605 ft²) of office space within proposed Tower A (4th-7th storey of the building);
 - 29,971 m² (322,615 ft²) of residential space within proposed Tower A, B, and C, including twenty one (21) Low End Market Rental (LEMR) Affordable Housing (AH) units that will be secured with a legal agreement; and
 - 4,068 m² (43,791 ft²) of retail/restaurant space.
- Five percent of the residential floor area allocated to twenty one (21) Affordable Housing (AH) units in accordance with the provisions for in-stream applications;
- Public spaces that will be secured with a right of way, including:
 - A proposed north/south oriented public pedestrian connection through the site, which features lightwells in the podium building volume to introduce natural light and to encourage use of the north/south public pedestrian connection through the site; and
 - A public plaza on the south side of the property;
- Community amenity contributions consistent with City Centre Area Plan (CCAP) density bonusing provisions, as well as transportation and infrastructure improvements, and public amenity contributions that apply within the City Centre; and
- The proposed transfer of an on-site low carbon energy plant to the City, which will enable immediate service by Lulu Island Energy Company (LIEC) and connection to the City’s District Energy Utility (DEU) system in the future. A Service Area Bylaw for the subject site will be brought forward in a subsequent report from Engineering, for Council consideration before adoption of the rezoning bylaw.

Concept plans are attached (Attachment 2).

Required road and engineering improvements would be undertaken through the City’s standard Servicing Agreement processes and are detailed in the attached Rezoning Considerations (Attachment 8).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

There are currently no residential uses on the site.

Surrounding Development

The subject site is located at the intersection of Park Road and Buswell Street and bound by existing north/south and east/west lanes. The site is currently developed with one and two storey commercial buildings and associated surface parking.

The subject site is in the Brighthouse Village in the City Centre Area Plan (CCAP) and is in an area that is designated “Urban Core T6 (45m)” and “Village Centre Bonus (VCB)” (Attachment 4). Rezoning is proposed by the applicant to maximize the CCAP supported density for the site, which includes provisions to permit up to 1.0 Floor Area Ratio (FAR) of additional non-residential density.

Development surrounding the subject site includes:

- To the North: An existing lane that will be widened as a condition of rezoning bylaw adoption, existing commercial buildings and a new fifteen storey mixed use (residential/commercial) tower at 6511 Buswell Street, at the intersection of Buswell Road and Cook Road, that is currently under construction (DP 13-634111). The properties are zoned “Downtown Commercial (CDT1)” and designated “Urban Core T6 (45 m)” and “Village Centre Bonus” in the Brighthouse Village in the CCAP.
- To the South: Park Road and existing single storey commercial buildings with surface parking within the building’s front yard setback and a fourteen storey mixed use (residential/commercial) tower at 6733 Buswell Street, at the intersection of Park Road and Buswell Street. The properties are zoned “Downtown Commercial (CDT1)” and designated “Urban Core T6 (45 m)” and “Village Centre Bonus” in the Brighthouse Village in the CCAP.
- To the East: Buswell Street and an existing low rise apartment building zoned “Medium Density Low Rise Apartments (RAM1)” and designated “Urban Centre T5 (25 m)” in the Brighthouse Village in the CCAP.
- To the West: An existing lane that will be widened as a condition of rezoning bylaw adoption and existing one and two storey commercial buildings that front No. 3 Road and provide vehicle parking within the front yard setback. 6560, 6600, 6640 and 6700 No. 3 Road are under application (RZ 15-694855) to rezone to a site specific zone to permit development of a mixed-use building (residential/commercial/office). This development proposal has First Reading and Public Hearing is scheduled for June 18, 2018. The site is zoned “Downtown Commercial (CDT1)” and designated “Urban Core T6 (45 m)” and “Village Centre Bonus” in the Brighthouse Village in the CCAP.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

Official Community Plan: The site is designated “Downtown Mixed Use” in the Official Community Plan (OCP). The proposed rezoning is consistent with this designation.

City Centre Area Plan: The site is located within the Brighthouse Village and is designated “Urban Core T6 (45m)” and “Village Centre Bonus” in the City Centre Area Plan (CCAP). The proposed rezoning is consistent with these designations.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development (ANSND) Policy:

The site is affected by OCP Airport Noise Contours and is required to register a covenant on Title prior to rezoning bylaw adoption to ensure that the building is designed and constructed to comply with the Aircraft Noise Policy. Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to demonstrate that the interior noise levels and noise mitigation standards comply with the City’s OCP for aircraft noise.

View, Mixed Use and Other Development Impacts

The proposed development is required to register a covenant on Title prior to rezoning bylaw adoption that identifies the development as a mixed use building and that notifies residents that they may be affected by on-site, as well as off-site, impacts that are typical in high density, mixed-use neighbourhoods (e.g. loss of view, shading, overlook, privacy, ambient noise and nighttime ambient light, etc.). The covenant will also require commercial and other non-residential uses to mitigate unwanted noise and to demonstrate that the building envelope is designed to comply with the City’s Noise Bylaw. As part of the Development Permit review process, the applicant will provide an acoustic report from a qualified professional regarding sound attenuation measures.

Affordable Housing (AH) Strategy

The subject application was received prior to July 24, 2017 and is proceeding in accordance with in-stream provisions for applications that were in process at the time Council adopted amendments to the Affordable Housing (AH) Strategy in July 2017.

The applicant proposes to secure 5% of the permitted residential floor area as Low End Market Rental (LEMR) AH units on the third and fourth storey of building B and C. The applicant proposes to provide 21 AH units, with a combined unit floor area of 1,536 m² (16,534 ft²). Notably, 57% of the total AH units are family-friendly units, units meet or exceed the minimum unit areas referenced in the recently amended strategy, and units are secured at a lower monthly rate by way of complying with the superceded strategy terms.

Community Services staff support the applicant’s response to the AH Strategy, including the proposal to cluster the units on two building levels. The applicant has demonstrated an intention to arrange for the AH to be managed by a non-profit housing provider, which is supported by

staff. The following units have been identified as future AH units and will be secured with a legal agreement.

Unit Type	Number of Units	Proposed Unit Area	% of Unit Mix	Unit Location
1 bedroom	9	49 m ² to 61.5 m ² (535 to 662 ft ²)	43%	3 rd floor: 7 units 4 th floor: 2 units
2 bedroom	7	79.8 to 102.6 m ² (860 -1,105ft ²)	33%	3 rd floor: 5 units 4 th floor: 2 unit
3 bedroom	5	92.8 to 102.7 m ² (999 - 1,106 ft ²)	24%	3 rd floor: 3 units 4 th floor: 2 units
Total	21			

Accessible Housing

The OCP includes provisions to meet the needs of the City's aging population and people facing mobility challenges by encouraging the development of accessible housing. As part of the future Development Permit review process, the applicant would confirm:

- That all lobbies, common areas, and amenity spaces will be barrier-free;
- The inclusion of aging-in-place features (e.g., blocking in walls for grab bars, lever handles, etc.) in all units; and
- The inclusion of Richmond's Basic Universal Housing (BUH) standards in AH units. Through the Development Permit review process, the applicant would also confirm whether and how many market residential units will include BUH provisions.

Community Amenities

The CCAP Implementation Strategy includes density bonusing and other measures to support the provision of community amenities. The proposed rezoning includes contributions to community amenities as outlined below and in the Rezoning Considerations. Contributions are based on rates that apply at this time and would be subject to indexing adjustments as referenced in the proposed site specific zone.

Child Care (T6 designation)

The subject site is located in the Brighthouse Village Specific Land Use Map "T6" area and is subject to the T6 Child Care density bonus provision, which requires that 1% of the residential floor area is provided to the City as a turnkey child care facility or an equivalent cash-in-lieu contribution is provided to the Childcare Development Reserve Fund and Childcare Operating Reserve Fund accounts (90% and 10% respectively).

Community services staff have reviewed the location of the development and the potential to secure 290 m² (3,130 ft²) for child care in the available floor area and recommend that the City accept a cash-in-lieu contribution based on a construction value contribution rate of \$6,997/m² (\$650/ft²). (\$2,036,915.00 using the residential floor, excluding AH floor area [0.01 x {30,647 m² - 1,536 m²} x \$6,997/m²]).

Community Facility (Village Centre Bonus (VCB) designation)

The site's existing Village Centre Bonus (VCB) designation supports a 1.0 FAR non-residential density bonus for designated sites that construct 5% of the bonus density as on-site community amenity space, or, if the City determines that a community amenity space should be located off-site, the applicant provides a construction value cash contribution to facilitate off-site construction by another developer. Community services staff have reviewed the location of the

development and the potential to secure 510 m² (5,498 ft²) of community amenity space and recommend that the City accept a cash-in-lieu contribution based on a construction value contribution rate of \$6,997/m² (\$650/ft²). (\$3,573,717.00 using the non-residential floor area [0.05 x 10,215 m² x \$6,997/m²]).

Community Planning

The development proposal is subject to a community planning implementation contribution to be used for future community planning initiatives (a minimum of \$114,220.00 calculated using the proposed permitted floor area excluding AH floor area [(39,483 m² – 1,536 m²) x \$3.01/m²]).

Public Art

In accordance with the City's Public Art Program (Policy 8703), the applicant will either provide public art on-site or make a voluntary contribution to the City's Public Art Reserve fund calculated on both the non-residential and residential floor area excluding AH floor area (approximately \$308,380.00 as referenced in the Rezoning Considerations).

Official Community Plan Sustainability

District Energy Utility (DEU): Under typical rezoning considerations, developments are required to be ready for connection to the City's District Energy Utility (DEU) system. In this case, the applicant is proposing to construct and transfer the low carbon energy plant to the City at no cost so that the Lulu Island Energy Company (LIEC) can provide immediate service to the customers and the equipment can be integrated into the future DEU system for this neighbourhood.

This servicing opportunity is consistent with the City Centre DEU due diligence analysis, which will be brought forward to Council in early 2019. While the City Centre due diligence analysis is being completed, this interim servicing strategy will secure the customer base for the immediate implementation of green house gas emissions reduction. LIEC staff have completed the business plan whereby LIEC can service new customers from the on-site low carbon energy plants at competitive cost to customers for the same level of service.

The applicant is working with LIEC staff to encourage the design of the system and equipment will be compatible with the future system. Mirroring the process of implementing the Affordable Housing Strategy, the transfer of the energy plant to the City will proceed only if Council adopts a new Service Area Bylaw, which will be provided for Council consideration in a separate report. If Council does not adopt the Service Area Bylaw, the development will be built as "DEU-Ready". A legal agreement securing these details is required to be registered on Title as a condition of rezoning bylaw adoption and details are provided in the attached Rezoning Considerations (Attachment 8).

Leadership in Energy and Environmental Design (LEED) Silver: In accordance with the CCAP, the proposed development will be constructed to achieve LEED Silver equivalency. Prior to the Development Permit application being considered by the Development Permit Panel, the applicant will provide a list of sustainability features that may be incorporated into the development to ensure LEED Silver equivalency is achieved. The applicant's proposed sustainability strategy, including a draft checklist of anticipated provisions, is attached (Attachment 5).

Public Consultation

Rezoning signs have been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed “High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)” Zone

Within the City Centre, the greatest building density is supported by a combination of the “Urban Core T6 (45m)” and “Village Centre Bonus (VCB)” designations. Conditional to compliance with the provision of community amenities in accordance with CCAP density bonusing provisions, the site’s designations may support bonus density to permit up to 1.0 FAR of non-residential density and a maximum 3.0 FAR of residential density on the property.

The proposed “High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)” zone would secure community amenities in accordance with CCAP density bonusing provisions at current rates and include provisions for indexing adjustments if the rezoning bylaw is not adopted within time periods specified in the proposed site specific zone. In addition, the proposed site specific zone includes site specific provisions to permit:

- Reducing the street fronting building setback from 3.0 m (9.8 ft.) to 2.2 m (7.2 ft.) for a portion of the proposed building’s Buswell Street frontage, subject to a supported interface at the sidewalk level and a Development Permit approved by the City.
- Below grade parking to encroach into required building setbacks;
- Shared on-site loading to maximize function and utility of designated loading spaces and to reduce the standard zoning Bylaw requirement based on the findings of a staff supported Traffic Impact Study; and
- A site specific Class 2 bicycle parking rate.

Built Form and Architectural Character

The applicant proposes to construct a high-rise, high density, mixed use development that is generally consistent with policies and design guidelines that apply within the City Centre, and specifically within the Brighthouse Village and applicable Sub-Area B.4.

Site Planning

The subject site is surrounded by City streets and lanes and does not abut a private property. All service and access functions are provided from the lane. As a result, the pedestrian realm along the site’s Park Road and Buswell Street frontages is uninterrupted. The public realm is characterized by active uses along the road frontages and connectivity between uses.

- Street-fronting uses, including a series of commercial retail units and lobbies to on-site residences and offices, are oriented to support pedestrian access from the sidewalk or from an approximately 368 m² (3,960 ft²) public plaza located along the property’s Park Road frontage.

- The proposed Park Road plaza would interrupt and animate the development's long Park Road frontage and support pedestrian connectivity between Park Road, commercial uses (including a proposed grocery store), on-site enclosed parking, a proposed at grade north/south public pedestrian connection through the building, and a proposed new mid-block Park Road push button pedestrian crossing. The proposed plaza would attract a variety of users throughout the day. As a condition of rezoning bylaw adoption, the proposed plaza would be secured by a right of way as described in Attachment 8.
- A north/south pedestrian connection through the building that connects Park Road, the proposed Park Road public plaza, and the east/west lane is proposed. Inclusion of a pedestrian connection is consistent with the CCAP's objective to introduce smaller block pedestrian connections (less than 100 m) to provide more access options and linkages for pedestrians. Public access through the building will be secured by a right of way as described in Attachment 8. To encourage its use by pedestrians and to maximize both the pedestrian experience and safety, the proposed building podium design includes lightwells to facilitate natural light penetration to the north/south pedestrian connection and inclusion of vertical landscaping.
- Towers are sited in accordance with CCAP tower separation guidelines to minimize overlook and shadow impacts on neighbouring properties and public spaces.

Massing

The proposed building massing is consistent with CCAP guidelines that encourage varied and distinctive building forms:

- The podium streetwall base includes porosity (Park Road plaza and north/south pedestrian connection through the podium), varied building setbacks along road frontages (from 2.2 m to 5 m from the new property lines), and a "human-scaled streetscape" (concealed parking and servicing, articulated building façades, and weather protection).
- The development proposal is characterized by its proposed stepped mid-rise building design, which would vary streetwall heights and floorplate shapes with consideration of overlook and shadow impacts on the public realm and adjacent properties.
- Proposed tower floorplates are generally consistent with CCAP design guidelines. The development's proposed stepped tower design is characterized by incrementally reduced tower floorplate sizes.
 - Tower A's podium includes office uses (4th to 7th storey), and proposes larger floorplates, with residential uses above.
 - Tower B has a slim profile and tower floorplates that are less than a 650m² (6,996 ft²).
 - Tower C similarly proposes a slim profile tower with floorplates that are less than 650 m² (6,996 ft²) for the upper 6 storeys of the tower.

Amenity Space

The proposed indoor and outdoor amenity spaces satisfy OCP and CCAP Development Permit (DP) guideline rates (Attachment 3). Programming and design details will be provided as part of the DP review process.

Transportation

Transportation Improvements and Related Features

The CCAP requires road, pedestrian and public realm improvements around the subject site as shown in the preliminary road functional plan (Attachment 6). The associated required land

dedications are listed in Attachment 8. In addition, the proposed development includes a variety of transportation related features including the following:

Vehicle Access: To minimize the impact of development on the City's roadways, all access to the site will be via the existing east/west and north/south laneways, which will be widened. Three parkade accesses are proposed. Two way access for both residential and non-residential uses would be located at the west laneway. Two way access would be provided for residential use from the north lane that is located adjacent to the proposed north/south pedestrian connection. Exit only use for both residential and non-residential uses would be provided at a second access at the north lane. In addition, the intersection at Buswell Street and Park Road will be upgraded from the current four way stop configuration into a signalized intersection and the applicant will undertake upgrades on the north side of Park Road along the subject property's frontage, with desired transitions as outlined in Attachment 8.

Loading and Collection: Six on-site medium size (SU-9) loading spaces are proposed. All spaces will be secured as shared spaces as a condition of rezoning bylaw adoption and a covenant will be registered on Title to prohibit access/service by large (WB-17) vehicles. A draft waste management plan has been provided and will be finalized through the Development Permit review process.

Vehicle and Bike Parking: Zone 1 City Centre parking rates apply to the subject site. The development proposal exceeds the required number of on-site vehicle parking spaces and complies with required bicycle parking requirements (Attachment 3).

Electric Charging: In accordance with the Zoning Bylaw, all residential parking spaces feature an energized outlet. Although not required by the Zoning Bylaw, the proposal includes electric vehicle charging provisions for the shared commercial and visitor parking spaces (20% of stalls with 120 V electric vehicle charging receptacle, 25% electric vehicle charging capable stalls with roughed in conduit for future installation of charging receptacle).

Voluntary On-Site Car Share: Although the development proposal meets the Zoning Bylaw on-site parking requirements outright, to encourage less reliance on personal automobiles by future residents, the applicant is facilitating the introduction of car share vehicles on the site for public use as a Transportation Demand Management (TDM) amenity. The applicant voluntarily proposes to:

- Provide two car share stalls on-site (accessible from the north/south lane, on-site maneuvering);
- Enter into a voluntary agreement with a car share provider (Attachment 7); and
- Provide a one-time contribution to the car share provider towards the purchase of a new vehicle(s).

The car share provider will initially introduce one car share vehicle on-site. A second vehicle will be introduced when there is public demand for the service. The applicant is required to register a legal agreement on Title to secure the car share space (Attachment 8).

Site Servicing and Frontage Improvements

The applicant is responsible for the design and construction of required water, storm sewer, sanitary sewer, lighting and road and frontage upgrades, as well as related public and private utility improvements, to the satisfaction of the City. These works will be implemented through the standard Servicing Agreement (SA) process in accordance with the terms outlined in the attached Rezoning Considerations (Attachment 8).

Existing Legal Encumbrances

The proposed development of the subject site is not encumbered by existing legal agreements on Title that affect redevelopment. The proposed rezoning will change the current property boundaries. Supplementary Statutory Right of Way(s) (SRW) related to City and/or private utilities may be required. If required, these changes would be facilitated through the SA process.

Development Phasing

The proposal is a single phase development. The applicant intends to create four airspace parcels and a remainder (three residential air space parcels, one office air space parcel, one commercial and parking remainder). An associated draft plan will be provided as part of the Development Permit review process.

Tree Retention and Replacement

There are no existing bylaw trees on or adjacent to the subject site. No tree replacement or protection is required. Draft landscape plans are attached (Attachment 2) and will be reviewed in detail as part of the Development Permit review process.

Development Permit

The Rezoning Considerations attached to this report (Attachment 8) include a requirement for the substantive completion of a Development Permit (DP) for the subject site prior to adoption of the rezoning bylaw. The DP review process includes evaluation of the architecture and landscape plans by both staff and the Advisory Design Panel (ADP) and will include, but is not limited to review and/or resolution of the following:

- Provide material and color details, and detailed elevation plans for staff and ADP review;
- Confirm proposed balcony dimensions and total area for compliance with design guideline objectives, and proposed weather protection details (awnings);
- Provide design details for the proposed stairway to the second storey restaurant space, including information regarding how the stairs would be secured outside of business hours;
- Include signage references on the DP plans to identify public spaces, including the north/south public connection and Park Road plaza;
- Confirm that landscaping proposed within the lightwells will survive and thrive;
- Submit design and distribution details related to accessible units and general accessibility provisions;
- Articulate Crime Prevention Through Environmental Design (CPTED) measures and their inclusion on the plans to demonstrate natural surveillance, defensible space and maintenance measures;
- Confirm whether rooftop solar panels will be integrated into the final design;
- Reference provisions for electric bicycle receptacles;
- Confirm the location of above ground utilities and undertake any resulting required building design changes to facilitate placement of the equipment on-site and outside required building setbacks;
- Confirm that a minimum 7.5 m clearance is provided in designated garbage/recycling collection areas; and
- Include bike repair/maintenance station(s) for residents.

Financial Impact or Economic Impact

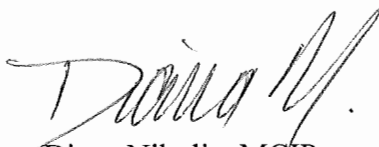
The rezoning application results in approximately \$6,000.00 of Operational Budget Impact (OBI) related to the traffic signal upgrades. All other off-site City infrastructure including roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals results in an insignificant OBI impact.

Conclusion

W.T. Leung Architects, Inc. on behalf of Park Village Investments Ltd. & Grand Long Holdings Canada Ltd. has applied to the City to create the “High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)” zone and to rezone 8071 and 8091 Park Road from the “Downtown Commercial (CDT1)” zone to the proposed site specific zone.

The applicant proposes a high-density development that includes mixed commercial, office and residential development in a building design that is characterized by three stepped towers above a mixed use building podium. The proposed on-site uses and features to support an animated public realm (proposed Park Road Plaza and north/south pedestrian connection, ground level commercial uses, varied building setbacks) and the proposed building massing (varied building setbacks, slim tower floorplates) are consistent with CCAP objectives and design guidelines. The site’s existing designations in the CCAP identify it as eligible for consideration of supplementary non-residential density. Through the development review process, the applicant has demonstrated that the development proposal qualifies for bonus non-residential density and will contribute to child care and community facilities funds in accordance with the terms of the CCAP Implementation Strategy.

Based on staff’s analysis of the development proposal, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9878, be introduced and given first reading.



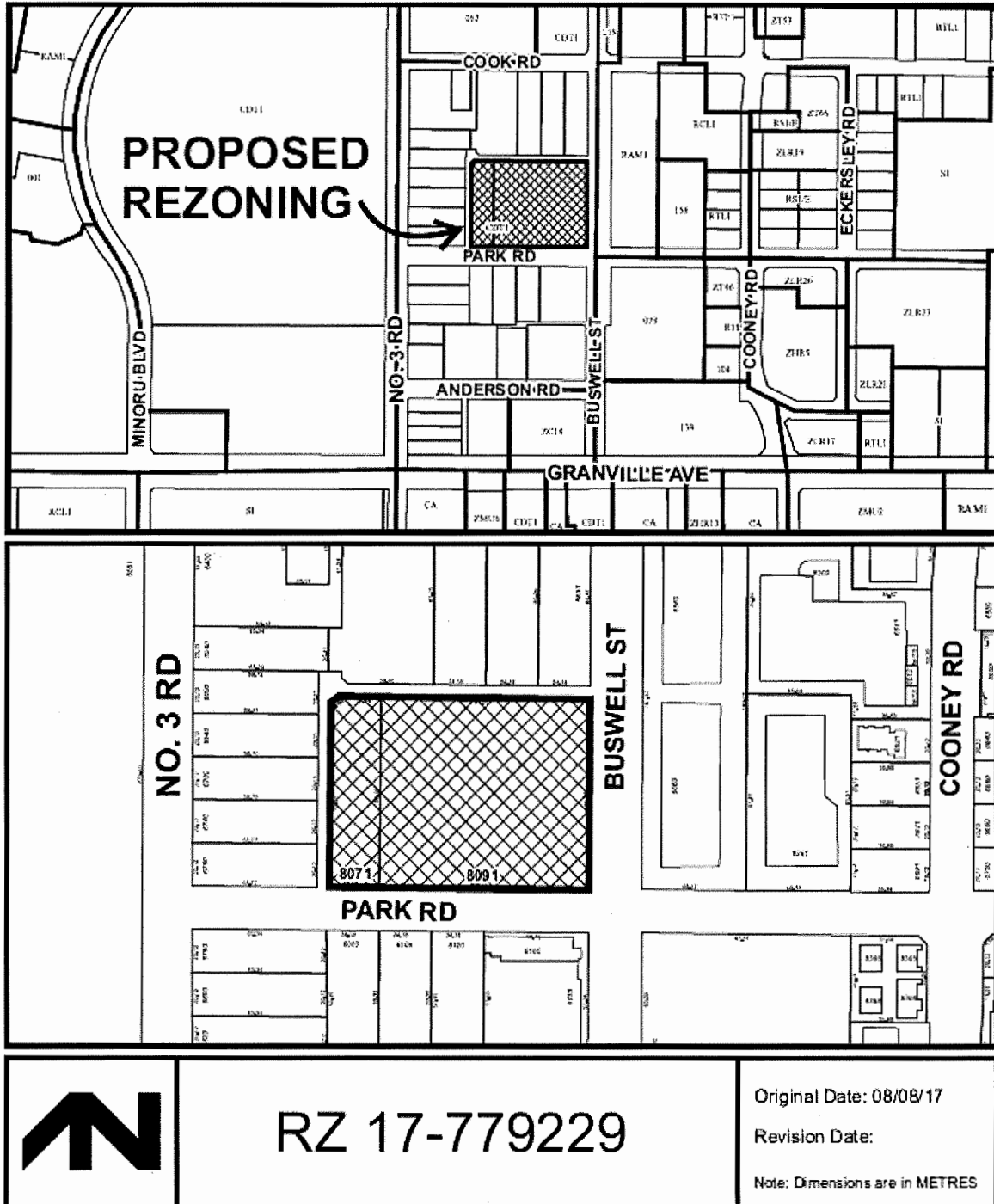
Diana Nikolic, MCIP
Senior Planner/Urban Design

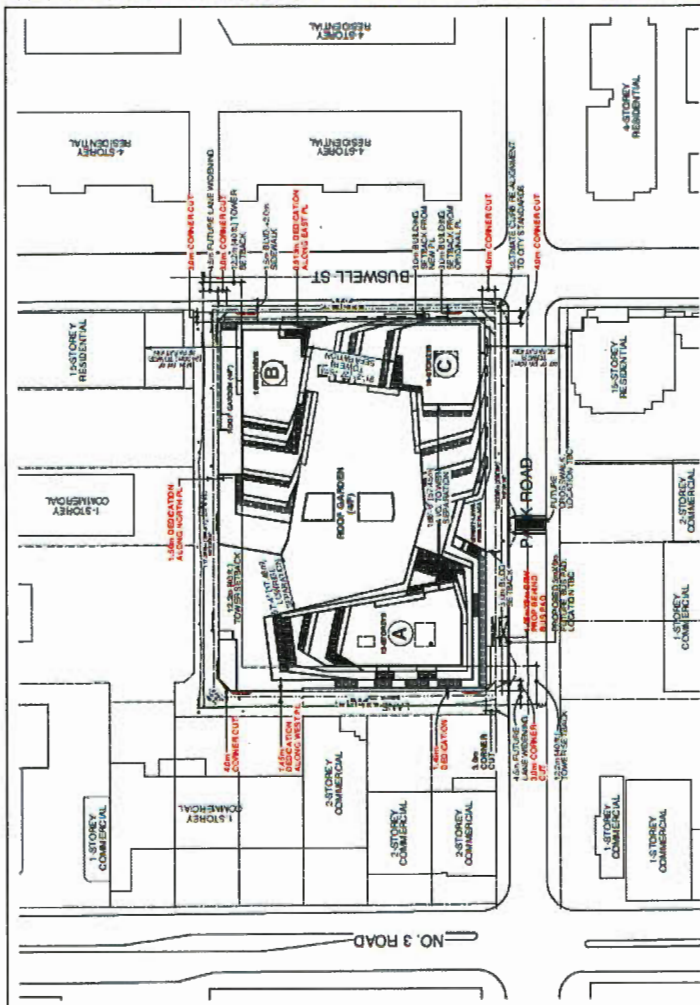
DN:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Brighthouse Village Specific Land Use Map
- Attachment 5: Preliminary Sustainability Checklist
- Attachment 6: Preliminary Road Functional Plan
- Attachment 7: Car Share Letter of Undertaking
- Attachment 8: Rezoning Considerations



City of
Richmond



[illegible]

1 SITE / CONTEXT PLAN
1" = 30' 0"

ARCHITECTURAL DRAWING 101



John (Dad) & Patsy (Mum) Birmingham
Birmingham, British Columbia • Canada V9Z 1A3
E-mail: John@746-4711, Patsy@746-7001

- | Year | Number of cases | Number of deaths |
|------|-----------------|------------------|
| 1990 | 1,000 | 100 |
| 1991 | 1,100 | 110 |
| 1992 | 1,200 | 120 |
| 1993 | 1,300 | 130 |
| 1994 | 1,400 | 140 |
| 1995 | 1,500 | 150 |
| 1996 | 1,600 | 160 |
| 1997 | 1,700 | 170 |
| 1998 | 1,800 | 180 |
| 1999 | 1,900 | 190 |
| 2000 | 2,000 | 200 |
| 2001 | 2,100 | 210 |
| 2002 | 2,200 | 220 |
| 2003 | 2,300 | 230 |
| 2004 | 2,400 | 240 |
| 2005 | 2,500 | 250 |
| 2006 | 2,600 | 260 |
| 2007 | 2,700 | 270 |
| 2008 | 2,800 | 280 |
| 2009 | 2,900 | 290 |
| 2010 | 3,000 | 300 |
| 2011 | 3,100 | 310 |
| 2012 | 3,200 | 320 |
| 2013 | 3,300 | 330 |
| 2014 | 3,400 | 340 |
| 2015 | 3,500 | 350 |
| 2016 | 3,600 | 360 |
| 2017 | 3,700 | 370 |
| 2018 | 3,800 | 380 |
| 2019 | 3,900 | 390 |
| 2020 | 4,000 | 400 |



**PARK ROAD &
BUSWELL STREET**

800-775-6881 FAX 775-688-1040
RICHMOND, B.C.

PROJECT RENDERINGS

[illegible]

A102

1071 40TH PARK ROAD
RICHMOND, BC

SHADOW DIAGRAMS

DATE: 10-23
PAGE: 18
BY: GARY ZIEGLER
NAME: BO SCALE
ADDRESS: WTL
CITY: WTL
STATE: WTL
ZIP: WTL
COUNTRY: WTL

A103

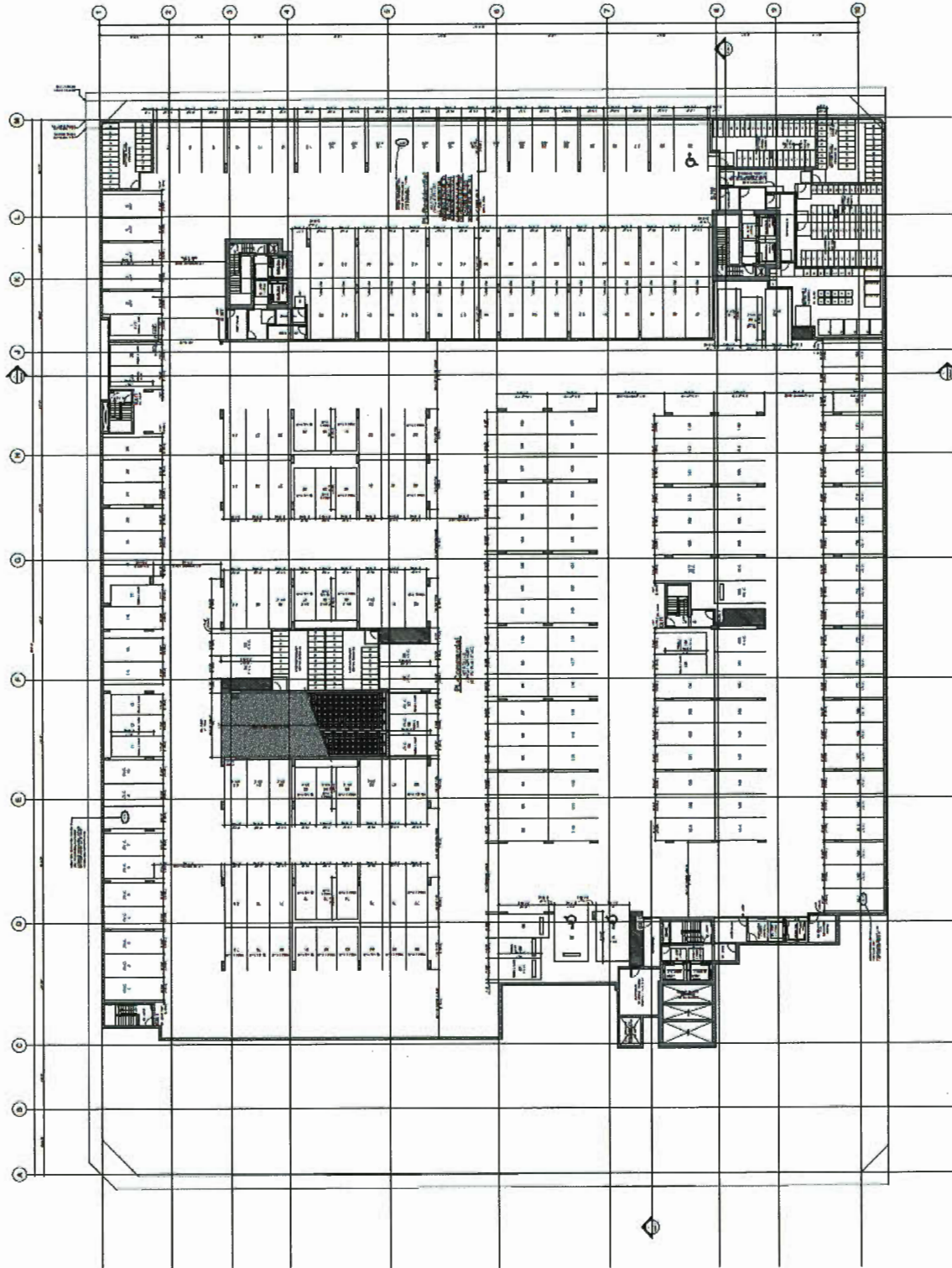
- REVISIONS
- 1. 08/15/10
 - 2. 08/15/10
 - 3. 08/15/10
 - 4. 08/15/10

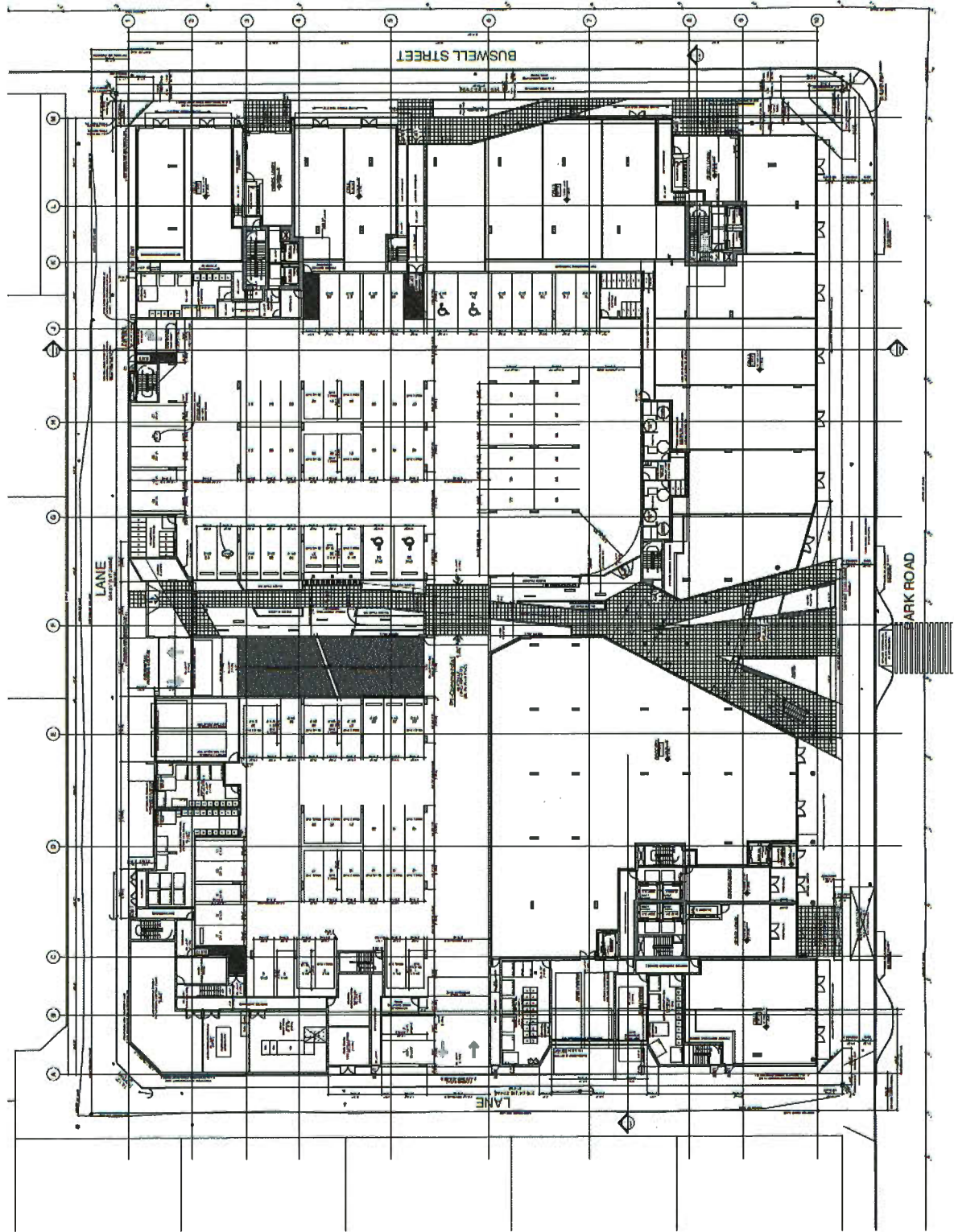
PARK ROAD &
BUSWELL STREET
847-487 PARK ROAD
BIRMINGHAM, AL

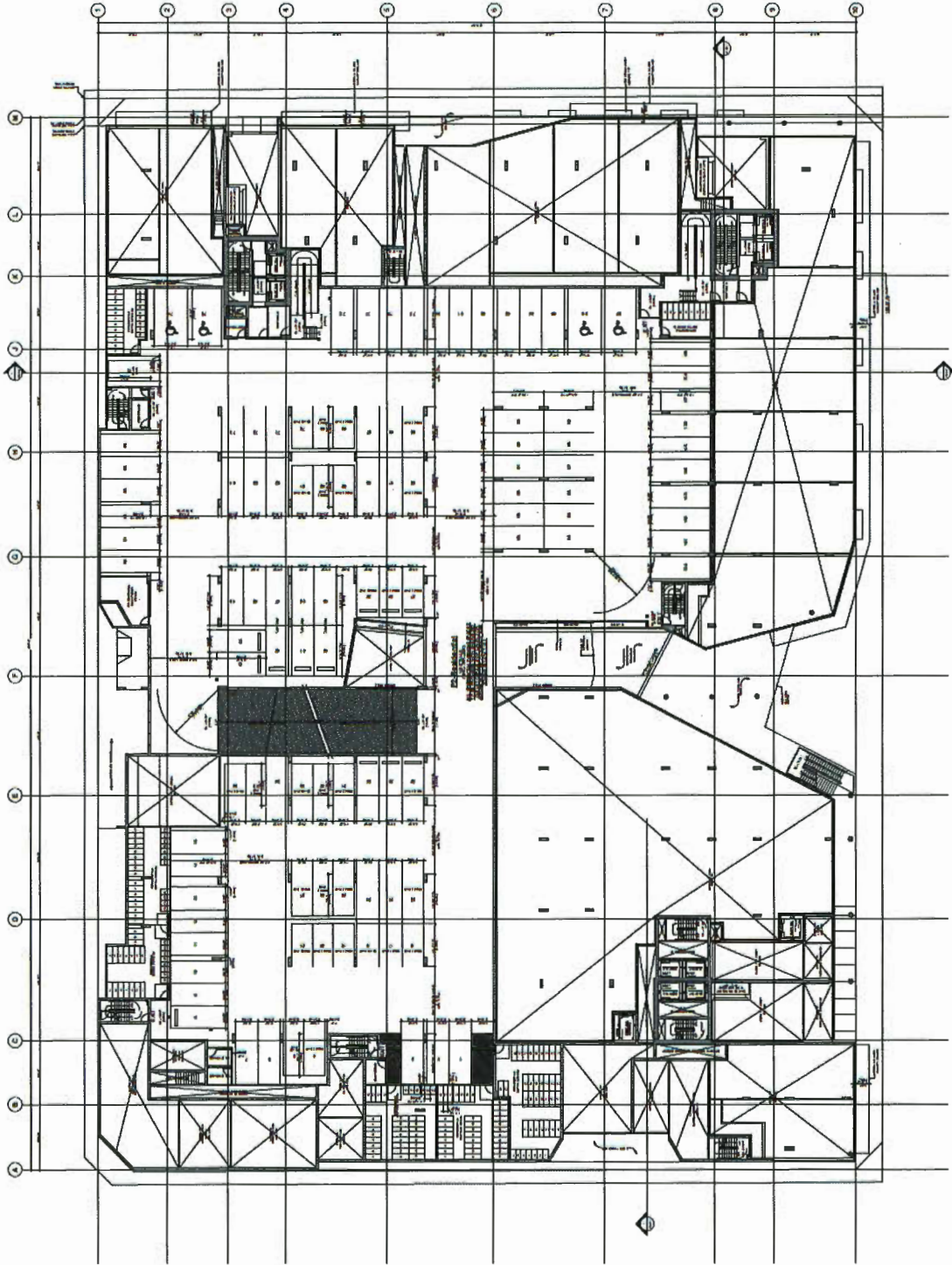
PARKING PL
FLOOR PLAN

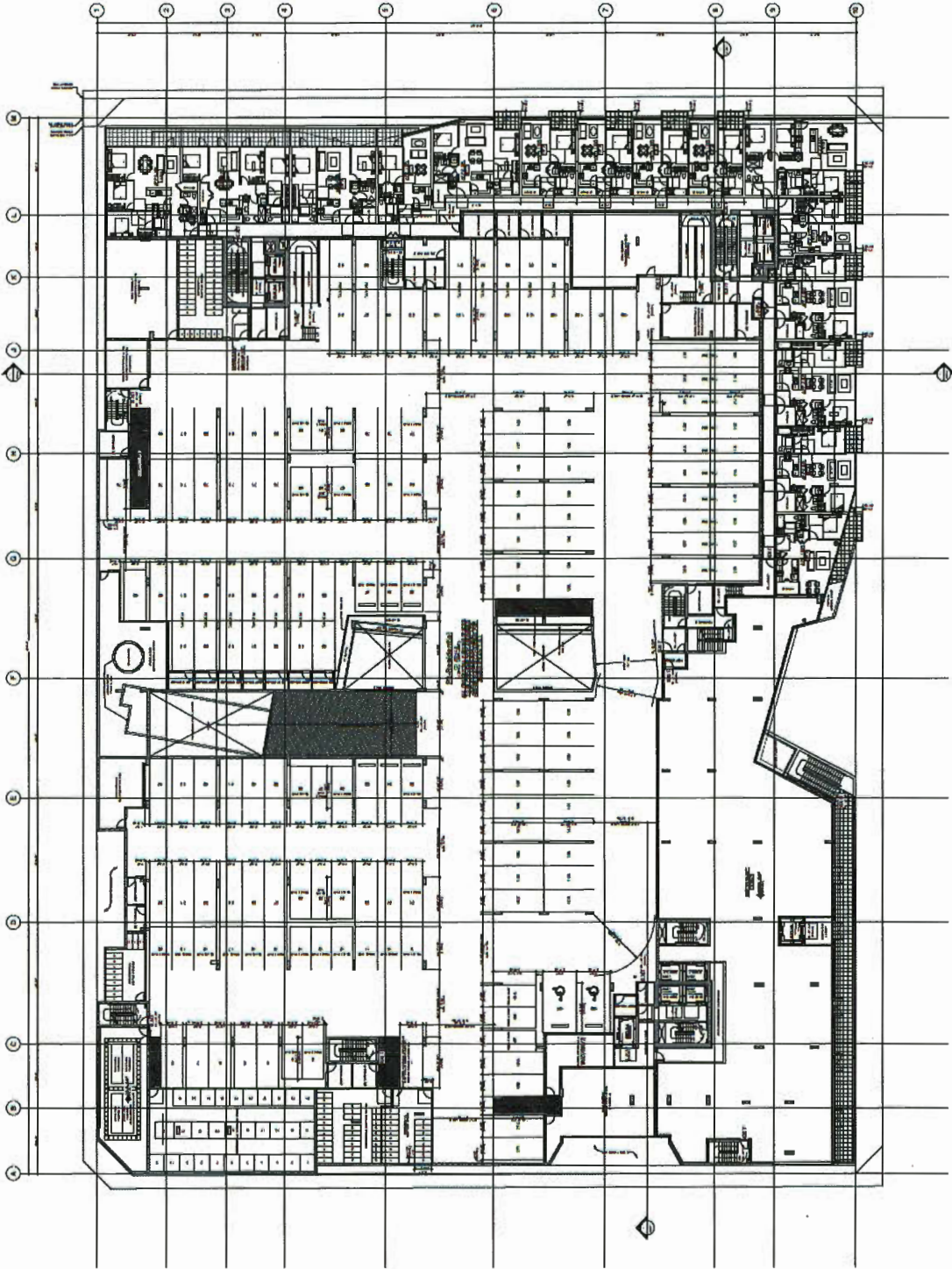
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BY	WIL
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DATE	08/15/10
BY	WIL
CHK	WIL
DATE	08/15/10
BY	WIL
CHK	WIL

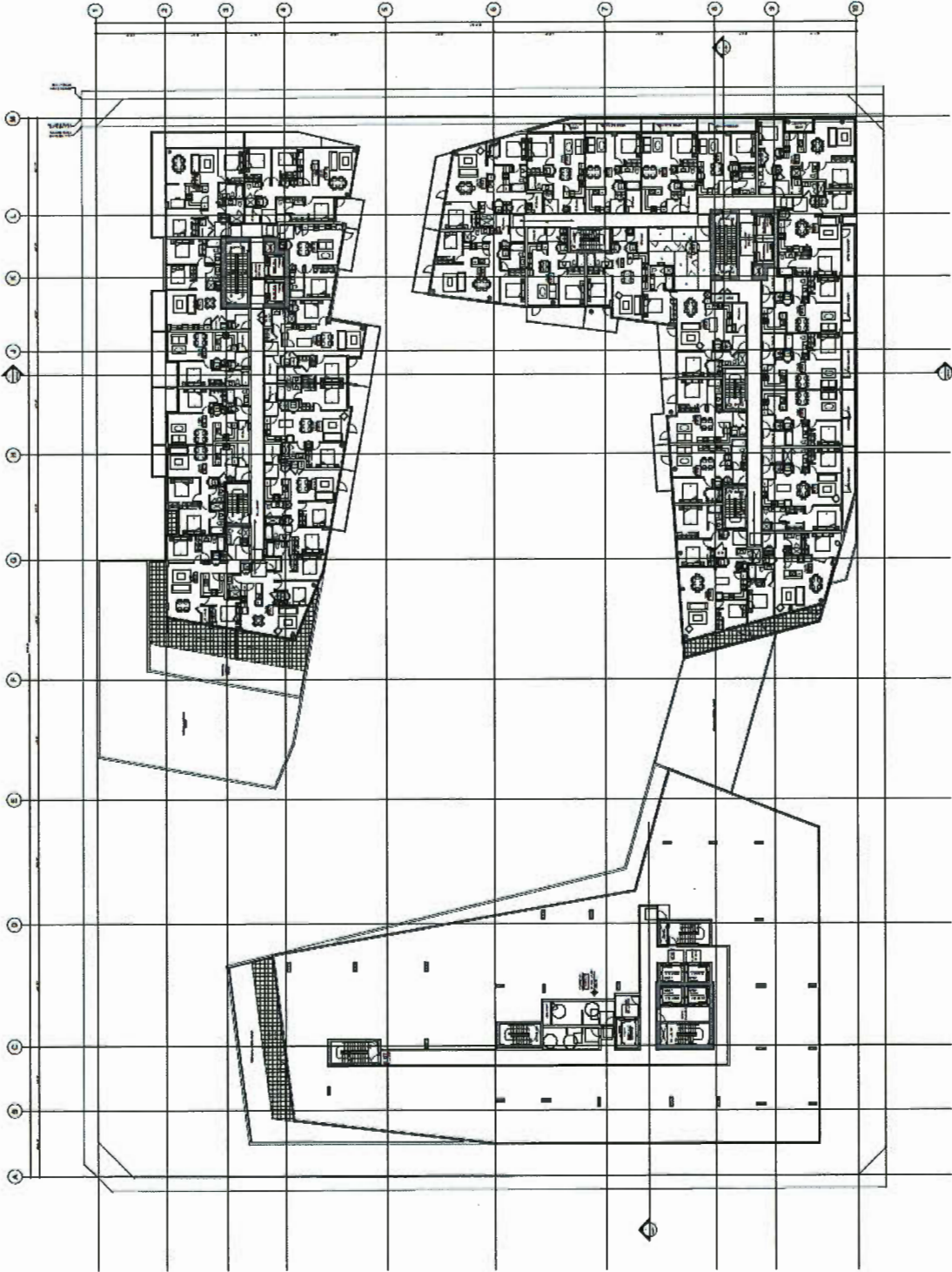
A201











- LEGEND**
- 1. STAIRS
 - 2. ELEVATOR
 - 3. MECHANICAL
 - 4. JANETRY
 - 5. STORAGE
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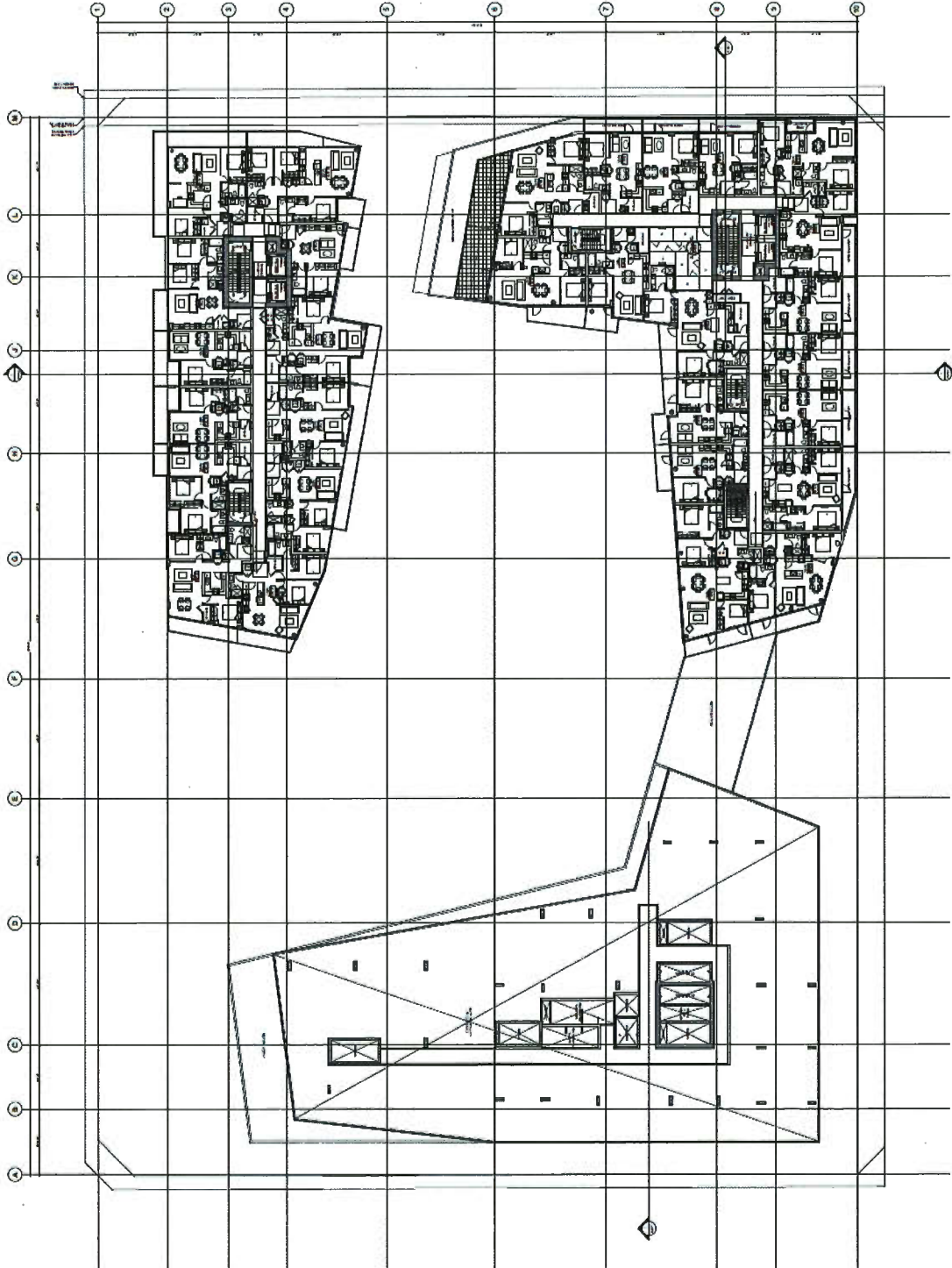
**PARK ROAD &
BUSWELL STREET**

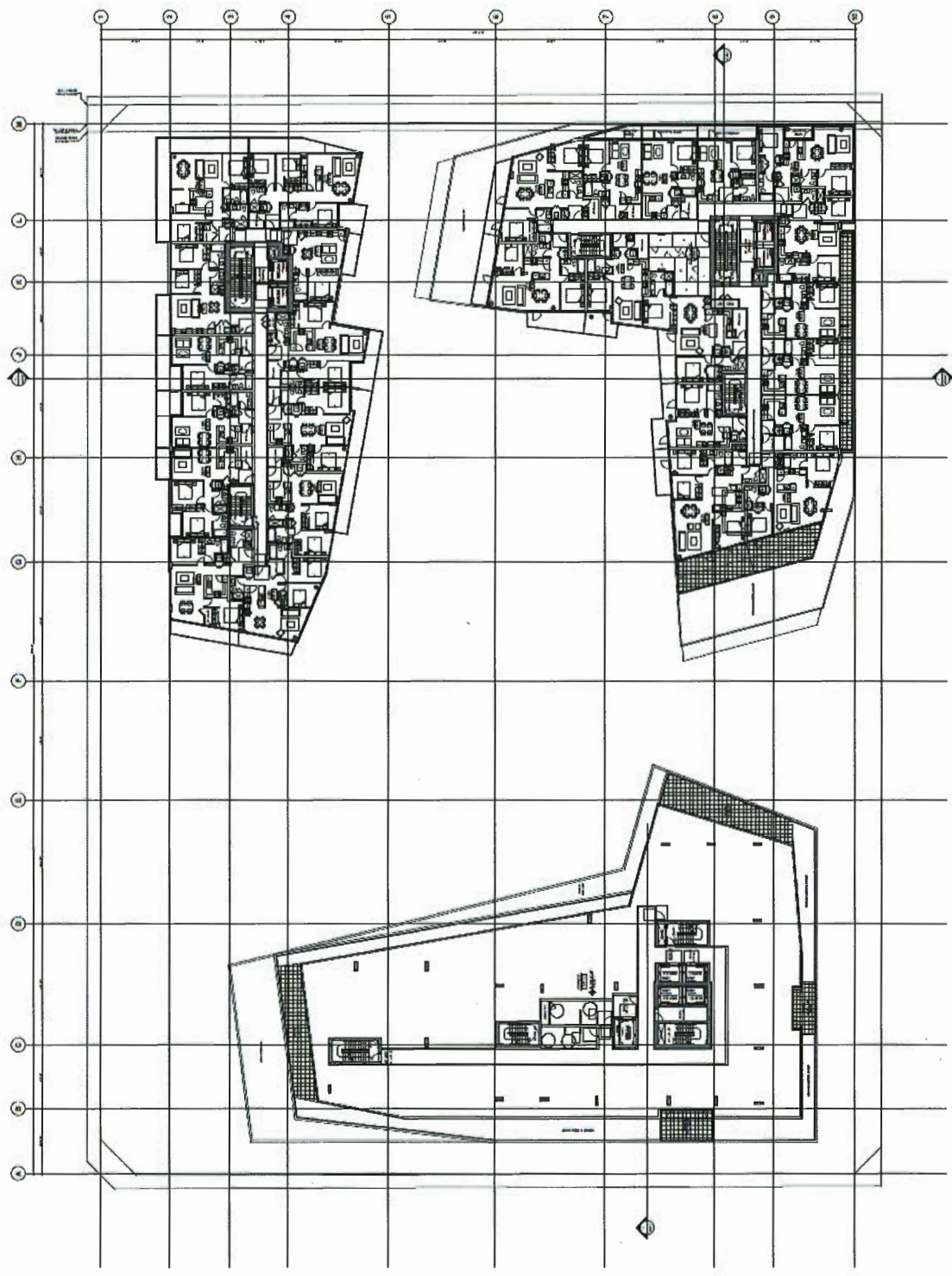
8071 40th PARK ROAD
RICHMOND, BC

**6th FLOOR PLAN
(TOWERS B-C)**

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BY	WTL
CHECKED BY	WTL
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PROJECT	WTL
DESCRIPTION	6th Floor Plan (Towers B-C)
REVISIONS	

A207





- | Year | Population | Population | Population |
|------|------------|------------|------------|
| 1990 | 1,000,000 | 1,000,000 | 1,000,000 |
| 2000 | 1,000,000 | 1,000,000 | 1,000,000 |
| 2010 | 1,000,000 | 1,000,000 | 1,000,000 |
| 2020 | 1,000,000 | 1,000,000 | 1,000,000 |

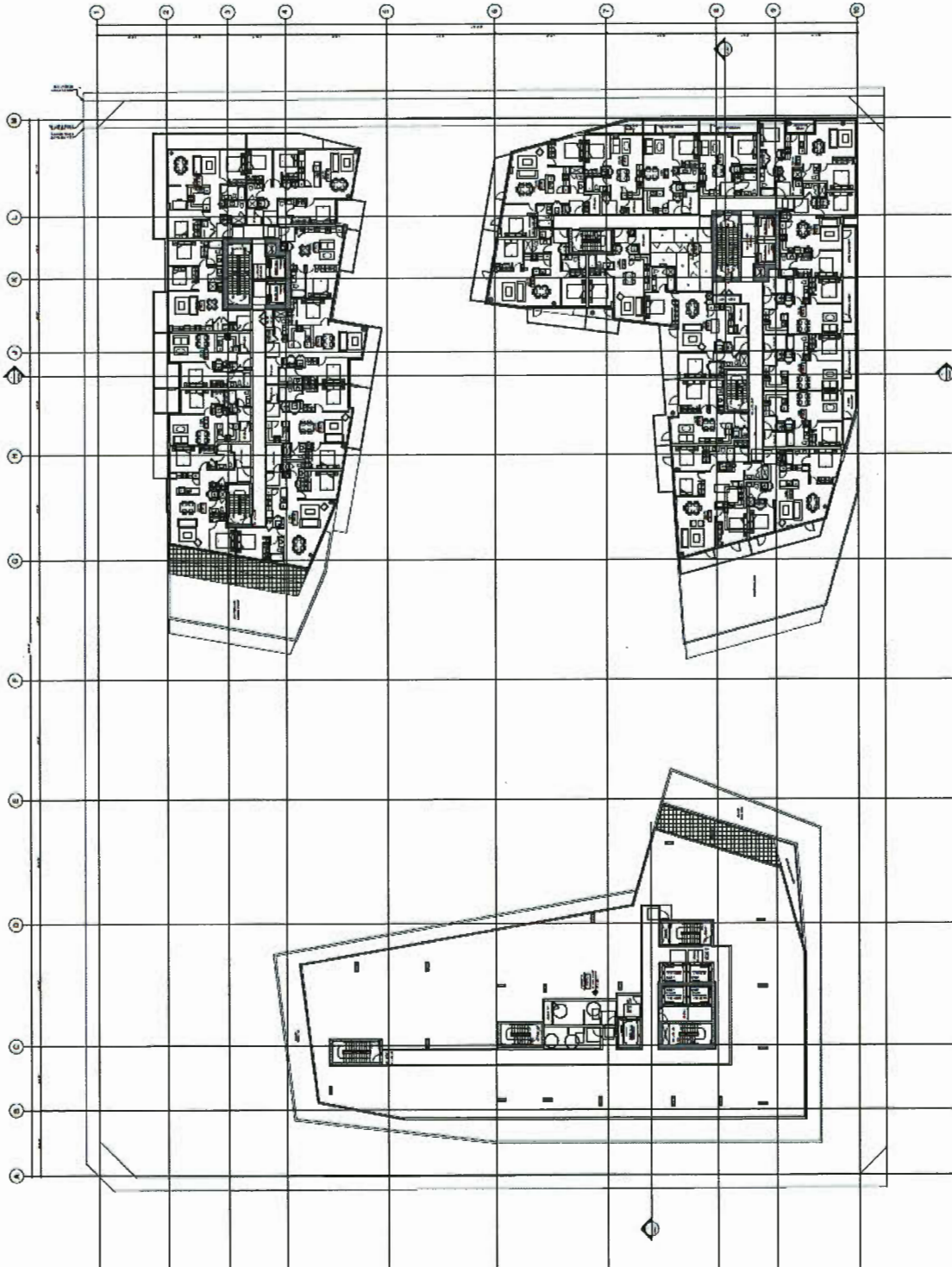
**PARK ROAD &
BUSWELL STREET**

EAST 43TH PARK ROAD
RICHMOND, BC

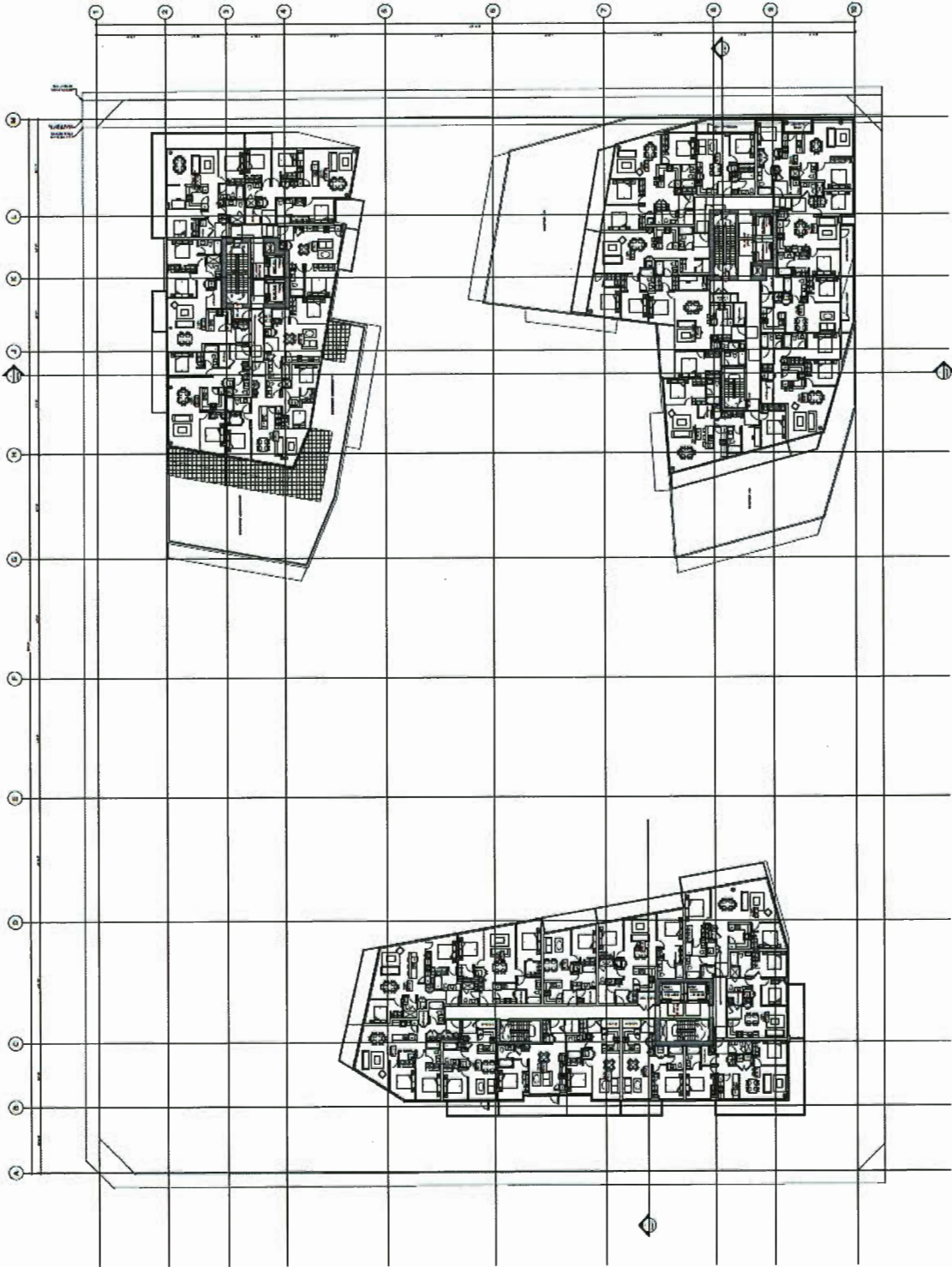
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TOWERS B-C 8/F**

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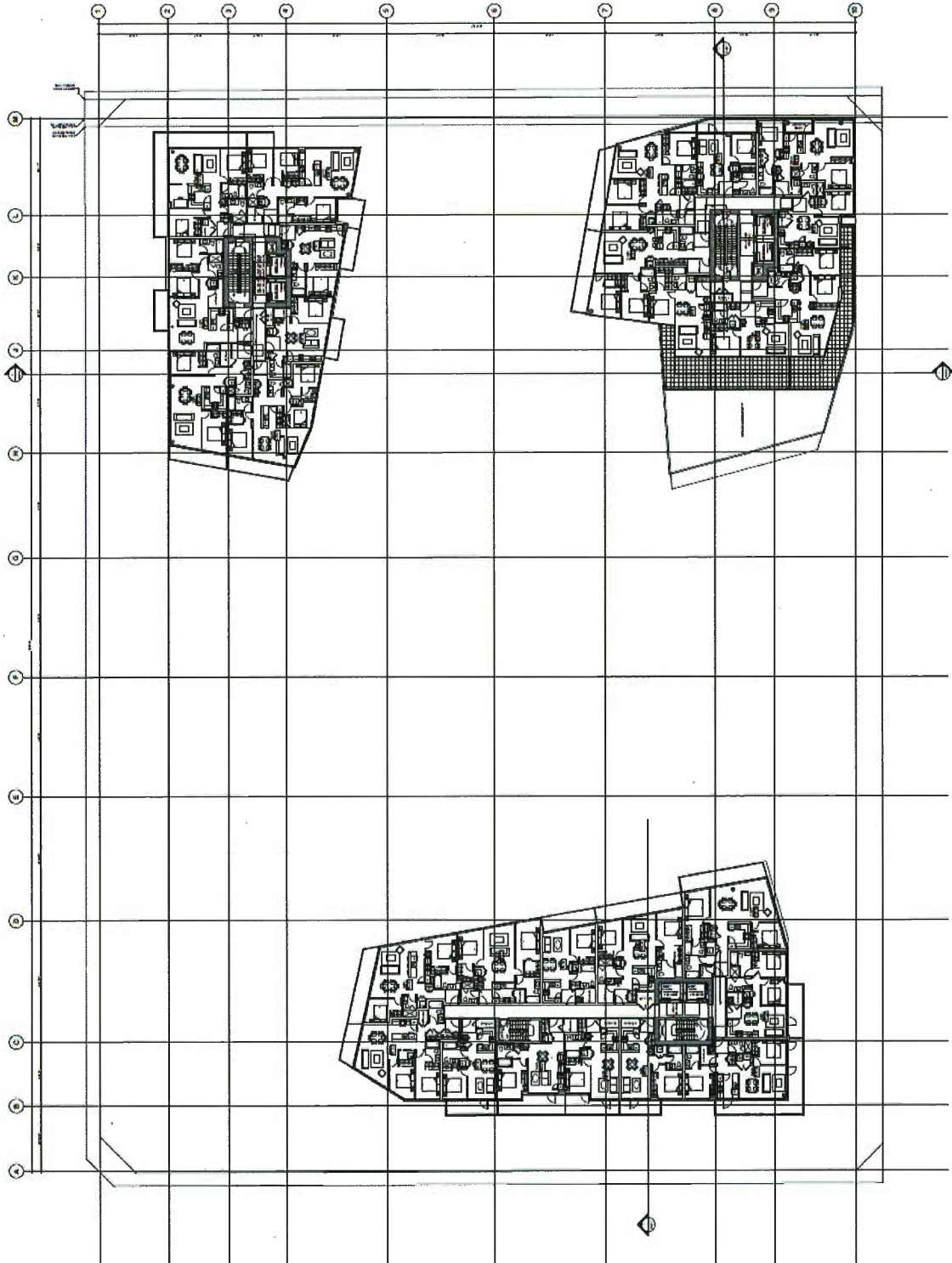
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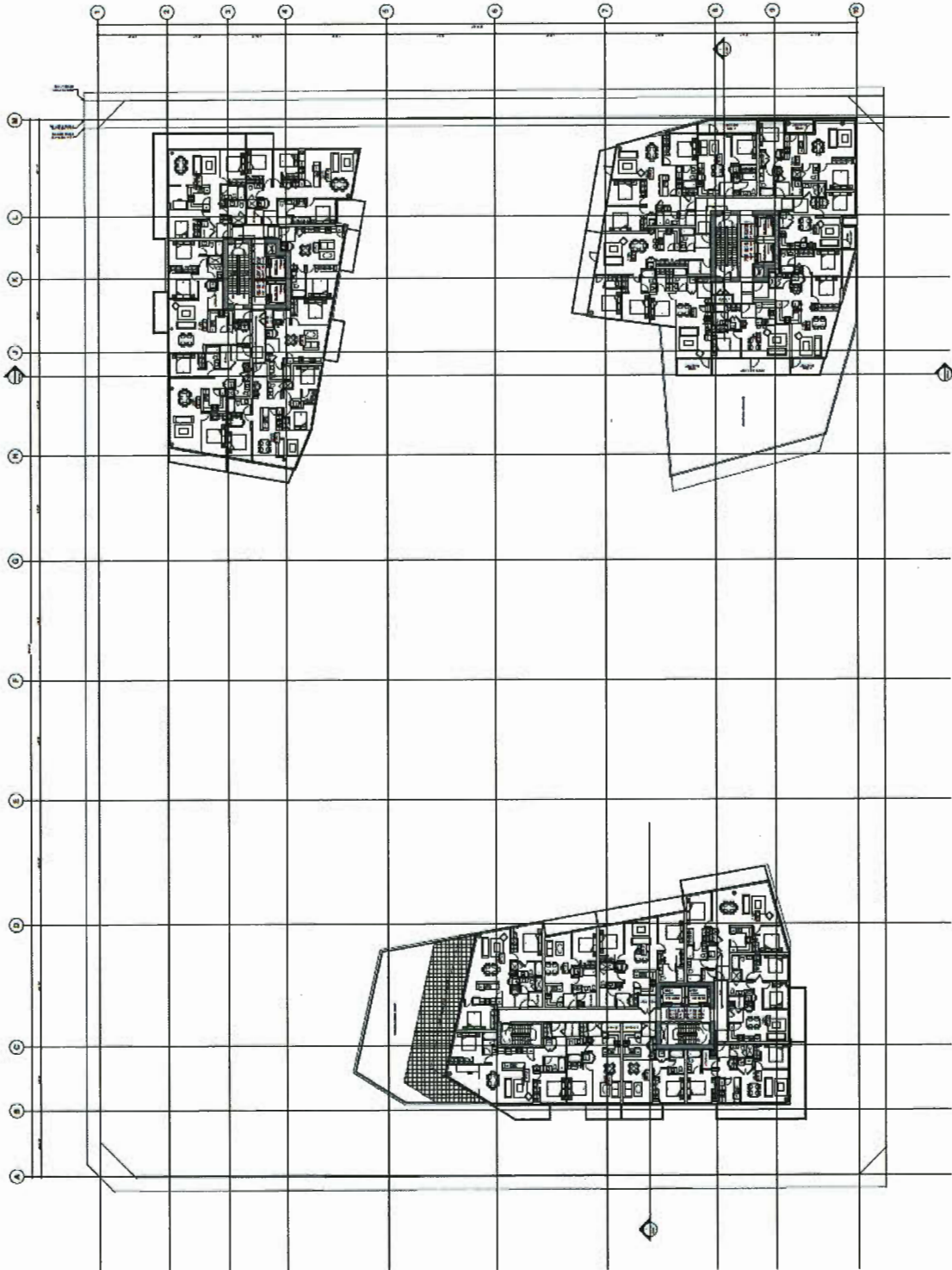


5767066



PLN - 63





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2. 100_073 West Building
3. 100_073 West Building
4. 100_073 West Building

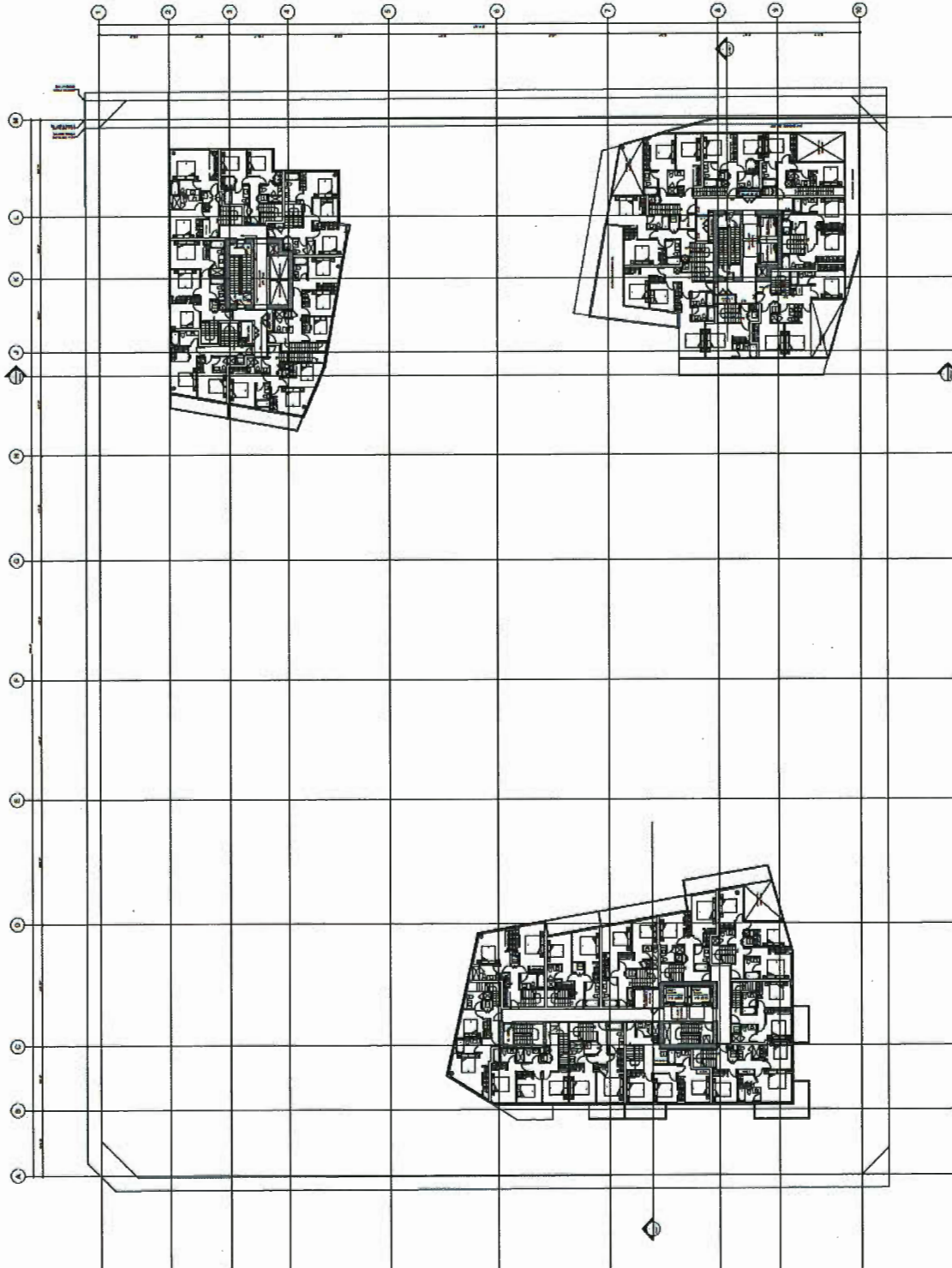
PARK ROAD &
BUSWELL STREET

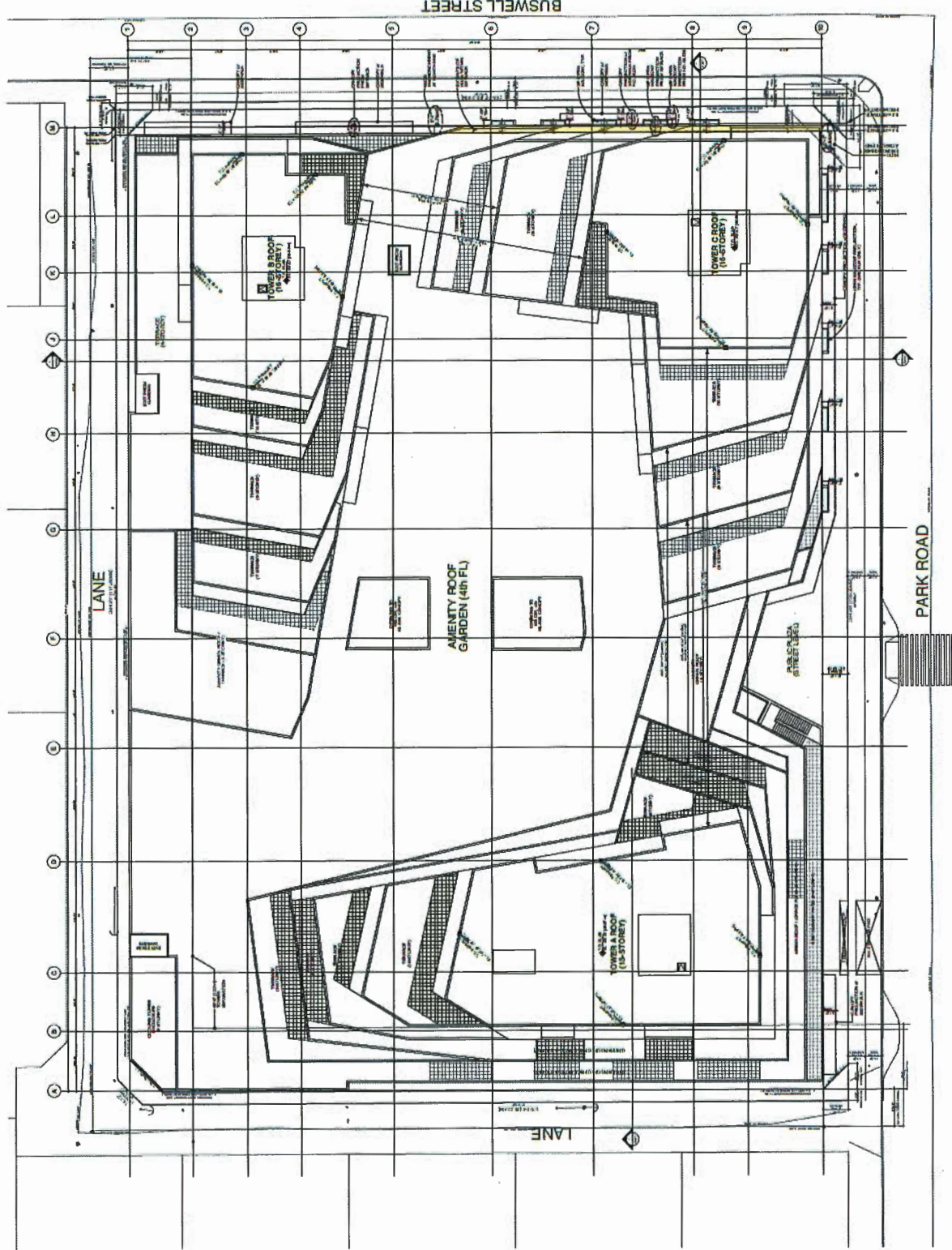
875 ASH PARK ROAD
RICHMOND, BC

TOWER A 15F.
TOWERS B-C 16F
PLANS

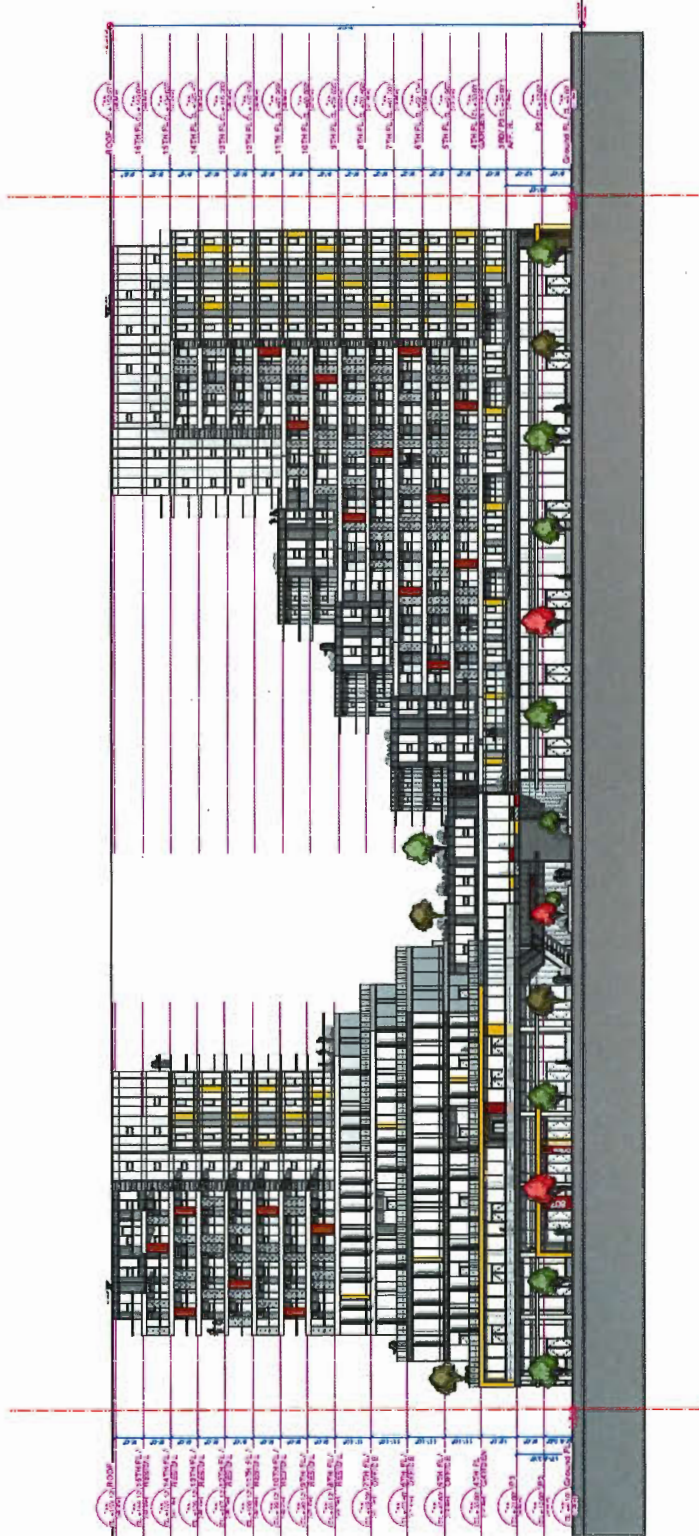
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BY	WTL
CHK	03 MAY 2010
APP	1/11F & 1/16F
SCALE	1/16F & 1/16F
PROJECT	WTL
DESCRIPTION	100_073 West Building
REVISIONS	

A217





PLN - 70



W. T. LEUNG
ARCHITECTS
INC.

Architect
1000 S. 10th Street
Tulsa, Oklahoma 74106
Phone: 918.492.1177 Fax: 918.492.1178

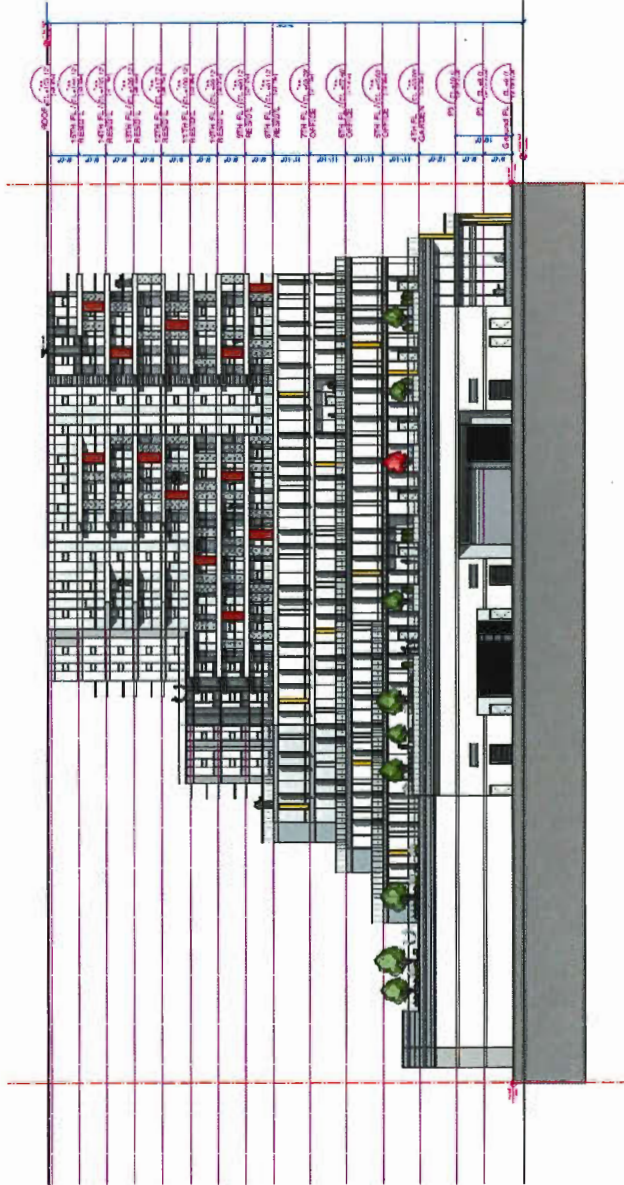
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2. Project Name

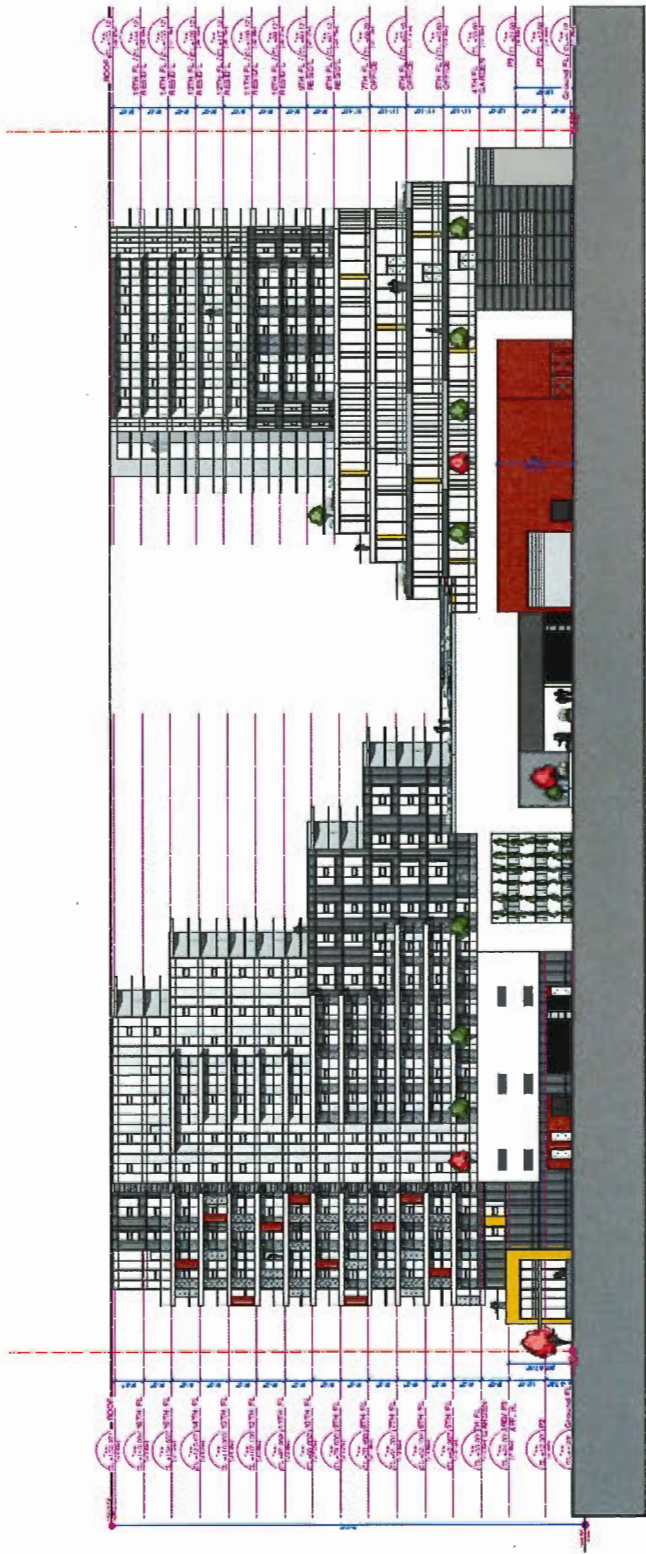
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BUSWELL STREET
877-459 PARK ROAD
BIRMINGHAM, AL

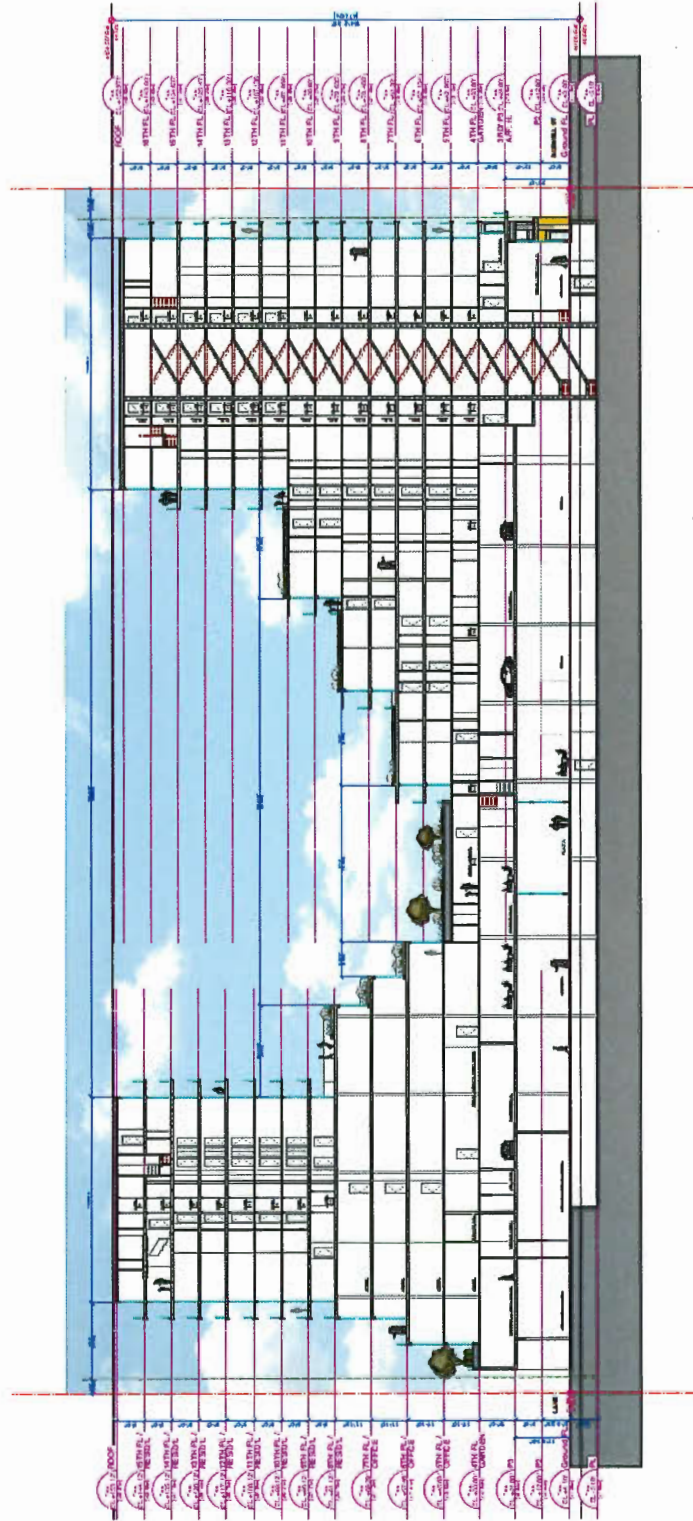
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ELEVATION
(WEST LANE)

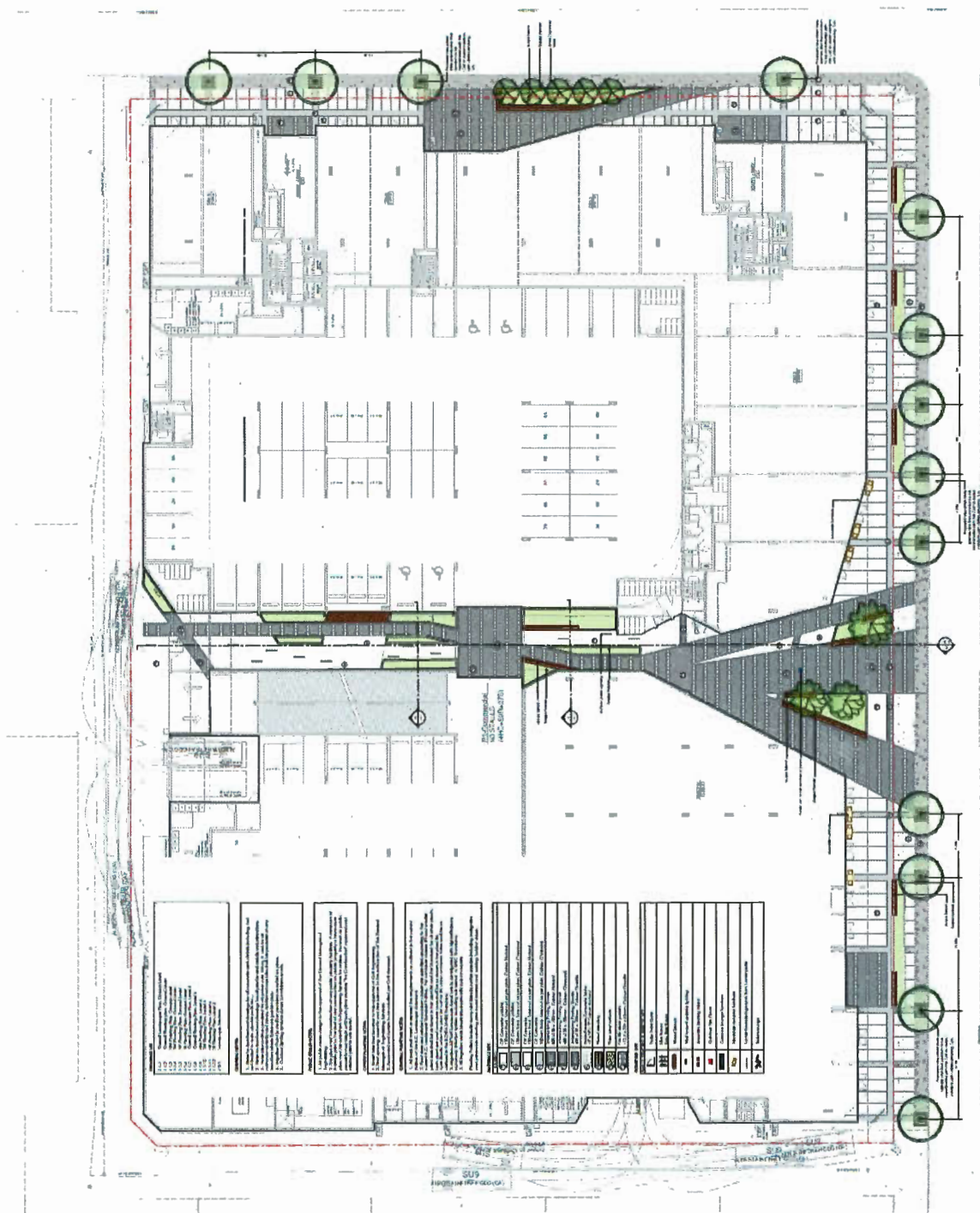
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Author WTL
Check WTL
Title Sheet
Project Name
Project No.

A302









2 Jan 2018
 1 Dec 2017
 11 Jan 2018
 11 Jan 2018

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 Designer: [illegible]
 Project Manager: [illegible]
 Date: [illegible]
 Scale: [illegible]
 Drawing Title: [illegible]

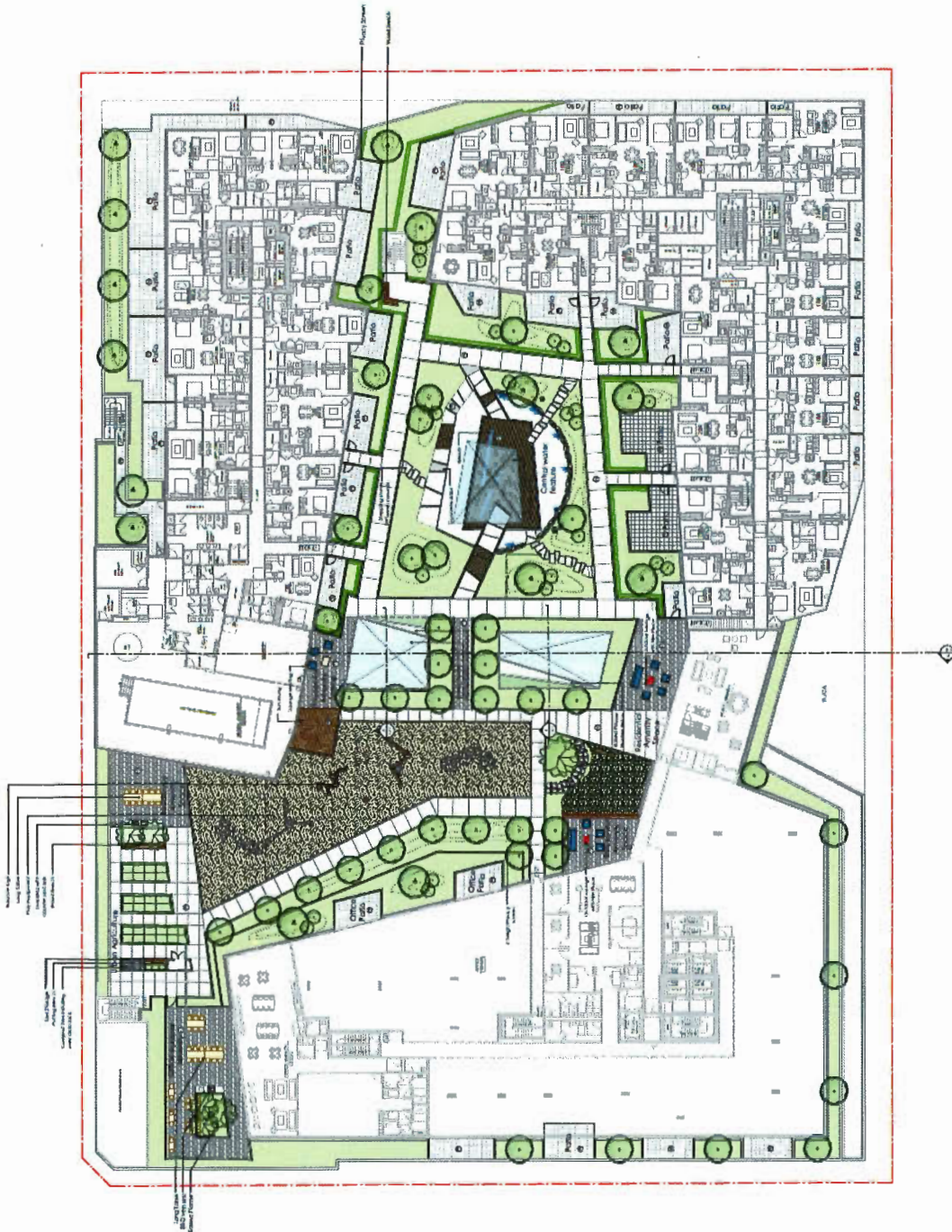
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 Project Manager: [illegible]
 Date: [illegible]
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 Designer: [illegible]
 Project Manager: [illegible]
 Date: [illegible]
 Scale: [illegible]
 Drawing Title: [illegible]

11.1



2 2013-05-05
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2013-05-05



1001 1001 1001 1001
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Project: 8071 - 8071 Park Road,
Richmond

Drawn by:	200
Checked by:	200
Date:	February 2013
Scale:	1:100 = 1" = 1' 0"

Overall landscape plan
level 4

Project No.:
17054

13.7

Green walls, climbing plants



Use 20' tall structures with climbing or hanging plants around walls for parking and other areas of the project site.

Reflective material increasing the amount of light in pedestrian walkway

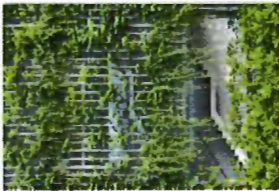


Reflective material used to allow light reflecting plants.

Use cantilevered planters if possible at different parking levels



Cantilevered planter with the edge of the building to reflect light down and into the walkway.



Use a horizontal 12' area walls for climbing plants.



Colorful curved wall to increase interest and safety in the center of the building.



2 Jan 2018 March 2018
1 Dec 2017 Progress PCD
Project ID: 17054



Project ID:
8071 - 8091 Park Road,
Richmond

Project ID: 17054

Client/Owner: 201

Team: February 2018

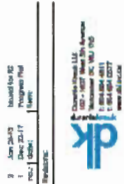
Status: 100%

Image board

Project ID: 17054

Status: 100%

11.13



Decision type:	100
Characterized by:	20
Dollar:	February 2018
Article:	An Interview

Landscape Sections

Project No.: 17054
Sheet No.:



RZ 17-779229

Attachment 3

Address: 8071 and 8091 Park Road

Applicant: W.T. Leung Architects, Inc. on behalf of Grand Long Holdings Canada Ltd. & Park Village Investments Ltd.

Planning Area(s): City Centre Area Plan (Brighthouse Village)

	Existing	Proposed
Owner:	Grand Long Holdings Canada Ltd. & Park Village Investments Ltd., Inc. No. BC1091629	Grand Long Holdings Canada Ltd. & Park Village Investments Ltd., Inc. No. BC1091629
Site Size (m²):	10,621.61 m ² (114,333 ft ²)	10,216 m ² (109,969 ft ²)
Land Uses:	Commercial, restaurant	Office, commercial, restaurant, residential
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Area Plan Designation:	Urban Core T6 (45 m), Village Centre Bonus	Urban Core T6 (45 m), Village Centre Bonus
Zoning:	Downtown Commercial (CDT1)	High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)
Number of Residential Units:	0	Market housing: 318 residential units AH:21 Total: 339

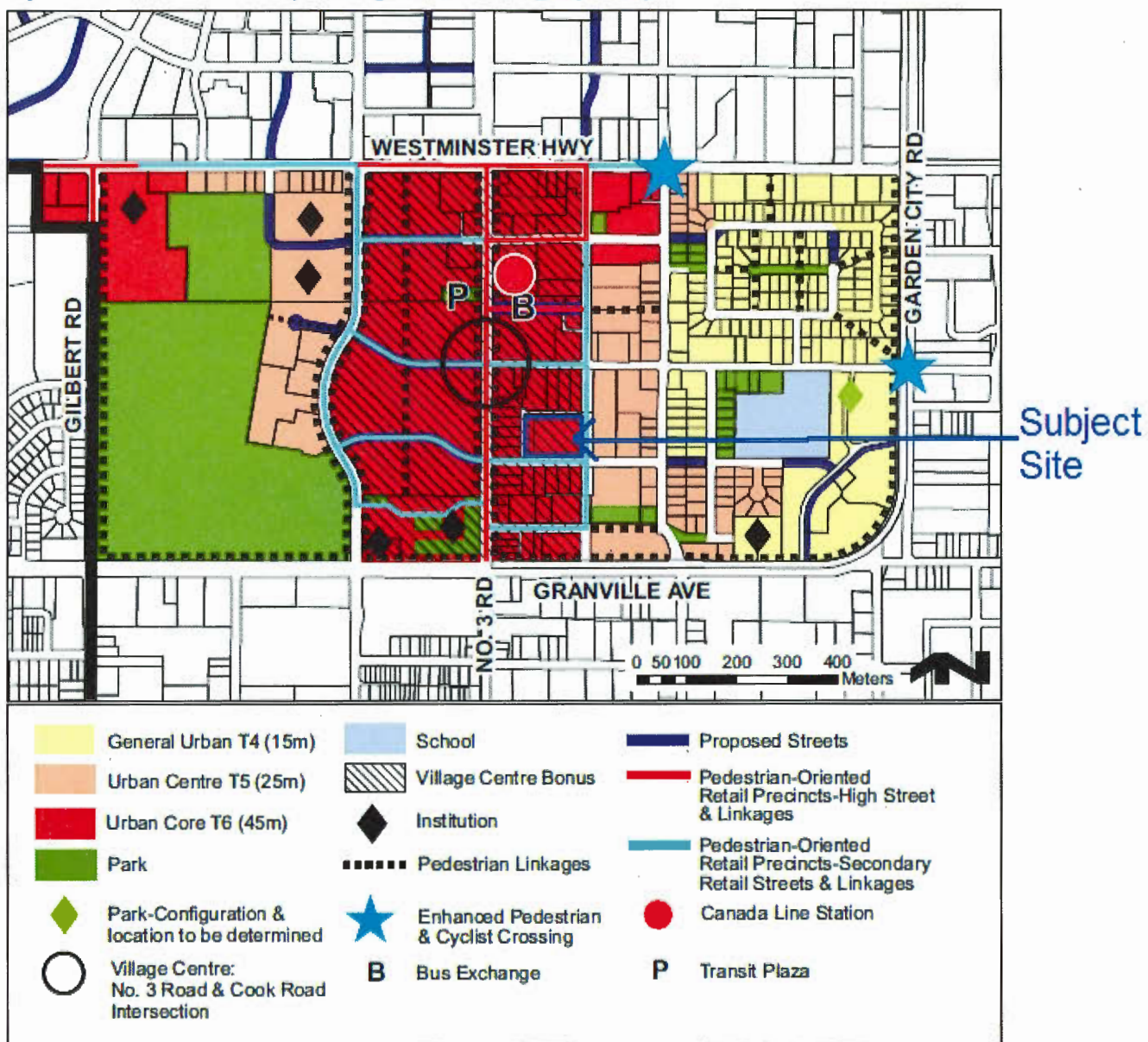
On Future Subdivided Lots	Proposed ZMU39 Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	2.0 FAR increased to a higher density of 3.0 FAR conditional to complying with the City's affordable housing objectives 3.0 FAR increased to a higher density of 4.0 FAR conditional to the lot being located within a VCB designated area and complying with VCB terms	Net: 3.86 FAR Residential: 2.93 FAR Non-residential: 0.93	none permitted
Buildable Floor Area (m ²):*	40,863 m ² (439,846 ft ²)	Total: 39,482 m ² (424,980 ft ²) Residential: 29,970 m ² (322,615 ft ²) Non-residential: 9,512 m ² (102,397 ft ²)	none permitted
Lot Coverage (% of lot area):	90% for buildings	62.7%	none

On Future Subdivided Lots	Proposed ZMU39 Bylaw Requirement	Proposed	Variance
Lot Size:	CCAP minimum: 4,000 m ²	10,215 m ² (109,969 ft ²)	none
Lot Dimensions (m):	Width: 45 m Depth: 40 m	Width: 88 m Depth: 120 m	none
Setbacks (m):	<ul style="list-style-type: none"> ▪ Park Road and Buswell Street: 3m minimum that may be reduced to 2.2m subject to conditions ▪ Rear: Min. 0 m ▪ Side: Min. 0 m 	<ul style="list-style-type: none"> ▪ Park Road: Min. 3 m ▪ Buswell Street: Min. 2.2 to 3.0 m ▪ Rear (west): Min. 1.45 m ▪ Side (north): Min. 1.5 m 	none
Permitted setback projections:	<ul style="list-style-type: none"> ▪ Balconies: 1/3 of required setback (0.73 m to 1.0 m) ▪ Architectural features: 0.6 m ▪ Awnings: to the property line (as approved through the DP) ▪ Cantilevered roofs: 1.2 m ▪ Above ground utilities: 0.6 m 	Balconies: Park Road: 0.72 m Buswell Street: 0.73 m Awnings: Park Road: 1.5 m Buswell Street: 1.52 m	none
Height (m):	47 m geodetic	Tower A: 46.93 m Tower B & C: 46.88 m	none
Parking Spaces – Total (Zone 1)	Total: 565 Residential: 337 Non-residential: -Commercial/restaurant: 153 (shared with residential visitors) -Office: 75	Total: 618 Residential: 343 Non-residential: -Commercial/restaurant: 191 (of which <u>153 are to be shared with residential visitors</u>) -Office: 84	none
Parking Spaces – Residential (City Centre Zone 1) Applied rates: Residential: 1/unit AH: 0.9/unit Shared visitor/commercial parking (no exclusive use)	Total: 337 Residential: 318 AH: 19 Visitor: 64 spaces shared with commercial	343 (no TDM relaxation requested or required)	none
Parking Spaces – Non-Residential Applied rates: 3.75/100m ² (on 1 st 2 floors) + [1.5/100m ² (above 1 st 2 floors) – 15%]	Total: 228 Commercial/restaurant: 153 (shared with residential visitors) Office: 75	Total: 275 Commercial/restaurant: 191 (shared with residential visitors) Office: 84 (no TDM relaxation requested or required)	no TDM relaxation requested or required
Tandem Parking	50% max for market residential spaces (maximum permitted: 159)	88 parking stalls in tandem arrangement (44 tandem stalls)	none

On Future Subdivided Lots	Proposed ZMU39 Bylaw Requirement	Proposed	Variance
Accessible Parking	2% of required parking spaces (12 stalls)	13 Commercial: 6 Residential: 7	none
Loading	6 shared medium truck loading spaces No large on-site truck (WB17) parking	6 shared medium truck loading spaces	none
Class 1 Bike Storage (Secure) Applied rates: Residential: (1.25/unit) Commercial: (0.27/100m ² gross leasable area greater than 100 m ²)	Total: 449 Residential: 424 Commercial: 25	Total: 491 Residential: 425 Commercial: 66	none
Class 2 Bike Storage (Unsecure) Applied rates: Residential: (0.1/unit) Commercial: (0.1/100m ² gross leasable area greater than 100m ²)	Total: 44 Residential: 34 Commercial: 10	The location of 44 spaces to be determined through the DP review process.	none
Electric Vehicle (EV) Charging Equipment	All residential parking spaces (excluding) visitor parking spaces to feature energized outlet (minimum Level 2 charging)	Residential: 100% EV ready Commercial/visitor parking spaces: ▪ 20% of stalls with 120 V electric vehicle charging receptacle ▪ 25% of stalls with roughed in conduit for future installation of charging receptacle	none
Amenity Space – Indoor:	2 m ² /unit: 678 m ² (ZMU39 permits 0.1 FAR additional floor area provided it is used entirely to accommodate indoor amenity space [1,078 m ²])	Total: 1,078 m ² (Residential: 804 m ² , Office: 274 m ²) Tower A: Residential: 145 m ² , Office: 804 m ² Tower B: Residential: 519 m ² Tower C: Residential: 139 m ² Amenity area exceeds Bylaw permitted exemption; therefore, 57 m ² of indoor amenity is included in the proposed FAR)	none
Amenity Space – Outdoor:	OCP: Min. 6.0 m ² /unit, including 600 m ² for children's play space: 2,034 m ² based on 339 units CCAP: Min. 10% of net site: (1,021 m ² based on 10,215 m ²)	Total: 3,558 m ² Office: 605 m ² Residential: 2,953 m ² , including 604 m ² children's play area	none

* Preliminary estimate, exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Specific Land Use Map: Brighthouse Village (2031)



Preliminary Sustainability Checklist



KANE CONSULTING

May 1, 2018

Project: Park Road & Buswell Street

Re: Green Building Components

The following list highlights the prominent sustainable features of the Park Road & Buswell Street project. Many of these features are a passive response to energy conservation, thermal comfort and protection or restoration of a more natural environment.

We have also provided a draft Sustainability Scorecard. The Scorecard shows the project is incorporating numerous sustainable strategies currently targeting 53 LEED points (50 points are required for Silver). Several more points are potentially available and will be confirmed, as the design is refined. These strategies are consistent with the City of Richmond requirements.

- **SSp1 - Construction Activity:** An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- **SSc2 - Development Density & Community Connectivity:** The project is located in downtown area with high density and close proximity to a variety of community services.
- **SSc4.1 - Access to Transit:** The project location is situated in close proximity to the Canada Line station and numerous bus lines surround the site.
- **SSc4.2 & 4.3 - Alternative Transportation:** The project will incorporate bicycle storage, changing rooms with showers and provide electric vehicle charging stations to further strengthen the use of alternative methods of transportations.
- **SSc5.2 - Open Space:** The project will incorporate a significant amount of plantings and public open space.

#408-535 Thurlow St. Vancouver, BC, V6E 3L2
604-924-0094



KANE CONSULTING

- o **SSc7.1 - Heat Island Effect:** Strategies such as minimizing asphalt roadway and placing 100% of parking under the building will help reduce Urban Heat Island Effect.
- o **WEc1 - Water Efficient Landscaping:** Landscaping will utilize drought tolerant plant material (tree shrubs, groundcover and ornamental grasses), and adaptive plants to reduce the reliance on irrigation.
- o **WEc1 - Irrigation Efficiency:** High efficiency irrigation system will include a central controller and soil/rain sensors. The irrigation system will include pressure-reducing nozzles to reduce and equalize water pressure at the nozzle locations to reduce misting. The optimized positioning of spray nozzles, appropriate selection of spray heads for precise coverage and water delivery, and elimination of turf grass will all enhance irrigation efficiency.
- o **WEc3 - Water Efficiency:** Low flow/flush plumbing fixtures, including toilets, showerheads, lavatory faucets and kitchen faucets will be provided. They will not only reduce water consumption but also reduce the amount of energy required to produce hot water.
- o **EAc1 - Energy Efficiency:** Energy efficiency measures are evaluated via a full building energy simulation.
- o **EAc1 - Energy Efficiency:** the HVAC and domestic hot water systems will be compatible with the future planned City of Richmond DES.
- o **EAc4 - Refrigerant Management:** Refrigerant with low ozone depletion and global warming potential will be selected for HVAC&R system to protect the environment.
- o **MRc2 - Construction Waste Management:** A construction waste management plan will be developed and implemented throughout construction with a goal of diverting over 75% of waste generated.
- o **MRc4 & 5 - Building Materials:** Many of the building materials will be selected based on recycled content and/or regional manufacturing.
- o **MRc4 - GHG Reduction:** Use of cement substitutes such as flyash will reduce the developments CO2 footprint.

#408-535 Thurlow St. Vancouver, BC, V6E 3L2
604-924-0094



KANE CONSULTING

- o **EQc3.1 - Indoor Air Quality:** Best practices will be implemented during construction to optimize air quality and provide a clean and healthy building for the future residents.
- o **EQc4.1 & 4.2 Indoor Air Quality:** Low VOC finishes including adhesives, sealants and paints.
- o **EQc4.3 - Indoor Air Quality:** Low emitting carpet and flooring systems will be sourced.

End of Document

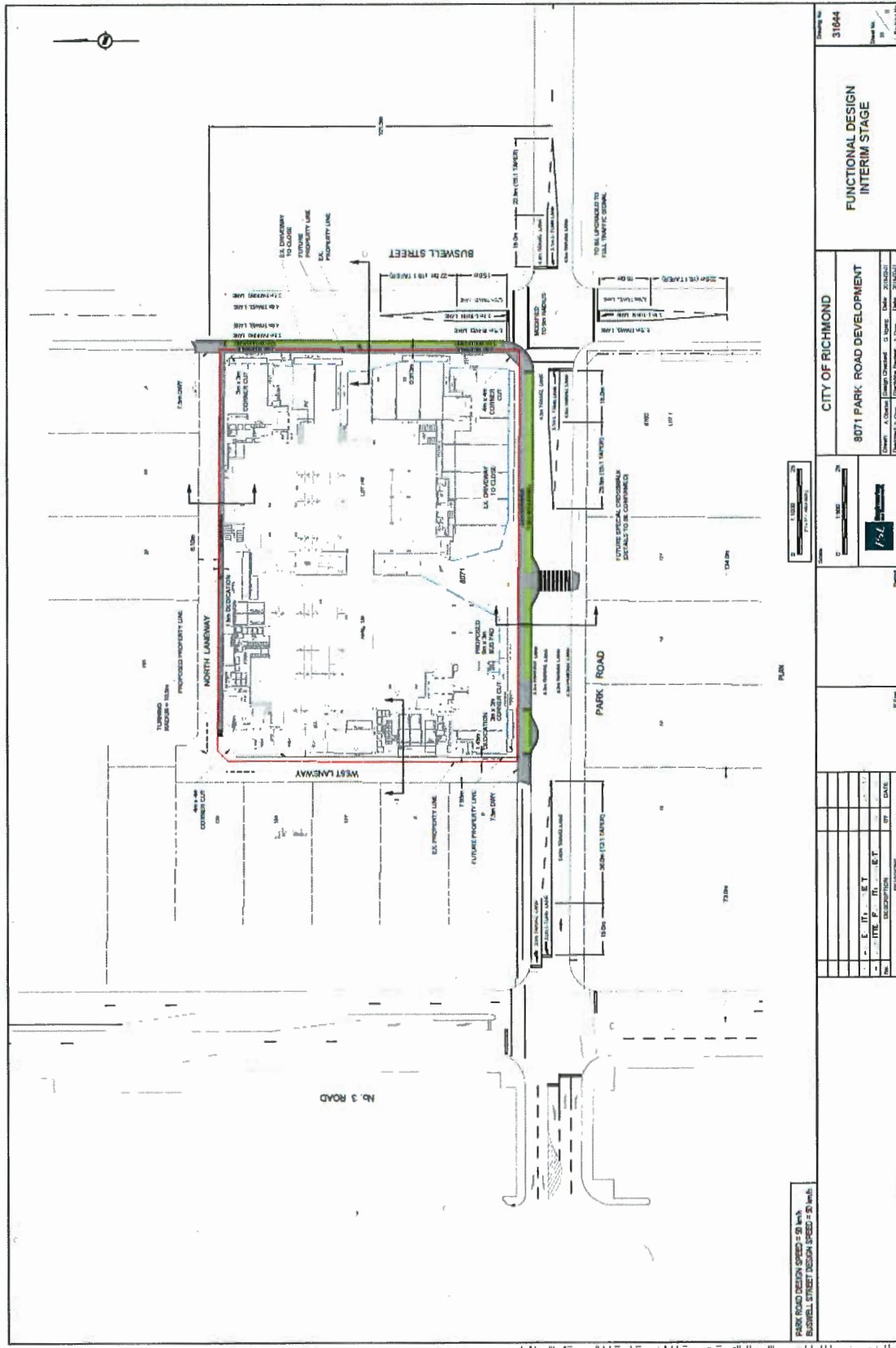


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Legend

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Car Share Letter of Undertaking



May 29, 2018

Mr. Pally Zhong / Ms. Emily Yang
Grand Long Holdings Canada Ltd.
#100 - 1525 West Blh Avenue
Vancouver BC
V6J 1T5

Attn: Mr. Pally Zhong and Ms. Emily Yang

Dear Emily and Pally:

Re: Carshare arrangements at 8071 Park Road, Richmond

This letter will confirm that Modo sees the location of the proposed development at 8071 Park Road, Richmond as having good potential for carsharing. Under the following arrangements, Modo would be willing to enter into a renewable three year agreement with Grand Long Holdings Canada Ltd. to provide carsharing services:

1. Grand Long Holdings Canada Ltd. will provide, at no cost to Modo, two designated parking stalls at 8071 Park Road to be accessible to all Modo members on a 24/7/365 basis;
2. When final parking plan become available, Modo will review them to ensure that the stalls to be provided will be suitable for carsharing and consistent with the plan enclosed;
3. Modo will provide two new carshare vehicles of makes and models mutually agreed between Grand Long Holdings Canada Ltd. and Modo to be located at 8071 Park Road, Modo recommend to budget \$25,000 plus GST per vehicle to ensure vehicle diversity and complementarity necessary to maximize service utilization;
4. Grand Long Holdings Canada Ltd. will provide to Modo a one-time Project Fee equivalent to the purchase price (including GST) of the carshare vehicles to be located at 8071 Park Road;
5. Modo will provide \$100 of driving credits to each occupant of the building joining Modo with an individual account;
6. Modo will allow each commercial tenant of the building to open a Modo business and register their employees at no charge in order to gain access to Modo vehicles for their business needs;
7. Grand Long Holdings Canada Ltd. will communicate the benefits of the carsharing services to prospective tenants and tenants of the building. This will be done through Grand Long Holdings Canada Ltd. communications channels, representatives and leasing agents with



support as needed by Modo, with the intent to raise awareness and usage of the carsharing services;

8. Modo will share data with the City of Richmond on the utilization of the onsite vehicles, including the ratio of hours booked by building occupants vs non occupants.

As part of our commitment to provide more fuel efficient electric and plugin hybrid vehicles, the provision of parking stalls equipped with electrical wiring for eventual installation of Level 2 EV charging station will be seen as a plus.

Modo's purpose is to transform communities by connecting people with places in a way that's affordable, convenient, inclusive and sustainable. We advocate for walking, cycling, using transit and, when the trip requires a vehicle, use of a shared one.

To maximize the impact of a carsharing TDM measure aimed at reducing personal vehicle ownership and use and parking demand from future occupants of the building at 8071 Park Road, Modo encourage Grand Long Holdings Canada Ltd. and the municipality to integrate Modo in a comprehensive sustainable commuting program incentivizing active transportation, public transit and carpooling and disincentivizing personal vehicle use and single occupancy vehicle trips.

Modo is interested in working with Grand Long Holdings Canada Ltd., and be part of the development located at 8071 Park Road whose occupants and nearby neighbours may no longer need to own a car (or a second one) of their own for their personal and business needs.

Thank you for your support of carsharing in the City of Richmond.

Regards,

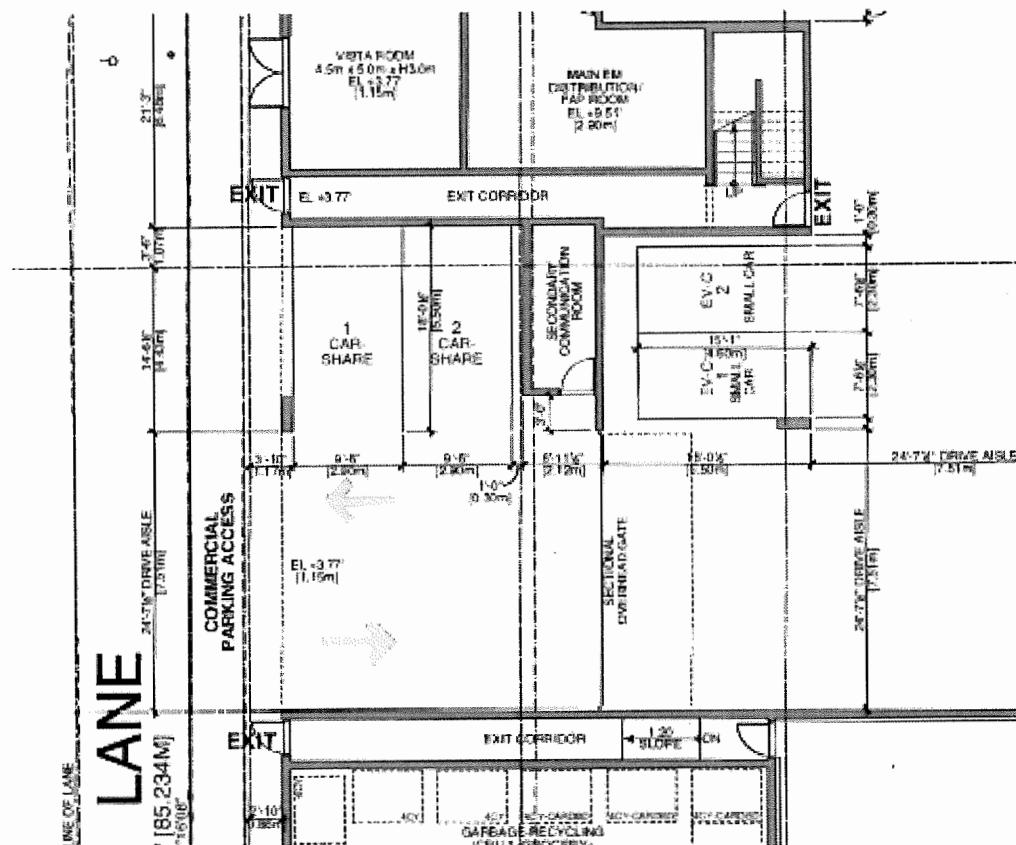
Sylvain Cellaire
Business Development Manager

Enclosed:

Plan carshare parking spaces at parking P1 of development project located at 8071-8091 Park Road, Richmond, B.C.

200-470 Granville Street Vancouver, BC V6C 1V5 604.685.1393 info@modo.coop www.modo.coop

Parking spaces for carshare vehicles at 8071-8091 Park Road, Richmond, B.C.
GROUND FLOOR/PARKING P1 FLR PLAN, Dated: 9 May 2018





**City of
Richmond**

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

Address: 8071 and 8091 Park Road

File No.: RZ 17-779229

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9878, the developer is required to complete the following:

1. Lot Consolidation: Consolidation of all the lots into one development parcel.
2. Road Dedications: Generally as indicated on the proposed road functional plan subject to final dimensions established by the surveyor on the basis of functional road plans for all frontage and off-site works completed to the satisfaction of the Director of Transportation through the Servicing Agreement:
 - Buswell Street: 0.913 m
 - East/West Lane: 1.5 m along the north property line
 - North/South Lane: 1.45 m along the west property line
 - Corner cuts:
 - 4 m x 4 m at the southeast corner of the new intersection of the new east property line and the south property line
 - 4 m x 4 m at the northwest corner of the new intersection of the new west property line and the north property line
 - 3 m x 3 m at the northeast corner of the new intersection of the new north property line and the east property line
 - 3 m x 3 m at the southwest corner of the new intersection of the new west property line and the south property line
3. Statutory Right of Way(s)*: Provide publicly accessible open space to the City, generally as shown on the Sketch Plan A (attached). The ultimate configuration of the spaces is to be confirmed to the satisfaction of the City through the Development Permit* review and approval process.
 - 3.1 Park Road Plaza: Approximately 368 m² located along the Park Road frontage and identified as Area 1 in Sketch Plan A, for the purpose of facilitating seamless linkages and public access to the building, the north/south pedestrian connection, and on-site commercial and residential uses. The statutory right of way (SRW) area will provide for:
 - 24 hour a day, universally accessible, public access and related landscape features for the use and enjoyment of pedestrians and cyclists, which may include, but may not be limited to, walkways, and plaza, lighting, furnishings, trees, planting, decorative paving, public art, and innovative storm water management measures, to the satisfaction of the City;
 - City utilities, traffic control (e.g. signals), and/or related equipment;
 - Emergency and service vehicle access, City Bylaw enforcement, and any related or similar City authorized activities;

- The owner's ability to close a portion of the right of way to public access to facilitate maintenance or repairs to the right of way provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
- Maintenance at the sole cost of the owner except as may be determined to the City's sole satisfaction via the Servicing Agreement (SA) review and approval processes (City infrastructure including by not limited to sidewalks, utilities, streetlights, furnishings and/or City trees);
- Building encroachment below finished grade (e.g. below grade parking structure)

The SRW will provide for the following, provided that public access is not impeded and the features enhance the intended public amenity and operation of the right of way area as specified in the DP. Building encroachments, provided any such encroachments are:

- For awnings, sunshades, and canopies, any such feature shall be located a minimum of 2.5 m clear above the right of way area and a minimum of 2.0 m from a property line abutting a public street;
- For a structural column, any such feature shall be located a minimum of 3.0 m from a property line abutting a public street;
- For habitable portions of the building, balconies, cantilevered roofs, eaves, and similar architectural appurtenances, any such feature shall be located a minimum of 5.5 m clear above the right of way area and a minimum of 3.0 m from a property line abutting a public street;
- Movable furnishing and planters;
- Retail display and sale of items sold on the premises;
- Limited complimentary temporary uses, signage and related features; and
- Private utilities approved through a Servicing Agreement

3.2 North/South Pedestrian Connection: Approximately 455 m² through the building and identified as Area 2 in Sketch Plan A, for the purpose of providing a pedestrian connection between the Park Road Plaza and the east/west lane and access to the on-site parking. The SRW area will provide for:

- Access during standard business hours, universally accessible, public access in the form of a combined walkway/off-street dismounted bike path and related landscape features, which may include, but not be limited to, lighting, furnishings, and landscape features for the use and enjoyment of pedestrians, to the satisfaction of the City;
- Clearly visible signage that identifies the area as accessible to the public (i.e. not private space);
- The owner's ability to close a portion of the right of way to public access to facilitate maintenance or repairs to the right of way provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
- Maintenance at the sole cost of the owner;
- Building encroachment below finished grade (e.g. below grade parking structure)

The SRW will provide for the following, provided that public access is not impeded and the features enhance the intended public amenity and operation of the right of way area as specified in the DP. Building encroachments, provided any such encroachments are:

- For habitable portions of the building and similar architectural appurtenances, any such feature shall be located a minimum of 5.5 m clear above the right of way area;
- Planters and related landscaping features and lighting;
- City and private utilities approved through a Servicing Agreement.

*Any works essential for public access within the required statutory right of way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance and liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications and standards and the construction of the works will be inspected by

the city concurrently with all other SA related works. Works to be secured via SA and secured with a Letter of Credit, prior to final adoption of the Rezoning Bylaw.

4. **Car Share:** Registration of a restrictive covenant and statutory right of way on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide car share space to a car share operator or the City, the terms of which shall be generally as follows:
- A minimum of two car share parking spaces, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner's cost. The car share space is:
 - Located on-site and provision of space to maneuver on-site;
 - Designed to increase the minimum stall width to 2.9 m;
 - Designated to be safe, convenient and universally accessible;
 - Provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit process; and
 - Accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost 365 days a year for a time period equalling the lengthiest combination of standard business hours and standard operating hours of local rapid transit.
 - Registration of a public right of passage statutory right of way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor and to the satisfaction of the Director of Transportation, including provisions for:
 - The owner's ability to close a portion of the right of way to public access to facilitate maintenance or repairs to the right of way provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
 - Maintenance at the sole cost of the owner except as may be negotiated through a private agreement with the car share provider; and
 - Building encroachment below finished grade (e.g. below grade parking structure)
 - In the event that the car share parking spaces are not operated for car share purposes as intended (e.g. operator's contract is terminated or expires), control is transferred to the City, at no cost to the City, with the understanding that the City, at its sole discretion, without penalty or cost, shall determine how the parking spaces shall be used going forward.
 - Submission of the following to the satisfaction of the Transportation Department:
 - A copy of the draft contract between the owners and the car share operator describing the terms of the provision of car sharing services (e.g. minimum contractual period for the provision of car share services from the first date of building occupancy, additional provisions as negotiated by the owners and car share operator including. maintenance, repair and replacement by car share vehicles by the car share operator), confirmation that a sum of \$25,000.00/stall (total \$50,000.00) has been provided to the car share operator for the provision of car share cars. Prior to Final Building Permit issuance, provision of a copy of the purchase receipt for the car share cars to the attention of the Transportation Department.
5. **Air Craft Noise:** Registration of the City's standard "mixed use" aircraft noise sensitive use covenant on title to the subject site, as applicable to sites with aircraft noise sensitive uses. The owner-developer shall notify all initial purchasers of the potential aircraft noise impacts. Furthermore, prior to Development Permit* and Building Permit* issuance the owner-developer shall submit a report(s) and/or letter(s) of assurance prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan and Noise Bylaw requirements. 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 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

6. View and Other Development Impacts: Registration of a legal agreement on title that identifies the building as a mixed use building and stipulates that:
- Residents may be impacted by nuisances related to commercial uses permitted within the building which may include but are not limited to noise, smells, etc.
 - Commercial and other non-residential uses are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
 - The development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light.

The owner is required to provide written notification of these potential impacts through the disclosure statement to all initial purchasers, and to erect signage in the initial sales centre advising purchasers of the potential for these impacts.

7. Flood Construction: Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any adjacent parcel, or as exempted by Section 4.3 (a) of the Flood Plain Designation and Protection Bylaw No. 8204 for Area "A".
8. Tandem Parking: Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit. (Parking spaces provided to satisfy Zoning Bylaw parking requirements for affordable housing and residential visitors cannot be provided in a tandem arrangement).
9. Shared Parking: Registration of a shared parking agreement on Title, subject to the final approval of the Director of Transportation, to ensure that 153 parking spaces are:
- Shared between retail/restaurant uses and residential visitor uses;
 - Shared parking remains unassigned;
 - Shared parking spaces are identified with signage regarding the shared use; and
 - Shared parking spaces are fully accessible to all users during standard business operating hours (e.g. entry gates open) and are accessible to residential visitor users (e.g. buzz entry) during non-standard business hours
10. Shared Commercial and Residential Truck Loading: Registration of a shared commercial and residential truck loading agreement on Title, subject to final approval of the Director of Transportation, to ensure that all shared loading spaces:
- Are shared between commercial and residential uses;
 - Remain unassigned and identified with signage and accessible to all users during standard business hours (e.g. entry gates open) and are accessible to all users (e.g. buss entry) during non-standard business hours.
11. Truck Size: Registration of a restrictive covenant on Title, subject to the final approval of the Director of Transportation, to secure the owner's commitment to ensure that the maximum truck size for any truck servicing the site is a medium size truck (e.g. SU9) (No WB-17 size trucks are permitted to service the site).
12. Non-Conversion of Bicycle Parking: Registration of a legal agreement on Title, subject to final approval of the Director of Transportation, to prohibit conversion of bicycle parking areas into habitable or general storage space and to secure all bicycle parking areas for shared common use for the sole purpose of bicycle parking.
13. Bicycle End of Trip Facilities: Registration of a restrictive covenant on Title, or alternative legal agreement, subject to the final approval of the Director of Transportation, to secure the owner's commitment to provide bicycle end-of-trip facilities within the development for the shared use of all non-residential users (e.g. commercial and office) including a minimum of one male facility and one female facility, designed, constructed, equipped and maintained by the owner, each of which shall:
- Be fully accessible to all intended users;

- Be easily accessible from commercial Class 1 bicycle parking areas;
- Be accessible by those with mobility impairments;
- Accommodate two or more people at one time; and
- Include, at minimum, a change room and lockers, showers, a toilet, a wash basin and a grooming station (i.e. mirror, counter and electrical outlets).

14. **Bicycle Maintenance and Repair Facilities:** Registration of a restrictive covenant on Title, or alternative legal agreement, subject to the final approval of the Director of Transportation, to secure the owner's commitment to provide bicycle maintenance and repair facilities within the development for the shared use of all residential users (e.g. owners, renters and their guests) including a minimum of one bicycle repair and maintenance station for each residential tower, designed, constructed, equipped and maintained by the owner, each of which shall:

- Be fully accessible to all intended users;
- Be easily accessible from residential Class 1 bicycle parking areas;
- Be accessible by those with mobility impairments; and
- Include, at minimum, a bicycle repair stand with tools, a foot pump and a faucet, hose and drain for bicycle washing.

15. **Affordable Housing:** Registration of the City's standard Housing Agreement to secure twenty one affordable housing units, the combined habitable floor area of which shall comprise at least 5% 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 (in-stream AH criteria)	Maximum Monthly Unit Rent** (in-stream AH criteria)	Total Maximum Household Income** (in-stream AH criteria)
1 bedroom	9	49 m ² (535 ft ²)	\$950	\$38,000 or less
2 bedroom	7	80 m ² (860 ft ²)	\$1,162	\$46,500 or less
3 bedroom	5	91 m ² (980 ft ²)	\$1,437	\$57,500 or less

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

16. **Public Art:** City acceptance of the developer's offer to make a voluntary contribution towards public art, with terms that include the following:

- The value of the developer's voluntary public art contribution shall be at least \$308,380.00 based on the minimum Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed site specific zone, excluding affordable housing, as indicated in the table below.

Table 1

Use	Permitted Floor Area Under Proposed ZMU39 Zone	Affordable Housing Exemption	Min. Developer Contribution Rates	Min. Voluntary Developer Contribution
Residential	Maximum 30,647 m ² (329,885 ft ²)	1,536 m ² (16,533 ft ²)	\$8.93/m ² (\$0.83/ft ²)	\$ 259,961.00
Non- Residential	10,215 m ² (109,953 ft ²)	Nil	\$4.74 m ² (\$0.44/ft ²)	\$ 48,419.00
TOTAL	40,862 m ² (439,834 ft ²)	1,532 m ² (16,494 ft ²)	Varies	\$ 308,380.00

- Where the developer elects to provide public art on site as part of the subject development, prior to rezoning bylaw adoption, the developer shall submit a Public Art Plan for the subject site, which shall be:

- Prepared by an appropriate professional;
- Based on a contribution value of at least \$308,380.00;
- Consistent with applicable City policy and objectives (e.g. the Richmond Public Art Program, City Centre Public Art Plan, and any relevant supplementary public art and heritage planning undertaken by the City for Brighthouse Village), as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services;

- Presented for review(s) by the Public Art Advisory Committee and endorsement by Council, as requested by the Director, Arts, Culture, and Heritage Services; and
 - Implemented by the developer, as required by legal agreement(s) registered on Title prior to rezoning adoption.
- c) "No development" shall be permitted on the lot, restricting Development Permit issuance for any building on the lot, in whole or in part (excluding parking), until the developer to the City's satisfaction:
- Enters into additional legal agreement(s), if any, required to facilitate the implementation of the City-approved Public Art Plan, which may require that, prior to entering into any such additional agreement(s), a Detailed Public Art Plan is submitted by the developer for the lot and/or an artist is engaged, to the satisfaction of the City (as generally set out in the legal agreement entered into and the Public Art Plan submitted prior to rezoning adoption); and
 - Submit a Letter of Credit or cash (as determined at the sole discretion of the City) with respect to the Plan's implementation, the value of which contribution shall be at least \$308,380.00.
- d) "No occupancy" shall be permitted on the subject site, restricting final Building Permit* inspection granting occupancy of the building (exclusive of parking), in whole or in part, on the lot until:
- The developer, at his expense, commissions an artist(s) to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork, and causes the public artwork to be installed on City property, if expressly permitted by the City and pre-approved by Council, or within a statutory right-of-way on the developer's lands (which right-of-way shall be to the satisfaction of the City for rights of public passage, public art, and related purposes, in accordance with the City-approved Public Art Plan and, as applicable, Detailed Public Art Plan);
 - The developer, at his/her expense and within thirty (30) days of the date on which the public art is installed, executes and delivers to the City a transfer of all of the developer's rights, title, and interest in the public artwork to the City if on City property or to the subsequent Strata or property owner if on private property (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture, and Heritage Services; and

NOTE: It is the understanding of the City that the artist's rights, title, and interest in the public artwork will be transferred to the developer upon acceptance of the artwork based on an agreement solely between the developer and the artist. These rights will in turn be transferred to the City, subject to approval by Council to accept the donation of the artwork.

- The developer, at his/her expense, submits a final report to the City promptly after completion of the installation of the public art in respect to the City-approved Public Art Plan, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include:
 - Information regarding the siting of the public art, a brief biography of the artist(s), a statement from the artist(s) on the public art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require;
 - A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligation(s) to the artist(s) have been fully satisfied;
 - The maintenance plan for the public art prepared by the artist(s); and
 - Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.
- e) Alternatively, the developer may offer to make a voluntary cash contribution of \$308,380.00 (to the Public Art Reserve 7600-80-000-90173-0000) in lieu of providing public art as part of the subject development, the value of the developer's voluntary public art contribution shall be consistent with Table 1 above. In this case, requirements b) to d) will not apply.

17. Community Planning: City acceptance of the developer's voluntary contribution in the amount of \$114,220.00 (i.e. \$3.01/ m² (\$0.28/ft²) of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan. (City Centre Community Planning and Engineering Account #3132-10-520-00000-0000).
18. Child Care and Community Facility: City acceptance of the developer's voluntary contribution of at least:
- \$3,573,717.00 (5% of the Village Centre Bonus floor area calculated using the proposed floor area e.g. 0.05 x 10,215 m² x \$6,997/m²) towards the development of community facilities (Leisure Statutory Reserve Account #7600-80-000-90169-0000); and
 - \$2,036,915.00 (1% of the residential floor area, excluding affordable housing floor area, calculated using the maximum permitted floor area e.g. 0.01 x (30,647 m² – 1,536 m²) x \$6,997/m²) towards the development and operation of child care (90% to Childcare Development Reserve Fund – Account #7600-80-000-90157-0000 and 10% to Childcare Operating Reserve Account # 7600-80-000-90159-0000).
19. District Energy Utility (DEU): Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and /or legal agreements(s) will include, at a minimum, the following terms and conditions:
- a) No building permit will be issued for a building on the subject site unless the building is designated with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) If a Low Carbon Energy Plant District Energy Utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the Development Permit for the subject site, no Building Permit will be issued for a building on the subject site unless:
 - i. The owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii. The owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site;
 - c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - i. The building is connected to the DEU;
 - ii. The owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii. Prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right of Way(s) and/or easements necessary for supplying the DEU services to the building.
 - e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the Development Permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i. The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

- ii. The building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the city and the City's service provider, LIEC;
 - iii. The owner transfers ownership of the low carbon energy plant on the site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
 - iv. Prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - v. Prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional covenants, statutory right of way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.
- f) If a DEU is not available for connection, and the LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the Development Permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
- i. The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - ii. The owner grants or acquires any additional statutory right of way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).
20. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
21. Enter into a Servicing Agreement* for the design and construction of works that include, but may not be limited to the following, all to the satisfaction of the City.

Water Works

- a. Using the Official Community Plan (OCP) Model, there is 161 L/s of water available at a 20 psi residual at the Park Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The developer is required to, at the developer's cost:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - As the available flows are not adequate to service the proposed development, the Developer is required to provide the following:
 - Provide approximately 190 m of 200 mm diameter watermain along Buswell Street from Park Road to Cook Road, tied-in to the existing watermain along Park Road and Cook Road.
 - Provide fire hydrants at Park Road and Buswell Street frontages to achieve maximum 75 m spacing.
 - Provide a cash-in-lieu contribution for the construction of a new 200 mm watermain via the capital project works that will front the development. Through its 2015 Capital Plan and subject to funding approval, the City is planning to replace the existing watermain along Park Road from No. 3 Road to Cooney Road. A voluntary cash in-lieu of construction contribution amounting to \$163,537.92 is required to pay for the cost of the watermain upgrade from the proposed site's west property line to the tie-in point at the required watermain along Buswell Street. The length of the watermain upgrade being charged to the developer is approximately 128 meters. Note, the \$163,537.92 cost stated above is the cost required for the construction of the watermain fronting the development and not the total cost of the system from No. 3 Road to Cooney Road. The cash in lieu contribution shall be deposited into the water utility account. Alternatively, if servicing is required prior to completion of the City's capital project

works, the Developer is required to provide approximately 128 m of 200 mm diameter watermain complete with fire hydrants (spaced as per City standards) along the Park Road frontage in place of the cash-in-lieu contribution specified above. The proposed watermain shall tie-in to the existing watermain at the proposed site's west property line and the proposed watermain along Buswell Street.

- Coordinate with the Fire department to confirm whether hydrants are required at the lane frontages. If required, provide 200 mm diameter watermains and hydrants that are spaced as per City standards at the proposed site's lane frontages.

c. At the Developer's cost, the City is to:

- Cut and cap all existing water service connections at the watermain along Park Road frontage.
- Install a new water service connection along the Park Road frontage.

Storm Sewer Works

a. The Developer is required to, at the developer's cost:

- Upgrade the existing drainage sewers, Inspection Chamber(s) (IC) and manholes along the lane frontages, to meet current City standards. Tie-ins shall be to the storm sewers at Park Road and Buswell Street frontages and shall be via the use of manholes. Removal of the existing storm sewers in the lane frontages is required.
 - Provide a cash-in-lieu contribution for the portion of the new storm sewer (which will be constructed via the capital project works) that will extend approximately 42 meters past the development's west property line at Park Road frontage. Through its 2016 Capital Plan and subject to funding approval, the City is planning to replace the existing twin storm sewer system along Park Road from No. 3 Road to 105 m east. A voluntary cash in-lieu of construction contribution amounting to \$114,982.56 is required for the 42 meters of upgrade that will overlap the development's Park Road frontage, which the developer would be required to construct otherwise. Note that the \$114,982.56 cost stated above is the cost required for the construction of the portion of the storm sewer fronting the development and not the total cost of the system from No. 3 Road to 105 meters eastward. The cash in lieu contribution shall be deposited into the drainage utility account. Alternatively, if servicing is required prior to completion of the City's capital project works, the developer is required to upgrade the existing twin storm sewer at the Park Road frontage, approximately 42 metres in length, into a single storm sewer system in the middle of the street from the west property line to 42 metres east of the west property line in place of the cash-in-lieu contribution specified above. Tie-ins shall be via the use of manholes. Pipe sizing shall be determined via the SA review.
- Upgrade the existing twin storm sewers at Park Road frontage, approximately 80 meters in length, into a single storm sewer system in the middle of the street from 42 meters east of the west property line to the existing storm sewer at Buswell Street. Tie-ins shall be via the use of manholes. Pipe sizing shall be determined via the SA review.
- Remove the existing storm sewers along the north side of Park Road (at development's frontage only).
- Upgrade the existing 375 mm diameter storm sewer to 600 mm diameter along Buswell Street from Park Road to the lane along the north property line. Tie-ins shall be via the use of manholes. A high point shall be created at the north end of the upgrade so flows will be directed to No. 3 Road via the new storm sewers at Park Road frontage.

b. At the Developer's cost, the City is to:

- Cut and cap all existing storm sewer service connections at all frontages of the proposed site.
- Install a new storm service connection complete with an IC at Park Road frontage; right of way(s) may be required to accommodate IC.

Sanitary Sewer Works:

a. The Developer is required to, at the developer's cost:

- Redirect sanitary flows on the west side of the development to the new Buswell Street sewer (that the City is constructing via the Capital project works) by installing approximately 212 m of 200 mm sanitary sewer running south within the lane and east along Park Road to Buswell Street.
 - Tie the new 200 mm sanitary sewer into the existing sanitary sewer within Park Road and reconnect the existing service connections to 6640, 6700, 6740 and 6760 No. 3 Road.
 - Install a new sanitary service connection complete with IC at the middle of the frontage at Park Road.
 - Abandon the existing sanitary sewer between Park Road and SMH839 by filling with low strength flowable concrete as per Master Municipal Construction Document (MMCD).
 - Provide, if necessary, additional statutory right of way(s) (SRW), to be defined through the SA drawings.
- b. At the Developer's cost, the City is to:
- Cut and cap all existing sanitary service connections and remove the existing ICs located along the lane frontage of the development site.
 - Complete the two proposed sewer tie-ins to the existing sanitary sewer on Park Road and the proposed sanitary sewer on Buswell Street.

Frontage Improvements:

- a. The developer is required to, at the developer's cost:
- Coordinate with private utility companies to underground existing pole lines along the site's lane frontage, frontage along Park Road and frontage along Buswell Street.
 - If the development site requires soil densification and/or preload, coordinate with BC Hydro, Telus and Shaw to confirm clearance requirements between the preload and their pole lines along the frontages and identify and mitigate any impact.
 - Coordinate with BC Hydro to remove or relocate (inside the proposed development) the LPT on the east side of the property at Buswell Street.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Pre-duct for future hydro, telephone and cable utilities along the Park Road and Buswell Street frontages.
 - Upgrade the site's entire lane frontage as required to meet City lane standards, to include new asphalt, roll over curb, drainage and lighting.
 - Provide dedication for any proposed lane widening.
- b. Other frontage improvements as per Transportation's requirements.

Streetlights

City Streets

- a. Buswell Street (West side of street)
 - Pole colour: Blue
 - Roadway lighting at back of curb: City Centre Type Roadway/Pedestrian Luminaire Pole (LED) – Drawing L12.3 including 1 street luminaire, banner arms, 1 flower basket holder, and 1 duplex receptacle, but excluding pedestrian luminaires and irrigation.
 - Pedestrian lighting: Not applicable (i.e. no stand-alone pedestrian poles)
- b. Park Road (North side of street)
 - Pole colour: Blue
 - Roadway lighting at back of curb: City Centre Type Roadway/Pedestrian Luminaire Pole (LED) – Drawing L12.3 including 1 street luminaire, banner arms, 1 flower basket holder, and 1 duplex receptacle, but excluding pedestrian luminaires and irrigation.
 - Pedestrian lighting: Not applicable (i.e. no stand-alone pedestrian poles)
- c. Lane
 - Pole colour: Blue
 - Roadway lighting at back of curb: City Centre Type Laneway Luminaire Pole (LED) – Drawing L12.1, excluding duplex receptacle, flower basket holders, and irrigation.

Off-street Publicly-Accessible Walkways and Open Spaces

Not applicable

Traffic Signals

- Pole colour: Blue
- Style: To match City Centre Type Roadway/Pedestrian Luminaire Pole (LED) – Drawing L12.3

General Items:

The Developer is required to, at the developer's cost:

- Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- The site plan dated July 20, 2017 indicates the proposed building to be in close proximity to existing sanitary mains along the lane frontages and to the existing AC watermain and storm sewers at Park Road frontage. The required on-site works (e.g., soil densification, preloading, foundation works, building construction, etc.) for the proposed building may impact the existing sanitary mains, watermain and storm sewers. Prior to the rezoning bylaw adoption or prior to the start of site preparation works, whichever comes first, the developer is required to:
 - Obtain the services of a Geotechnical Engineer to provide a report indicating the following:
 - 1) Projected settlements to the existing sanitary lines along the lanes and the watermain and storm sewers along Park Road.
 - 2) Assess the settlement at the utilities identified with consideration of the size, age, and material of the utility, and the impact of differential settlement across the utility.
 - 3) Provide a plan on how settlement impact to the utilities will be mitigated. This may include performing mitigation measures prior to pre-load to ensure that the utilities operate normally during site preparation and building construction, monitoring of the utilities during pre-loading, and replacement of any utilities damaged by the pre-load after site preparation is finished. For example, if the pipes will settle uniformly with the building, how will the differential settlement at each end of the pipe be managed so that the pipes don't break and services are not disrupted?
 - Provide a pre-preload condition assessment of the surrounding utilities, including sanitary sewers, watermain, storm sewers, etc. A follow-up post-preload condition assessment of the utilities will be required

after site preparation is complete. Any utilities impacted by the site preparation shall be replaced at the Developer's cost.

- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Transportation: The developer is required to enter into a Servicing Agreement (SA) for the design and construction of road widening and behind the curb frontage improvement works, including but not limited to the items listed below. The details of the SA works are subject to submission of a final functional road plan showing all frontage and off-site works completed to the satisfaction of the Director of Transportation through the Servicing Agreement.

All road and frontage improvement works are to be completed to the satisfaction of the City before the issuance of Final Building Permit. The overall road and frontage improvements have the following main components. The off-site frontage works will be based on the minimum works shown in the function road plan dated May 7, 2018 (Attachment 8) and will be confirmed through the detailed design of the Servicing Agreement.

The SA drawings will be required to detail all streetscape elements, including, but not limited to, a decorative pavement treatment and bollards required at the crosswalks at the Park Road and Buswell Street intersection and the Park Road and No. 3 Road intersection and at the midblock special crosswalk.

Park Road

Design and construction of the section of Park Road along the site's frontage between the lane and Buswell Street, including appropriate transitions to the existing frontage works west of the subject property. As well as intersection upgrades that include the intersection of Park Road and No. 3 Road, Park Road and Buswell Street, and a mid-block pedestrian actuated signalized crossing. Works to accommodate the cross section based on the function road plan dated May 7, 2018 include:

- Behind the existing north curb of Park Road:
 - 1.95 m boulevard (boulevard treatment to be determined through SA with Parks and Planning staff for decorative concrete and tree/landscaping details);
 - New 2.0 m wide concrete sidewalk at property line; and
 - Curb extensions along north side of curb.
- A pedestrian push button special crosswalk is required on Park Road aligned with the proposed north/south pedestrian connection.

Buswell Street

Road dedication: 0.913 m

Frontage upgrades behind existing west curb of road to include 1.5 m wide boulevard and 2.0 m wide sidewalk. Through the detailed functional road plan required as part of the SA, curb extensions may be required on Buswell Street.

East/West Lane

Road dedication: 1.5 m along north property line

Upgrade the existing east/west lane to City Centre standard with sidewalk and lighting. The sidewalk will extend to connect to the north/south lane. A raised crosswalk may be required to align with the proposed north/south pedestrian connection. Special design features for the lane are to be determined.

North/South Lane

Road dedication: 1.45 m along the west property line.

Upgrade the existing north/south lane to City Centre standard. All curb ramps to include tactile warning strips.

Traffic Signals

The developer is required to design and construct off-site traffic signal works including, but not limited to:

- Modify, relocate and/or replace traffic signal poles/bases, conduits, junction boxes, street light fixtures, cable and conductors;
- Modify, relocate and/or replace traffic signal equipment such as controller cabinet/base, Uninterrupted Power Supply (UPS) and service panel;
- Modify vehicle/pedestrian detection and vehicle phasing including left turn arrows; and
- Modify, relocate and/or replace communications conduit, cable and junction boxes.

In addition to the general description of works listed above, the specific traffic signal related works include:

- **No. 3 Road/Park Road Intersection:** Signal improvements including new traffic signal poles, UPS battery backup system, LED street name signs, new standard APS push buttons, new standard traffic cabinet, traffic cameras with new conduit. Additional north bound and south bound travel lane arrows are required at the intersection.
- **Park Road/Buswell Street Intersection:** New traffic signal at the Park Road/Buswell Street intersection. The City has collected \$50,000.00 towards the upgrade of this intersection, which is the City's contribution towards the intersection upgrades. The developer is responsible for the design and construction of this traffic signal. Works shall include, but are not limited to the installation of conduits, junction boxes, traffic pole bases, traffic signal heads, illuminated street name signs, video detection, Accessible Pedestrian Signals (APS), UPS base and controller cabinet base. New communications conduit/cable are also required to tie in this traffic signal with the City owned communication network. A full set of traffic signal design drawings will be required. The developer may have to assign a statutory right of way for the placement of some of this equipment, which is to be identified through the SA phase of the project.
- **Mid-block Overhead Pedestrian Actuated Special Crosswalk:** to be installed.

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

1. Complete an acoustical and mechanical a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. 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

2. Submit a letter of confirmation from a surveyor confirming that the proposed building heights are in compliance with Transport Canada regulations.
3. Submission of a final LEED strategy report/summary confirming that the proposed development will achieve LEED Silver equivalency, to the satisfaction of the City.

4. As part of the permit drawings, submit a plan (drawings and related specifications) to the City's satisfaction, indicating waste management related facilities proposed on the subject site and compliance with City bylaws and policies, including but not limited to carts/bins (uses, types, numbers), waste/holding rooms (uses, location, sizes, clear heights), loading facilities (locations, sizes, clear heights), pedestrian/vehicle access (routes and vehicle turning templates) and related features as required (signage, janitor sinks, floor drains, ventilation, door/gate operations, etc.)

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 for approval. The plan shall identify (if applicable, for each development phase): construction vehicle access, emergency response vehicle access, parking facilities for construction works, staging areas for construction vehicles, areas for deliveries and loading, and application for any lane closures. The plan will require the use of proper construction traffic control procedures and certified personnel as per Traffic Control Manual for works on roadways (Ministry of Transportation and Infrastructure) 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 Department at 604-276-4285.

Note:

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

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

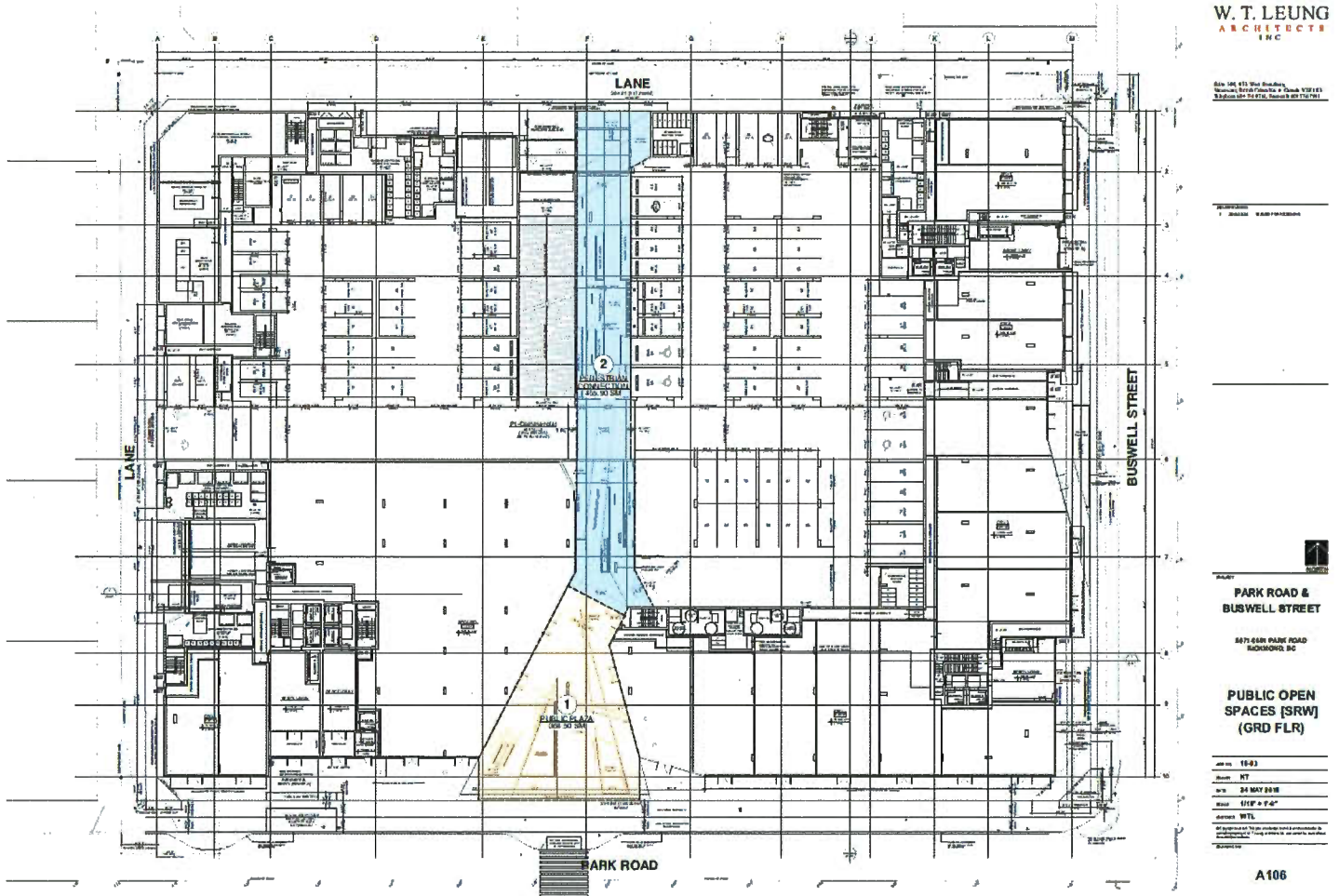
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

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

Signed (signed copy on file)

Date

Sketch Plan A





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9878 (RZ 17-779229)
8071/8091 Park 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 into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.39 High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)

20.39.1 Purpose

The **zone** provides for a broad range of **commercial, office, service, entertainment and residential uses** typical of a **City Centre**. Additional **density** is provided to achieve, amongst other things, **City** objectives related to the **development of affordable housing units, office uses and community amenities**.

20.39.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- community care facility, major
- community care facility, minor
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, major
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio

20.39.3 Secondary Uses

- **boarding and lodging**
- **home-based business**
- **home business**

20.39.4 Additional Uses

- **district energy utility**

20.39.5 Permitted Density

1. The maximum **floor area ratio** is 2.0 together with an additional:
 - a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.39.5.1, the reference to "2.0" is increased to a higher **floor area ratio** of "3.0" if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU39 **zone** and include the **lot** in the **zone**, the **owner**:
 - a) agrees to provide not less than twenty one (21) **affordable housing units** on the **site** and the combined **habitable space** for the **affordable housing units** is not less than 5% of the total residential **floor area**;
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office; and
 - c) pays a sum to the **City (Child Care Reserve Fund)** based on 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio** (i) multiplied by the "equivalent to construction value" rate of \$6,997/sq. m., if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$6,997/ m² adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.
3. Notwithstanding Section 20.39.5.1 and Section 20.39.5.2, the **density** is increased by an additional **floor area ratio** of "1.0" if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU39 **zone** and include the **lot** in the **zone**, the **owner**:
 - a) agrees to use the "1.0" additional **floor area ratio** for non-residential **uses** only; and
 - b) pays a sum to the **City (City Centre Facility Development Fund)** based on 5% of the "1.0" additional **floor area ratio**, calculated using the "equivalent to construction value" rate of \$6,997/ sq. m., if the payment is made within one year of third reading of the zoning

amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$6,997/ m² adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.

20.39.6 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.39.7 Yards & Setbacks

1. The minimum **setbacks** shall be:
 - a) for public **road setbacks**: 3.0 m, but this may be reduced to 2.2 m if:
 - i. a proper interface is provided at the sidewalk level as approved by the **City**;
 - ii. no driveways or loading areas are located along the public **road**.
 - b) for **side** and **rear yard**: 0 m.
 - c) for parts of a **building** situated below finished **grade**: 0 m.

20.39.8 Permitted Heights

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

20.39.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 45.0 m.
2. The minimum **lot depth** is 40.0 m.
3. The minimum **lot area** is 4,000 m².

20.39.10 Landscaping & Screening

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

20.39.11 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, including the **City Centre** Parking Zone 1 standards set out in Section 7.9.
2. Notwithstanding Section 20.39.11.1:
 - a) the minimum number of truck loading spaces is 6.0 medium size truck spaces shared between non-residential and residential **uses**;
 - b) no large size truck spaces for residential **uses** and non-residential **uses** are permitted in this **zone**; and
 - c) the Class 2 bicycle parking requirement is:
 - i. Residential: 0.1/unit
 - ii. **General and Convenience Retail, Restaurant, Office**: 0.1 spaces per each 100.0 m² of gross leasable floor area greater than 100.0 m²

20.39.12 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
 2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following parcels and by designating them **HIGH DENSITY MIXED USE (ZMU39) – BRIGHOUSE VILLAGE (CITY CENTRE)**:
- P.I.D. 004-899-075
LOT 125 EXCEPT: PART ON PLAN WITH BYLAW FILED A3889, SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 25523
- P.I.D. 003-680-398
LOT 189 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 55701
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9878**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by <i>DN</i>
_____	APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Council

To: Planning Committee
From: Wayne Craig
Director, Development
Date: May 29, 2018
File: AG 18-821304
Re: **Agricultural Land Reserve Non-Farm Use Application by the City of Richmond to Host the RCMP Musical Ride on August 14, 2018, located at 13671 and 13871 No. 3 Road**

Staff Recommendation

That the application by the City of Richmond for an Agricultural Land Reserve Non-Farm Use application to host the RCMP Musical Ride event on August 14, 2018, located at 13671 and 13871 No. 3 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.

Wayne Craig
Director of Development

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

The Richmond RCMP detachment would like to host the RCMP Musical Ride on Tuesday, August 14, 2018, at Twin Oaks Farm – Oaktree Farms Ltd. (Twin Oaks), located at 13671 No. 3 Road (Location Map - Attachment 1). Parking would be available at the City-owned property, located at 13871 No. 3 Road. Access to Twin Oaks would be available via an adjacent vacant railroad right-of-way which is owned by the City of Richmond. The subject properties are zoned Agriculture (AG1) and are located within the Agricultural Land Reserve (ALR).

The purpose of this application is to hold a large-scale public event on agricultural lands with the equestrian display and temporary bleachers being held at Twin Oaks, and temporary parking occurring at the City-owned property to the south.

The RCMP Musical Ride event was previously held at Twin Oaks in 2013 and did not require a non-farm use application at that time. In 2016, the Agricultural Land Commission (ALC) amended the ALC Act to allow special events or gatherings to occur on ALR land, provided a number of conditions are met including that no more than 150 people be gathered at one time for the purpose of the event. As this event is expected to draw upwards of 3,000 spectators, a Non-farm Use application is required as per the ALC Act Policy L-22 (Attachment 2).

This ALR non-farm use application requires consideration and endorsement by City Council to host the RCMP Musical Ride on August 14, 2018. If endorsed by Council, this ALR non-farm use application will be forwarded to the ALC for their consideration. If City Council does not endorse the application, the application will not proceed to the ALC for consideration.

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

1.2. Program and service enhancements that improve community safety services in the City.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.4. Vibrant arts, culture and heritage opportunities.

Findings of Fact

The purpose of the non-farm use application is to gain approval from the ALC to utilize the Twin Oaks equestrian facility at 13671 No. 3 Road, and the City-owned land at 13871 No. 3 Road and

the adjacent railroad right-of-way for parking, to host an evening RCMP Musical Ride event at on August 14, 2018. It is expected the event will draw approximately 3,000 spectators driving personal vehicles to and from the event. The parking will occupy no more than 1.2 ha (3 ac.) of the 28.1 ha (69 ac.) site and approximately 3.5 ha (8.6 ac.) on the Twin Oaks property (including the dedicated equestrian field and stabling facilities).

ALC Act – Section 3(4)(k)

Under the *ALC Act* s. 3(4)(k), the gathering of an event is permitted in the ALR provided the following conditions are met:

- i. The farm must be located on land classified as a farm under the Assessment Act;
- ii. Permanent facilities must not be constructed or erected in connection with the event;
- iii. Parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;
- iv. No more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;
- v. The event must be of no more than 24 hours duration; and
- vi. No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

As the event is expected to draw up to 3,000 attendees, the RCMP Musical Ride event does not comply with subsection 3(4)(k)(iv) listed above. Consequently, an ALR non-farm use application must be referred to the ALC by Council.

Surrounding Development

Table 1: Surrounding Development at 13671 and 13871 No. 3 Road

Location	Development
North	A single-detached dwelling zoned Agriculture (AG1) and a farm field zoned Agriculture (AG1).
East	A farm business zoned Agriculture (AG1), located across No. 3 Road.
South	City-owned land zoned Agriculture (AG1), located across the unused railroad right-of-way.
West	The Lulu Island Wastewater Treatment Plant zoned Agriculture (AG1) and City owned land zoned Agriculture (AG1).

2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR.

Analysis

Project Description

The RCMP Musical Ride is a Canadian tradition and is performed by a full troop of 32 riders and their horses. The performance consists of intricate figures and drills which are choreographed to music. The Musical Ride is performed in up to 50 communities across Canada between the months of May and October and helps to raise thousands of dollars for local charities and non-profit organizations.

The Musical Ride provides the opportunity to experience the heritage and equestrian tradition of the RCMP. The riders act as goodwill ambassadors, promoting the RCMP's image throughout Canada and all over the world.

This is a family friendly event appealing to all ages. The event is expected to draw approximately 3,000 people from throughout the Metro Vancouver region. Additional RCMP units including the Emergency Response Team, Police Dog Services and other programs will be on display at the event as well.

Site Set-Up, Take Down and Logistics

The Musical Ride is a one-day event which will take place in the early evening of Tuesday, August 14, 2018. The set up for the event will be carefully designed to ensure no negative impacts on the site's farming activities or natural areas. Attached is a letter of support from the Twin Oaks Farm Ltd. supporting the use of their property for the event (Attachment 3). While the activated space is located on the Twin Oaks Farm Ltd. equestrian facility, temporary parking is proposed to be located immediately south of the event space on City-owned agricultural land (Proposed Musical Ride's Event Site Plan – Attachment 4).

In the proposed temporary parking area, parking and circulation will be marshaled to the north side of the property to minimize impact to the site. The proposed entrance to the temporary parking area is from No. 3 Road and the proposed exit is onto Gilbert Road along a City-owned gravel access and service road. Traffic control for the event will be managed by the Richmond RCMP auxiliary constables. No permanent structures will be installed. Trailers transporting the horses and equipment to and from Twin Oaks will utilize existing hard surface parking and access roads within the Twin Oaks site.

Event organizers have been asked to submit an online REACT (Richmond Events Application Coordination Team) application which will ensure that the various event logistics have been reviewed by the appropriate City of Richmond Departments including: Traffic Department, Parks Department, Fire Rescue and By-Laws.

Due to the rural location of the event site, it is anticipated that driving will be the primary mode of transportation for event participants and will require adequate parking capacity. Parking will also be required for police, first responders, event staff and volunteers. Research and consultation shows that no other sites in Richmond have the necessary stables and adequately sized venue space immediately adjacent to the stables to host this event.

Consultation

The Agricultural Advisory Committee (AAC) reviewed the proposal on Wednesday, May 23, 2018, and passed the following motion:

That the Agricultural Advisory Committee supports the Non-farm Use application as presented for the City of Richmond to host the RCMP Musical Ride on August 14, 2018 at the Twin Oaks equestrian facility (13671 No. 3 Road) and to use part of City owned land for parking (13871 No. 3 Road).

Staff Comments

Staff support this one day community event as it promotes agricultural activities, in particular, equestrian uses which is a permitted farm use. This is a public event that has been held in the past with success. Due to changes in the ALC Act in 2016, this event requires approval from the ALC. Endorsement from Council is required prior to the ALC reviewing this application. It is anticipated that the ALC will be able to consider this proposal no later than the end of the July 2018.

Financial Impact

None.

Conclusion

The non-farm use application is a one-day event which is expected to be well attended by Richmond residents. Staff recommends that the ALR non-farm use application for the RCMP Musical Ride event being proposed for August 14, 2018, be endorsed by Council and forwarded to the ALC for their consideration.



John Hopkins
Planner 3
(604-276-4279)

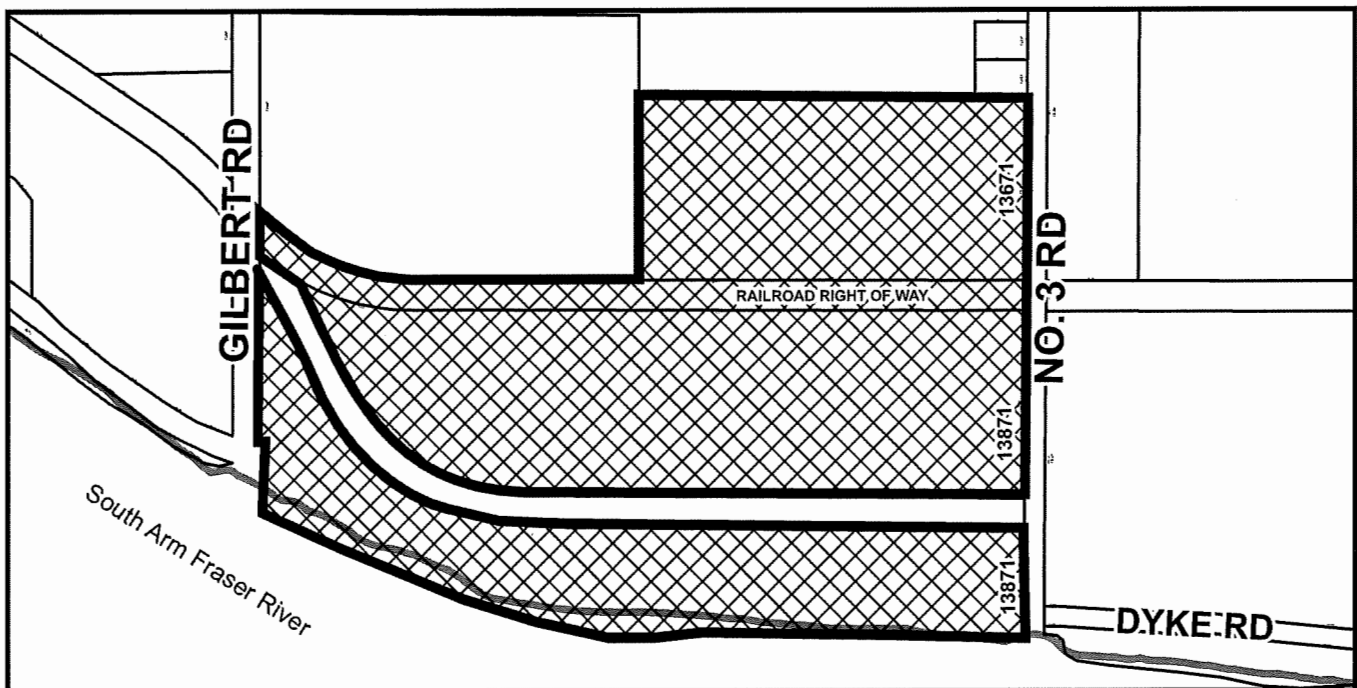
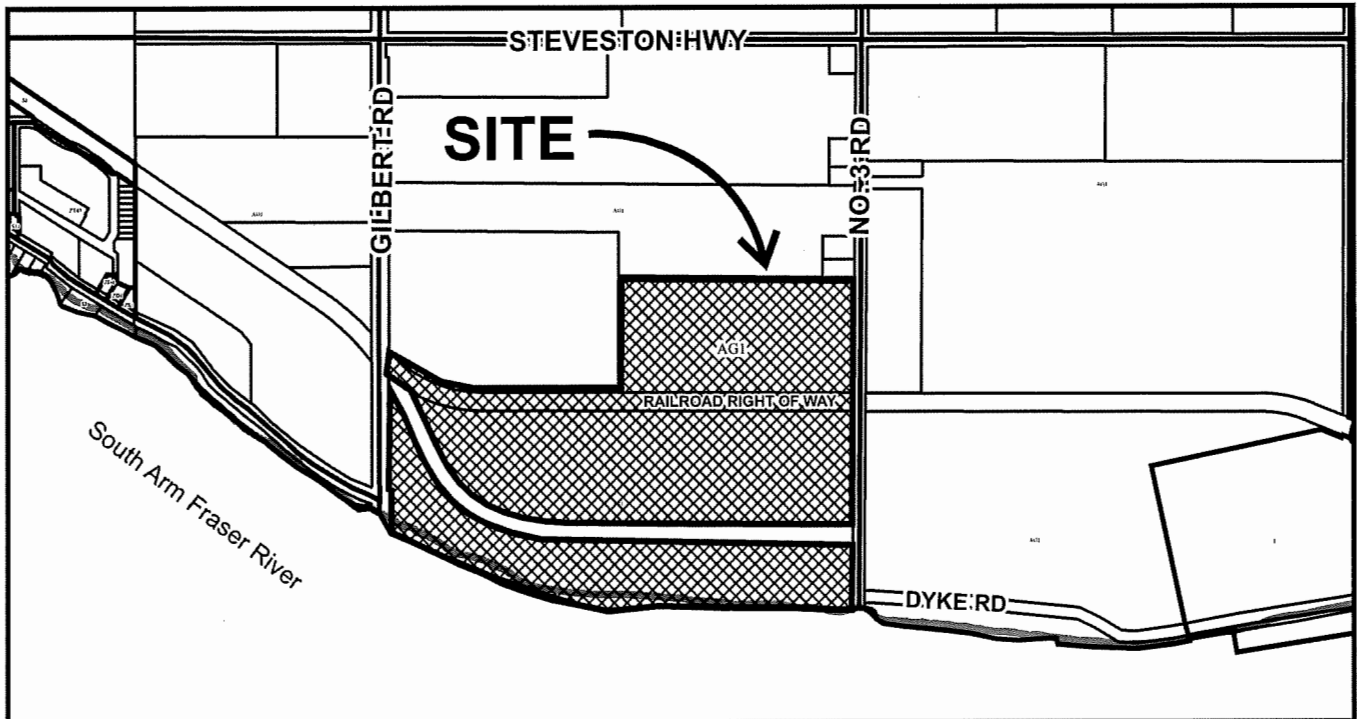


Gregg Wheeler
Manager, Sport and Community Events
(604-244-1274)

- Att. 1: Location Map – RCMP Musical Ride
2: ALC Act Policy L-22
3: Letter of support from Twin Oaks Farm, dated May 24, 2018
4: Proposed Musical Ride's Event Site Plan for RCMP Musical Ride



City of Richmond



11-7400-2-RMUS1/2018-Vol 01

Original Date: 05/03/18

Revision Date:

Note: Dimensions are in METRES

PLN - 118



City of
Richmond




11-7400-2-RMUS1/2018-Vol 01

Original Date: 05/03/18

Revision Date:

Note: Dimensions are in METRES

PLN - 119

 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy L-22 October 2016</p> <p style="text-align: center;">ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE: GATHERING FOR AN EVENT IN THE AGRICULTURAL LAND RESERVE ("ALR")</p>
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This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act](#), 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 ([Agricultural Land Reserve Use, Subdivision and Procedure Regulation](#)), including amendments as of August 2016, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), the "Regulation", Section 1(4) and Section 3(4).

Section 3(4) The following non-farm uses are permitted in an agricultural land reserve and must not be prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:

(k) gathering for an event, if all of the following conditions are met:

- i. the farm must be located on land classified as a farm under the [Assessment Act](#);*
- ii. permanent facilities must not be constructed or erected in connection with the event;*
- iii. parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;*
- iv. no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;*
- v. the event must be of no more than 24 hours duration;*
- vi. no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.*

Section 1 (4) Definitions:

"gathering for an event" means a gathering of people on a farm for the purpose of attending

(a) a wedding, unless paragraph (c) (ii) applies,

(b) a music festival, or

(c) an event, other than

(i) an event held for the purpose of agri-tourism, or

(ii) the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

Section 2(2.4) In subsections (2.1) to (2.3):

(f) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area referred to in paragraph (c) of this subsection, and, for this purpose, section 3 (4) (k) does not apply.

INTERPRETATION:

Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Regulation.

No more than 150 people may be in attendance and the event must be less than 24 hours in duration.

A maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Where more than one farm business is being operated from a farm, the maximum 10 events applies. It is recommended that a record of events be maintained by the farmer including type of event, date and number of attendees.

There is no requirement for these events to directly market or promote agricultural products grown on the farm and therefore are not considered agri-tourism events.

People hosting events must make every effort to avoid negative impacts to the use of agricultural land including but not limited to, damage to agricultural land and structures, noise that disturbs animals and livestock, trespass, vandalism, theft and blocking access to adjacent farm businesses.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Regulation. Any event that is not an agri-tourism event falls into this category.

The Regulation allows gathering for events in the ALR provided the land is assessed as "farm" under the *Assessment Act*. If the assessment changes, the use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business. The farm parcels should be contiguous or in the same general geographic area.

Permanent facilities must not be constructed or erected for any event activity. Permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Commission is necessary.

For the purposes of this policy, parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for the event must be parked on site. To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads, and in farm yard areas or immediately adjacent to farm buildings and structures.

Personal family celebrations hosted by the farm owner where no fee is charged continue to be allowed.

This Policy does not apply to agri-tourism activities. See Related Policies.

As per subsection 2.4(f) of the regulation, these conditions do not apply to wineries, cideries, meaderies, breweries and distilleries if the event(s) is held only in the ancillary food and beverage service lounge that has been developed in compliance with section 2(2.4)(b) of the Regulation. Regulation section 3(4)(k) and associated restrictions apply if the event(s) are held outside the lounge area. This means wineries, cideries, meaderies, breweries and distilleries may host an unlimited number of events in their lounge area and an additional 10 events as per section 3(4)(k) held outside the lounge area.

Local governments have the authority to regulate events with regard to structures and building occupancy (including determining if an existing farm building is appropriate for a gathering or requires upgrades for public assembly), parking, lighting, hours of operation, health and safety, noise, access for police, fire and emergency vehicles, etc. Local governments have the authority to require permits for events.

Events in excess of the what is permitted under section 3(4)(k) require an application pursuant to section 20(3) of the Agricultural Land Commission Act and approval of the Commission.

TERMS:

family event means an event attended by

- (a) family members, and
- (b) close personal friends or close business associates of family members

family member with respect to a person means

- (a) parents, grandparents and great grandparents,
- (b) spouse, parents of spouse and stepparents of spouse,
- (c) brothers and sisters,
- (d) children or stepchildren, grandchildren and great grandchildren, and

(e) aunts, uncles, cousins, nephews and nieces

fee or other charge includes a gift in lieu of a fee or charge given in connection with the event

wedding means the ceremony of marriage or a marriage-like ceremony and/or the reception celebration

music festival means concert or concert series no more than 24 hours in duration

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Regulation.

RELATED POLICY:

ALC Policy L-04 Activities Designated as a Farm Use: Agri-Tourism Activities in the ALR

ALC Policy L-03: Activities Designated as Farm Use: Wineries and Cideries in the ALR

ALR Policy L-21: Activities Designated as Farm Use: Brewery, Distillery and Meadery in the ALR

May 24, 2018

Twin Oaks Farm Ltd
13671 No. 3 Road
Richmond, BC
V7A 1X7

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

To whom it may concern,

My family owns Twin Oaks Farm in Richmond, BC. The RCMP in partnership with the Steveston Rotary is looking to host the RCMP Musical Ride on August 14, 2018, in the evening at Twin Oaks Farm. My family is in full support of the event and it has been hosted at our farm in the past without any issues. I anticipate no issues for this event to take place again at the farm and am positive no damage would be done to the property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chelsea Cavanaugh', with a stylized flourish at the end.

Chelsea Cavanaugh

(604)512-6826



Proposed Musical Ride's Event Site Plan

Original Date: 2018-May-24
Revision Date: N/A



City of Richmond

Report to Council


To: Planning Committee
From: Wayne Craig
Director, Development
Date: May 29, 2018
File: AG 18-821773
Re: **Agricultural Land Reserve Non-Farm Use Application by the City of Richmond to Host the Garden City Lands Farmers Market on August 11, 2018, at 5555 No. 4 Road**

Staff Recommendation

That the application by the City of Richmond for an Agricultural Land Reserve Non-Farm Use application to host the Garden City Lands Farmers Market on Saturday, August 11, 2018, located at 5555 No. 4 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.


Wayne Craig
Director, Development

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services Major Events & Filming	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

On March 12, 2018, Council approved the major events plan for 2018 and 2019, including:

That \$28,000 be approved for the 2018 Garden City Lands Farmer's Market to be funded from the Rate Stabilization Account.

The Garden City Lands Farmers Market is scheduled to take place on Saturday, August 11, 2018, from 10:00 a.m. to 3:00 p.m. at 5555 No. 4 Road, also known as the Garden City Lands (Attachment 1). The subject property is zoned Agriculture (AG1) and is located within the Agricultural Land Reserve (ALR).

In 2016, the Agricultural Land Commission (ALC) amended the *ALC Act* to allow special events or gatherings to occur on ALR land provided a number of conditions are met, including that no more than 150 people are gathered at one time for the purpose of the event. This regulation is reinforced and interpreted in ALC Policy L-22 "Activities Designated as a Permitted Non-Farm Use: Gathering for an Event in the Agricultural Land Reserve" (Attachment 2). As the Garden City Lands Farmers Market is expected to draw 2,000 to 3,000 visitors over the course of five hours, an ALR non-farm use application is required.

This ALR non-farm use application requires consideration and endorsement by City Council to host the Garden City Lands Farmers Market on Saturday, August 11, 2018. If endorsed by Council, this ALR non-farm use application will be forwarded to the ALC for their consideration. If City Council does not endorse the application, the application will not proceed to the ALC for consideration. Without ALC approval, the event will not be permitted to take place and will have to be cancelled.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.4. *Vibrant arts, culture and heritage opportunities.*

This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.

8.3. *The City's agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City's character, livability, and economic development vision.*

Findings of Fact

The purpose of this report is to seek Council endorsement to proceed with an ALR non-farm use application to host the Garden City Lands Farmers Market on Saturday, August 11, 2018 at 5555 No. 4 Road. The single day event will occupy no more than 1 ha (2.47 acres) of the 55.2 ha (136.40 acres) site. Council endorsement is required as a necessary step in the non-farm use application process to the ALC.

ALC Act – Section 3(4)(k)

Under the *ALC Act* s. 3(4)(k), the gathering of an event is permitted in the ALR provided the following conditions are met:

- i. The farm must be located on land classified as a farm under the Assessment Act;
- ii. Permanent facilities must not be constructed or erected in connection with the event;
- iii. Parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;
- iv. No more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;
- v. The event must be of no more than 24 hours duration; and
- vi. No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

As the event is expected to draw 2,000 to 3,000 visitors, the Garden City Lands Farmers Market does not comply with subsection 3(4)(k)(iv) listed above. Consequently, an ALR non-farm use application must be referred to the ALC by Council.

Surrounding Development

Table 1: Development Surrounding at 5555 No. 4 Road

Location	Description
North	Multi-family residential and commercial
East	Federal Government Department of National Defence (DND)
South	Multi-family residential
West	Multi-family residential and commercial

2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR.

Analysis

Project Description

The Garden City Lands Farmers Market was approved by Council on March 12, 2018, as part of the major events plan for 2018 and 2019. The event will feature a marketplace, educational exhibits, agricultural activations, food vendors and a small stage.

Festival highlights will include:

- Agricultural demonstrations and displays by local Richmond farmers and Kwantlen Polytechnic University's Sustainable Agriculture Program;
- Locally grown produce and artisanal products from Richmond farmers and local vendors;
- Community partner displays;
- Bog ecology and conservation education;
- Background music by local artists; and
- An interpreted wagon ride along the perimeter trail showcasing Garden City Lands.

Event Logistics

The set-up and take-down for the event will be carefully designed to ensure that there are no negative impacts on the site's agricultural or natural areas. Set-up and take-down will take place one to two days on either side of the event.

The event will be staged on an existing gravel area located at the west side of the site, accessible via Garden City Road (Attachment 3). No permanent structures will be installed.

Public parking will not be available at the site. Event attendees will be encouraged to arrive on foot, by bike, by public transit, or via a free shuttle service from Lansdowne Shopping Centre. The free shuttle service includes City buses operated by volunteer drivers from the Minoru Place Activity Centre.

Consultation

The Agricultural Advisory Committee (AAC) reviewed the proposal on Wednesday, May 23, 2018, and passed the following motion:

That the Agricultural Advisory Committee supports the non-farm use application as presented for the City of Richmond to host a Farmers Market Festival on August 11, 2018 at the Garden City Lands (5555 No. 4 Road).

Staff Comments

Staff support this one day community event as it promotes agricultural activities. Due to changes in the *ALC Act* in 2016, this event requires approval from the ALC. Endorsement from Council is required prior to the ALC reviewing this application. It is anticipated that the ALC will be able to consider this proposal no later than the end of the July 2018.

Financial Impact

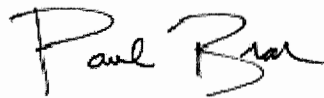
None.

Conclusion

The non-farm use application is to hold a five hour, one day event, which is expected to be well attended by Richmond residents. Staff recommend that the ALR non-farm use application for the Garden City Lands Farmers Market be endorsed by Council and forwarded to the ALC for their consideration.



John Hopkins
Planner 3
(604-276-4279)

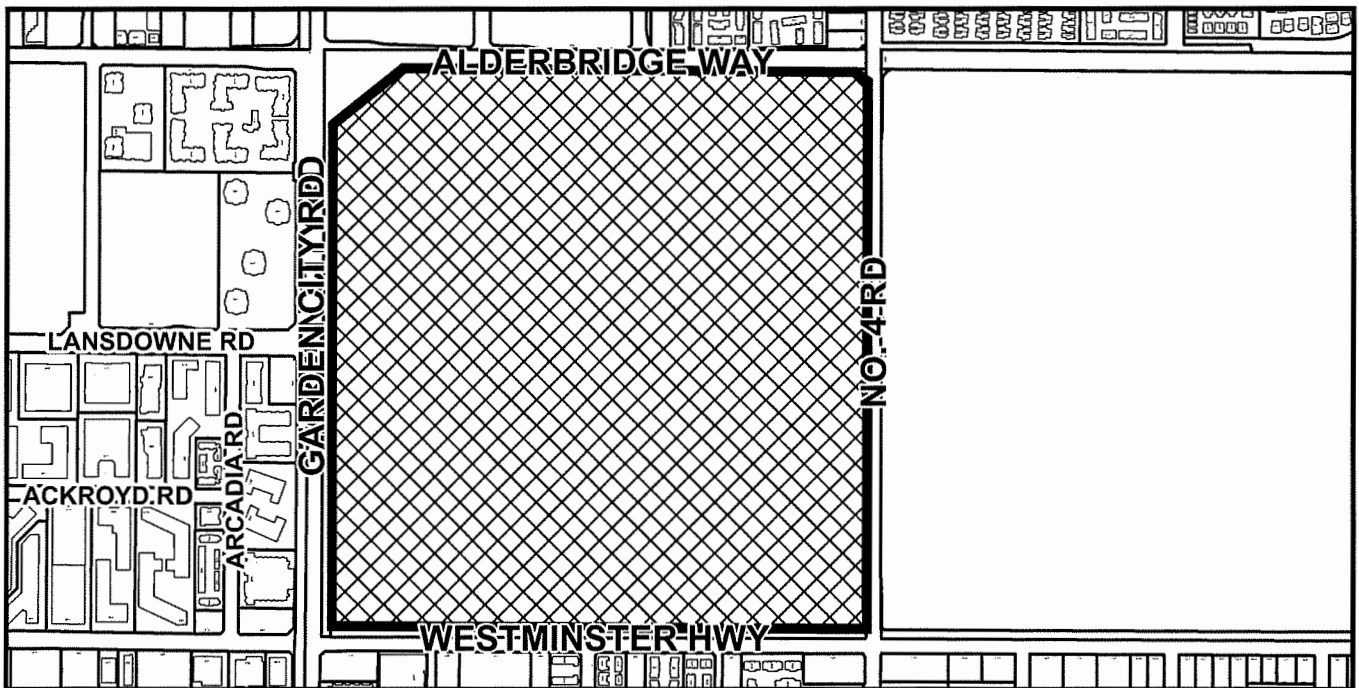
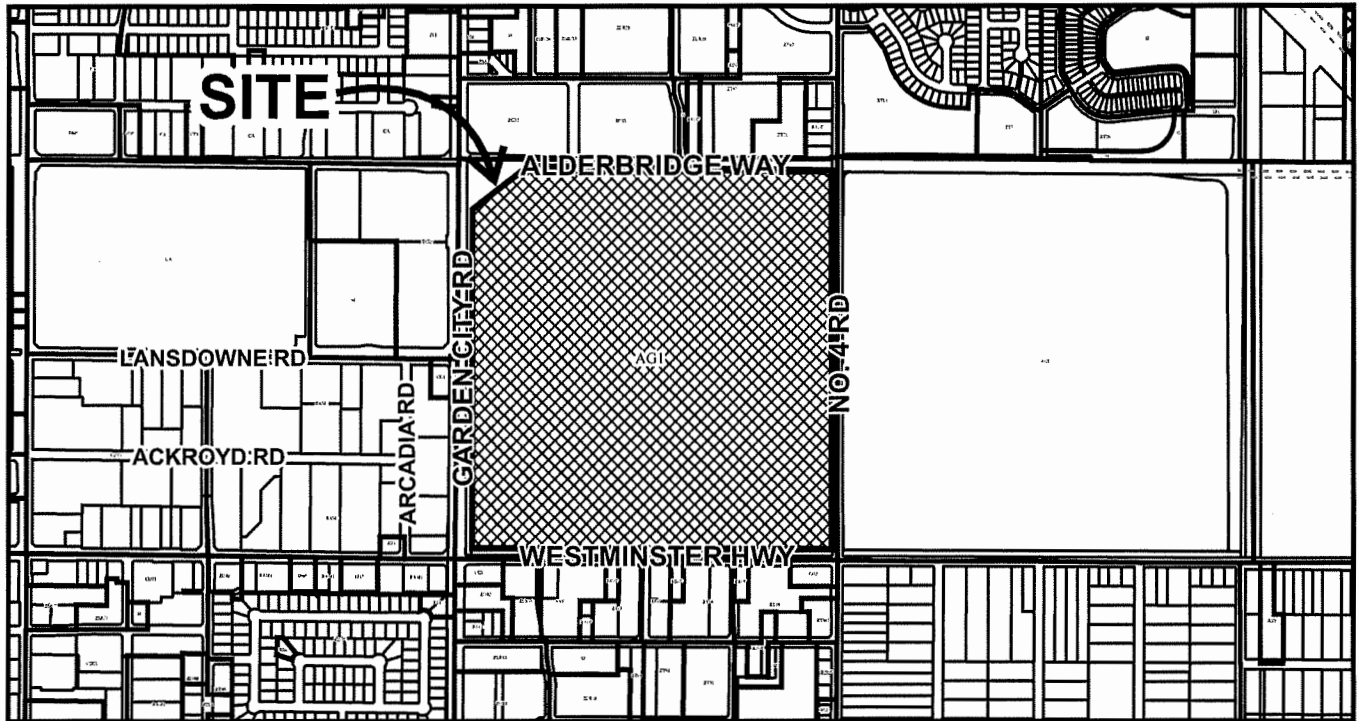


Paul Brar
Manager, Parks Programs
(604-244-1275)

- Att. 1: Location Map of Subject Property
2: ALC Policy L-22 Gathering for an Event
3: Site Plan for Garden City Lands Farmers Market



City of
Richmond



ALC 18-821773

Original Date: 05/15/18

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

Attachment 1




ALC 18-821773

Original Date: 05/15/18

Revision Date:

Note: Dimensions are in METRES

 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy L-22 October 2016</p> <p style="text-align: center;">ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE: GATHERING FOR AN EVENT IN THE AGRICULTURAL LAND RESERVE ("ALR")</p>
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REFERENCE:

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Section 3(4) The following non-farm uses are permitted in an agricultural land reserve and must not be prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:

(k) gathering for an event, if all of the following conditions are met:

- i. the farm must be located on land classified as a farm under the [Assessment Act](#);*
- ii. permanent facilities must not be constructed or erected in connection with the event;*
- iii. parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;*
- iv. no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;*
- v. the event must be of no more than 24 hours duration;*
- vi. no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.*

Section 1 (4) Definitions:

"gathering for an event" means a gathering of people on a farm for the purpose of attending

- (a) a wedding, unless paragraph (c) (ii) applies,*

(b) a music festival, or

(c) an event, other than

(i) an event held for the purpose of agri-tourism, or

(ii) the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

Section 2(2.4) In subsections (2.1) to (2.3):

(f) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area referred to in paragraph (c) of this subsection, and, for this purpose, section 3 (4) (k) does not apply.

INTERPRETATION:

Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Regulation.

No more than 150 people may be in attendance and the event must be less than 24 hours in duration.

A maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Where more than one farm business is being operated from a farm, the maximum 10 events applies. It is recommended that a record of events be maintained by the farmer including type of event, date and number of attendees.

There is no requirement for these events to directly market or promote agricultural products grown on the farm and therefore are not considered agri-tourism events.

People hosting events must make every effort to avoid negative impacts to the use of agricultural land including but not limited to, damage to agricultural land and structures, noise that disturbs animals and livestock, trespass, vandalism, theft and blocking access to adjacent farm businesses.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Regulation. Any event that is not an agri-tourism event falls into this category.

The Regulation allows gathering for events in the ALR provided the land is assessed as "farm" under the *Assessment Act*. If the assessment changes, the use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business. The farm parcels should be contiguous or in the same general geographic area.

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For the purposes of this policy, parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for the event must be parked on site. To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads, and in farm yard areas or immediately adjacent to farm buildings and structures.

Personal family celebrations hosted by the farm owner where no fee is charged continue to be allowed.

This Policy does not apply to agri-tourism activities. See Related Policies.

As per subsection 2.4(f) of the regulation, these conditions do not apply to wineries, cideries, meaderies, breweries and distilleries if the event(s) is held only in the ancillary food and beverage service lounge that has been developed in compliance with section 2(2.4)(b) of the Regulation. Regulation section 3(4)(k) and associated restrictions apply if the event(s) are held outside the lounge area. This means wineries, cideries, meaderies, breweries and distilleries may host an unlimited number of events in their lounge area and an additional 10 events as per section 3(4)(k) held outside the lounge area.

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Events in excess of the what is permitted under section 3(4)(k) require an application pursuant to section 20(3) of the Agricultural Land Commission Act and approval of the Commission.

TERMS:

family event means an event attended by

- (a) family members, and
- (b) close personal friends or close business associates of family members

family member with respect to a person means

- (a) parents, grandparents and great grandparents,
- (b) spouse, parents of spouse and stepparents of spouse,
- (c) brothers and sisters,
- (d) children or stepchildren, grandchildren and great grandchildren, and

(e) aunts, uncles, cousins, nephews and nieces

fee or other charge includes a gift in lieu of a fee or charge given in connection with the event

wedding means the ceremony of marriage or a marriage-like ceremony and/or the reception celebration

music festival means concert or concert series no more than 24 hours in duration

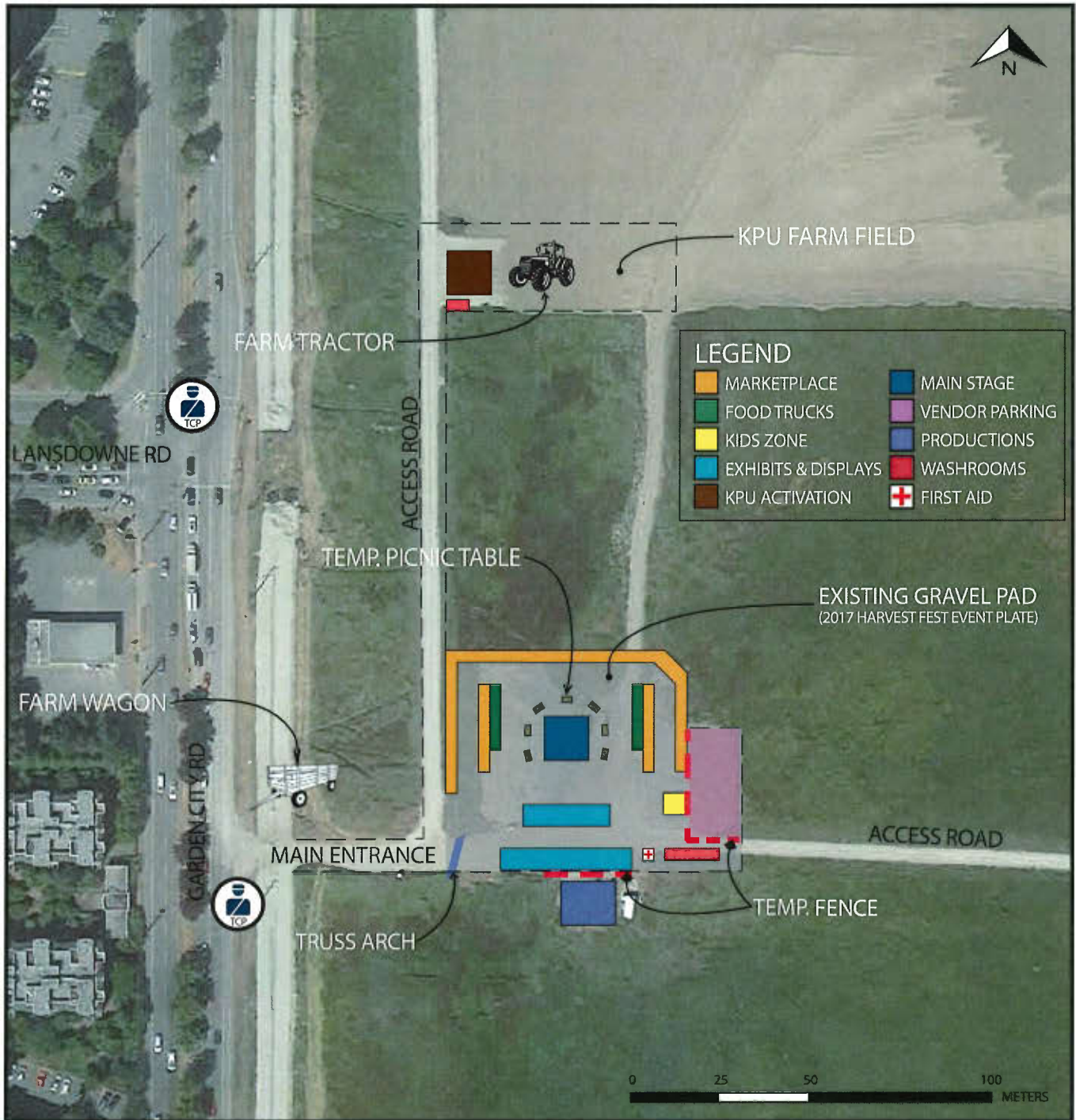
Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Regulation.

RELATED POLICY:

ALC Policy L-04 Activities Designated as a Farm Use: Agri-Tourism Activities in the ALR

ALC Policy L-03: Activities Designated as Farm Use: Wineries and Cideries in the ALR

ALR Policy L-21: Activities Designated as Farm Use: Brewery, Distillery and Meadery in the ALR



GCL Farmers Market Site Plan

Original Date: 2018 May 24

Revision Date: N/A



City of Richmond

Report to Committee

To: Planning Committee

Date: May 30, 2018

From: Wayne Craig
Director, Development

File: RZ 17-773703

Re: Application by GBL Architects Ltd. on behalf of Keltic (Brighouse) Development Ltd. for Rezoning at 6340 No. 3 Road from "Land Use Contract 062" to "High Density Mixed Use and ECD Hub (ZMU37) – Brighouse Village (City Centre)"

Staff Recommendation


1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9859 to:
 - a) create the "High Density Mixed Use and ECD Hub (ZMU37) – Brighouse Village (City Centre)" zone;
 - b) rezone 6340 No. 3 Road from "Land Use Contract 062" to "High Density Mixed Use and ECD Hub (ZMU37) – Brighouse Village (City Centre);" and
 - c) discharge "Land Use Contract 062," entered into pursuant to "Techram Securities Ltd. Land Use Contract Bylaw No. 3366, 1977" (RD50359) from the Title of 6340 No. 3 Road;be introduced and given first reading; and
2. That staff be directed to prepare a service area bylaw to provide district energy services to the development at 6340 No 3 Road.



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

WC:jd

Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Childcare	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Project Management	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Engineering (Sustainability)	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

GBL Architects Ltd., on behalf of Keltic (Brighthouse) Development Ltd., has applied to the City of Richmond to create the “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” zone, and to rezone the property at 6340 No. 3 Road from “Land Use Contract 062” to a new site-specific zone, “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)” (Attachment 1), in order to permit the development of a commercial, office, residential and institutional use development in the City Centre’s Brighthouse Village. The proposed zoning amendment bylaw includes discharge of Land Use Contract 062. The application includes an offer by the developer to design and construct an Early Childhood Development Hub (ECD Hub), at its sole cost, and to transfer the facility to the City, along with access to parking and loading.

Key components of the rezoning proposal (Attachment 2) include:

- A podium and tower form of development with two levels of below-grade parking, ground level retail uses, one office tower and three residential towers and a podium level Early Childhood Development Hub (ECD Hub).
- A maximum floor area ratio (FAR) of 4.007 and a maximum height of 47.0 m geodetic.
- A total floor area of approximately 53,794 m² (579,034 ft²) including approximately:
 - 2,784 m² (29,967 ft²) of commercial space.
 - 9,621 m² (103,560 ft²) of office space.
 - 39,624 m² (426,509 ft²) of residential space.
 - 1,765 m² (19,000 ft²) of ECD Hub space.
- Approximately 546 residential units including:
 - approximately 519 residential units.
 - 27 affordable residential units.
- LEED Silver equivalent design with LEED ID+C Gold certification for the ECD Hub.
- DEU connection-ready and transfer of the on-site low carbon energy plant to the City.
- Widening of No. 3 Road and of Cook Road and provision of public right-of-passage (PROP) statutory rights-of-way (SRW) on the north and east sides of the site, various storm and sanitary sewer upgrades and frontage improvements.

The proposed transfer of an on-site low carbon energy plant to the City will enable immediate service by LIEC and connection to the City’s District Energy Utility system in the future. A Service Area Bylaw for the subject site will be brought forward, in a subsequent report from Engineering, for Council consideration before adoption of the rezoning bylaw.

Findings of Fact

A Development Application Data Summary (Attachment 3) is provided for comparison of the proposed development with the proposed site-specific bylaw requirements.

Existing Site and Development

Existing Site and Development: The subject site is located in Brighthouse Village of the City Centre (Attachment 4) on the east side of No. 3 Road between Cook Road and the future Bus Mall site. It is comprised of one lot and currently is developed with low-scale commercial uses and surface parking.

Existing Housing Profile: The subject properties were not previously developed with residential uses.

Surrounding Development

Surrounding development includes:

- To the North: Adjacent, an undeveloped City lot subject to an application (DP 11-593871) to construct a Bus Mall adjacent to the Brighthouse Canada Line Station in keeping with the City Centre Area Plan (CCAP). This application is in process and will be the subject of a separate report to Council. To the north of the Bus Mall site, a recently-constructed mixed commercial and residential use development on a site zoned "Downtown Commercial (CDT1)" (DP 11-584010).
- To the East: Across the north-south City lane, at 6411 Buswell Street, an existing, low scale commercial and office use development. This site is part of the Bus Mall development application noted above, and will provide SRWs connecting the Bus Mall with Buswell Street. Adjacent to the subject site, at 8171 Cook Road, is an existing, low scale commercial and office use development.
- To the South: Across Cook Road, existing, low-scale commercial buildings with surface parking.
- To the West: Across No. 3 Road, the Richmond Centre Mall site, which is zoned "Downtown Commercial (CDT1)" and is subject to an Official Community Plan (OCP) amendment application (CP 16-752923) to adjust land use and form of development policies, as well as a Development Permit application (DP 17-768248) for the first phase of mall redevelopment and new mixed use building development. This application is in process and will be the subject of a separate report to Council.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

Official Community Plan: The Official Community Plan (OCP) designates the subject site as "Downtown Mixed Use". The proposed rezoning is consistent with this designation.

City Centre Area Plan: The City Centre Area Plan (CCAP) Brighthouse Village Specific Land Use Map designates the subject site as "Urban Centre T6 (45 m)". The proposed rezoning is consistent with this designation.

Other Policies, Strategies & Bylaws

Floodplain Management Implementation Strategy: The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area "A". Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy: The proposed development is located in Area 2 (aircraft noise sensitive uses may be considered) on the Aircraft Noise Sensitive Development Map. Registration of an aircraft noise covenant is required prior to rezoning adoption.

Mixed-Use Noise, Canada Line Noise, Commercial Noise and City Centre Impacts: The proposed development must address additional OCP Noise Management Policies related to mixed-use, Canada Line, commercial and ambient noise, as well as other impacts of densification. Requirements include provision of acoustic consultant reports recommending residential sound attenuation measures and registration of associated noise covenants prior to final adoption of the rezoning bylaw. Provisions will be added to the mixed-use noise covenant to address noise from the ECD Hub indoor and outdoor facilities.

Consultation

Public: A rezoning application sign has been installed on the subject property. Staff have not received any comments from the general public in response to the sign. Should the Planning Committee endorse this application and Council grant first reading to the proposed rezoning, the application will be forwarded to a Public Hearing; where any area resident or interested party will have further opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Ministry of Environment and Climate Change Strategy (MOECCS): With respect to potential site contamination, MOECCS has issued a release for the City to approve rezoning and demolition. The applicant is required to expand this release before rezoning adoption to include Development Permit and Subdivision. As the proposed rezoning includes dedication of land to the City, a Certificate of Compliance, Final Determination or alternative legal instrument with associated indemnification must also be provided prior to rezoning adoption, as outlined in the rezoning considerations (Attachment 5).

TransLink: The site is adjacent to the terminus of the Canada Line at Brighthouse Station and the future Bus Mall. TransLink has confirmed that the property owner has entered into an Adjacent and Integrated Development (AID) agreement for formal review and has worked cooperatively to date.

Analysis

Proposed Zoning Bylaw Amendment

A new site-specific zone, "High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)", is proposed. It addresses land use, density, density bonusing, height, siting and parking and loading requirements. Key details of the proposed zone and the associated rezoning considerations are discussed in the report. The rezoning considerations are attached (Attachment 5) and a signed copy is on file.

Infrastructure Improvements

The proposed rezoning will contribute to utility, transportation and park infrastructure improvements as described below. Additional details are provided in the Servicing Agreement section of the rezoning considerations (Attachment 5). Detailed design will take place through the Servicing Agreement process.

Engineering

City Utilities: The developer is required to undertake a variety of storm sewer and sanitary sewer frontage works. Included are:

- Up-graded lane drainage to meet City standards.
- A new sanitary sewer on Cook Road running through to Buswell Street.
- New street and/or pedestrian lighting on the roads and pedestrian statutory rights-of-way (SRW).

Relocation of existing sanitary sewers within the development site is subject to a separate Servicing Agreement application (SA 17-769245). Discharge of the five existing sanitary sewer SRWs is a consideration of the separate Servicing Agreement application, and must be completed prior to final adoption of the rezoning bylaw.

Development Cost Charges (DCCs): In Engineering's 2016 DCC program, there are:

- DCC credits available for 146 m of sanitary sewer between manhole SMH842 in Cook Road and manhole SMH775 in the north-south aligned right-of-way bisecting the development site under 2006-CC-1122.
- No available DCC credits for the storm or water works for this development.

Third Party Utilities: Requirements include undergrounding and/or pre-ducting of private utility lines and location of all private utility equipment on-site.

Transportation

No. 3 Road Frontage: Required back of curb improvements on No. 3 Road will necessitate a dedication and will include a boulevard wide enough to accommodate trees and bus stop infrastructure, development of an off-street bike lane to enhance cyclist safety, a buffer strip/greenway with a second row of trees, and, a 3.0 m wide sidewalk.

Cook Road Frontage: Improvements will include road widening and back of curb cross-section elements similar to No. 3 Road (a boulevard wide enough to accommodate trees and bus stop infrastructure, development of an off-street bike lane, a buffer strip/greenway with a second row of trees, and, a 3.0 m wide sidewalk). A dedication is required.

Bus Mall Frontage: A 4.0 m SRW PROP is required along the north property line to supplement the approximately 3.0 m sidewalk to be constructed on the adjacent Bus Mall site. This will be combined with SRW PROPs in favour of the City on the north-east and north-west corners of the site (overlaid on the SRWs provided to TransLink by the applicant).

North-South Pedestrian Mews: A SRW/PROP is required to accommodate a 6.0 m wide north-south pedestrian mews running from Cook Road to the Bus Mall site. This intended to add connectivity for users of the Canada Line and the Bus Mall and will be landscaped.

Kiss and Ride: An SRW/PROP is required over the north-east corner of the site to provide for a 437.6 sq. m. “kiss and ride” facility serving the Canada Line and Bus Mall. This will provide for approximately seven parking spaces for passenger pick up and drop off by taxis and private citizens.

Traffic Signals: The developer is required to install signal and associated facilities at the new Cook Road access and provide modifications of the signals at the Cook Road/Buswell Street and the Cook Road/No. 3 Road intersections to accommodate road widening and realignment.

Where eligible, Development Cost Charge (DCC) credits will be applied to the required improvements. All other improvements will be funded by the developer.

Preliminary functional road drawings demonstrating the proposed road improvements have been provided (Attachment 6). Design development of the back of curb cross-sections will occur through the DP and SA processes.

Amenity Contributions

The CCAP Implementation Strategy includes density bonusing and other measures to support the development of community amenities. The proposed rezoning includes contributions to community amenities as outlined below. Staff note that all contributions are based on rates at the time of writing and will be subject to indexing adjustments, should the rezoning not be adopted within the relevant applicable time periods.

Child Care and Community Facility: The proposed rezoning is located in the Brighthouse Village Specific Land Use Map “T6” and “Village Centre Bonus” areas and is subject to the T6 Child Care and Village Centre Bonus provisions requiring contribution of floor area or cash-in-lieu for development of child care and/or community facilities. In the case of this development, Community Services staff propose that the contribution be taken in the form of floor area and that the floor area be used for a combined child care and community service facility, generally described as an Early Childhood Development Hub, to serve the Brighthouse Village area of the City Centre. This use of the density bonus contribution for an ECD Hub is consistent with the 2017-2022 Richmond Child Care Needs Assessment and Strategy and the City Centre Area Plan and leverages opportunities inherent in a large mixed-use development located at the centre of Brighthouse Village and adjacent to the Canada Line Station and Bus Mall.

The proposed ECD Hub would combine child care programs and child and family services programs in a facility with approximately 1,765 m² (19,000 ft²) of floor area. The density bonusing provisions used to derive the developer’s floor area contributions to the ECD Hub include:

- for “T6 Child Care”, 1% of the proposed residential floor area minus affordable housing floor area (377 m² [0.01 x (39,624 m² – 1,981 m²)]); and
- for “Village Centre Bonus Community Facility”, 5% of the Village Centre Bonus floor area (671 m² [0.05 x 13,425 m²]).

The combined floor area of these two contributions is 1,048 m² (11,281 ft²), which is 717 m² (7,718 ft²) less than the optimum facility size noted above. The developer has proposed an additional voluntary contribution of 717 m² (7,718 ft²) to address the shortfall. Staff support this proposal and have been working with the applicant to expedite the staff review process in recognition of this significant community amenity offer.

The ECD Hub facility is proposed to include space for up to four child care programs as well as offices and multi-purpose spaces for child and family development services. The facility may also be used for after-hours community purposes (e.g. outside of the normal operating hours for the ECD Hub). The facility will be located on the third floor of the development, in the south-west corner of the site, and will have its own entry system from No. 3 Road and the parkade (Attachment 5 - Schedule 4). Outdoor space will be provided for the child care programs in the podium courtyard and, for the child and family development space, in the podium courtyard and overlooking No. 3 Road. Ancillary functions, such as bicycle storage, parking, loading and waste management, will be provided on various levels of the parkade. The required vehicle parking for the facility includes 22 staff spaces and 19 client spaces, as well as a designated space for a van or small delivery truck. These will be located on the ground and upper levels of the parkade, directly adjacent to the ECD Hub access lobbies. Additional parking spaces are provided for the after-hours community use of the facility within the shared non-residential / residential visitor parking area. Program and technical requirements are outlined in the rezoning considerations (Attachment 5) and detailed in the Brighthouse Village Early Childhood Development Hub - Terms of Reference (Attachment 5 – Schedule 5).

In addition to contributing floor area to the facility (including the facility proper, ancillary facilities, such as parking, and outdoor space), the developer will undertake the design and construction of the facility, to a turnkey level of finish, at the developer's cost. Once completed and deemed acceptable, the facility will be provided to the City, at no cost, primarily in the form of an air space parcel. Ancillary facilities not practically included in the air space parcel will be secured with easements/statutory rights-of-way and associated cost sharing terms.

Further to contributing the facility, the developer will provide a project management fee based on 5% of the anticipated construction cost of the contributed floor area (e.g. minus the supplementary contributed floor area) in order to support the City's involvement in developing the facility program and construction documents, construction review and providing other input, as necessary. A Construction Agreement will be required to secure completion of the facility to the City's standards. If the Construction Agreement has not been signed before rezoning, a No Build Covenant will also be required. Registration of a No Occupancy Covenant, including terms regarding occupancy of the development and transfer of the completed facility to the City, is also a consideration of rezoning. The detailed conditions of the amenity contribution are provided in the rezoning considerations (Attachment 5).

Community Planning: The proposed rezoning is subject to a community planning implementation contribution which will be deposited into the City Centre - Community Planning and Engineering account for future community planning initiatives (a minimum of \$161,919.94 calculated using the proposed floor area $[53,794 \text{ m}^2 \times \$3.01/\text{m}^2]$).

Public Art: The rezoning must address the Richmond Public Art Policy and proposes a voluntary cash contribution in lieu of installation of a site-specific artwork by the applicant. The applicant is working with staff to develop a combination of works that would support the City's "art walk" concept for No.3 Road and highlight the Brighthouse Village Centre. The Public Art Plan will be subject to Council approval. The contribution will be secured through the rezoning in the form of a cash deposit (a minimum total of \$404,812.20 calculated using the proposed floor areas, excluding the ECD Hub community amenity floor area and the affordable housing floor area, $[(14,170 \text{ m}^2 - 1,765 \text{ m}^2) \times \$4.84/\text{m}^2 + (39,663 \text{ m}^2 - 1,983 \text{ m}^2) \times \$9.15/\text{m}^2]$).

Affordable Housing: The CCAP Implementation Strategy, in conjunction with the Affordable Housing Strategy, provides for density bonusing to achieve affordable housing in residential and mixed-use developments. The rezoning application for the proposed development was received prior to July 24, 2017 and is subject to grandfathering of the five percent affordable housing contribution rate. A total of 27 Low End Market Rental Housing (LEMR) units, with a combined floor area of 1,981 m² (21,323 ft²), are proposed and allocated as follows.

AFFORDABLE HOUSING SUMMARY

Unit Type	Affordable Housing Strategy Requirements			Project Targets (3)	
	Minimum Unit Sizes	Current LEMR Maximum Rents (1) (2)	Total Maximum Household Income (1) (2)	Unit Mix	# of Units (3)
Bachelor	37 m ² (400 ft ²)	\$811	\$34,650 or less	15%	4
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	33%	9
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	26%	7
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	26%	7
TOTAL		N/A	N/A	100%	27

(1) Denotes 2017 amounts adopted by Council on July 24, 2017.

(2) Subject to Council approval, total annual household incomes and maximum monthly rents may be increased annually by the Consumer Price Index.

(3) 50% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

The units will be secured with a Housing Agreement which will include the following terms: clustering of units in one area of the development; tenant access to indoor and outdoor common amenity areas; and, provision of affordable housing parking spaces at no additional charge.

Accessibility: The applicant proposes to include the following accessibility unit types in the development.

ACCESSIBILITY SUMMARY

Type	Affordable	Market	Intent	Standard
Aging in Place	13	330	- support mobility and usability	Per OCP
Adaptable + Basic Universal Housing (1)	14	206	- renovation potential for wheelchair plus added floor area for manoeuvring	Per BCBC and RZB
Barrier Free (2)	-	-	- move in with wheelchair	Per BCDH
Total Units	27	536		

(1) Includes Aging-in-Place

(2) Includes Aging-in-Place, Adaptable and Basic Universal Housing

Sustainability

District Energy Utility (DEU): Under typical rezoning considerations, developments are required to be ready for connection to the City's DEU system. In this case, the applicant is proposing to construct and transfer the low carbon energy plant to the City at no cost so that the Lulu Island Energy Company (LIEC) can provide immediate service to the customers and the equipment can be integrated into the future DEU system for this neighbourhood. This servicing opportunity is consistent with the City Centre DEU due diligence analysis, which will be brought forward to Council in early 2019. While the City Centre DEU due diligence analysis is being completed, this interim servicing strategy will secure the customer base for the immediate implementation of GHG emissions reduction. LIEC staff have completed the business plan

whereby LIEC can service new customers from the on-site low carbon energy plants at competitive cost to customers for the same level of service. The applicant is working with LIEC staff to ensure the design of the system and equipment will be compatible with the future system. Mirroring the process of affordable housing strategy, the transfer of the energy plant to the City will proceed only if Council adopts a new Service Area Bylaw which will be provided for Council consideration in a separate report. Otherwise, the development will be built as “DEU-Ready”. Details are provided in the rezoning considerations (Attachment 5).

Sustainability Rating System: The proposed development is expected to achieve Leadership in Energy and Environmental Design (LEED) v4 Silver equivalency. The applicant has provided a preliminary checklist and will incorporate the recommendations into the development and Building Permit drawings, where relevant. The ECD Hub, as a City-owned facility, is expected to achieve LEED v4 ID+C Gold Certification for Commercial Interiors.

Site Access, Parking and Loading

Site Access: Proposed pedestrian access to the site includes storefront entries, an office lobby at the corner of No. 3 Road and Cook Road, residential lobbies on the ground level on No. 3 Road, Cook Road and the north-south pedestrian mews, and an exclusive ECD Hub lobby on No. 3 Road. Vehicle and truck access is proposed to be provided from Cook Road, where there will be a new traffic signal to manage the vehicle and pedestrian movements at the intersection. A second car entry will be located on the east side of the site and will be accessed via the existing City lane that runs west from Buswell Street. Truck and waste management loading spaces are proposed to be grouped near the Cook Road access. An extra high drive aisle is provided between the loading area and the lane access, in order to support its use by trucks when the east-west lane is realigned and widened in the future.

Parking and Loading Rates: Bicycle parking rates are proposed to be consistent with the current bylaw requirements except as follows:

- the required Class 1 spaces for the ECD Hub are proposed to be specified based on anticipated staffing numbers rather than a floor area rate; and
- the required Class 2 spaces are proposed to be calculated at reduced rates due to the proximity of transit and opportunities to share amongst the varied on-site uses.

Vehicle parking rates are proposed to be consistent with the current bylaw requirements for commercial, office, residential and affordable residential uses. Required parking space numbers (rather than rates) have been established for the ECD Hub child care and community services uses in conjunction with actual facility programming. Parking necessitated by after-hours community use of the ECD Hub by the community (approximately 8 spaces) will be provided within the shared commercial/visitor parking area. The applicant has proposed adjusted rates for loading vehicles that include waiving of the requirement for large size truck spaces as there are no large format retail spaces, and, a reduction in the number of medium size truck spaces as these can be shared between non-residential (including the ECD Hub) and residential uses. The ECD Hub program has requested an additional small loading space to accommodate a passenger van that would be located close to the ECD Hub entry system. The alternative bicycle and vehicle parking and loading requirements are reflected in the draft site-specific zone provisions.

Transportation Demand Management (TDM) Measures: The applicant is not proposing a TDM reduction but is proposing to provide TDM measures nonetheless. The proposed measures are detailed in the rezoning considerations (Attachment 5) and include:

- Provision of the end-of-trip bicycle facilities (showers and changing rooms for the office building) and maintenance tools located in the bicycle storage area.
- Provision of bicycle maintenance and repair facilities for each residential tower.
- Provision of on-site public kiss & ride area for pick-up/drop-off near the Canada Line Brighthouse Canada Line Station and the proposed Bus Mall.
- Provision of one-year, two-zone transit passes for the ECD Hub staff (maximum 25).
- Provision of two car share spaces within the parkade to be operated by a car share operator.

Electric Vehicle Charging: Consistent with Council Policy, effective on April 1, 2018, 100% of the residential parking spaces (excluding visitor spaces) are to be provided with an energized outlet for electrical vehicle charging.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report and Tree Survey (Attachment 7) which identifies on-site and off-site bylaw-sized trees that may be affected by the proposed development.

On-site Trees: There are 13 existing trees on site (eight Sweetgum and five Pine trees). None are in good condition and all interfere with the proposed development. Staff recommend that all be removed and replaced at a 2:1 ratio. Two trees located on the adjacent property at 8171 Cook Road will require tree protection.

Development Form and Character

The CCAP includes a variety of policies intended to shape development to be liveable, functional and complementary to the surrounding public and private realm. Those policies most critical to the development concept (Attachment 2) at the rezoning stage are reviewed below.

Public Adjacencies: The project has public frontages on all four sides and the proposed design concept provides for street animating uses at ground level and above. The massing of the development will intersperse podium and tower forms and provide for low podium heights on the No. 3 Road and Cook Road frontages. This will improve scale and light conditions on the streets, as well as enhance the visual connection to the ECD Hub indoor and outdoor facilities on the third level. The Bus Mall frontage will be lined with retail uses and will be overlooked by residential uses. The pedestrian mews will include a residential tower lobby, a landscape-lined passage and residential uses above. The No. 3 Road and Cook Road intersection, the focus of the Brighthouse Village Centre, will be marked with a signature office tower.

Private Adjacencies: Because the proposed development has public open space on all four sides, it is well separated from existing and future development on nearby private properties. Consequently there are no immediate adjacency impacts. The property at 8171 Cook Road is relatively small by City Centre Area Plan (CCAP) standards. The applicant has provided a viability study that demonstrates the property will be developable.

Massing: The applicant has proposed a four-tower massing concept that is intended to:

- Optimize space, light access and noise reduction for the ECD Hub child care outdoor space.
- Provide for towers with adequate separation and outlook.
- Enhance liveability for podium-oriented units with views through to the streets.
- Add to the rhythmical line of towers that is developing along No. 3 Road to the north and south.
- Create common outdoor spaces that will benefit from southern and western sunlight.
- Develop different identities for the office tower and the residential towers.

Amenity Space: The proposed outdoor amenity space includes enhanced public realm space on the ground level, separate child care and residential use outdoor areas on the podium and commercial and residential use spaces on the transition areas between the mid-rise and high rise components of the development. Indoor amenity space is provided for the residents on the third level and opens directly to the podium outdoor space.

Design Development: The form and character of the proposed development, as well as functional details related to on-site public realm design, parking, loading, waste management, on-site utilities, rooftop equipment, pedestrian weather protection, DEU, CPTED, LEED, indoor and outdoor amenity space, landscape, accessibility and acoustic requirements, will be assessed in more detail during the Development Permit Application process. The proposal will be expected to respond to comments arising from Council consideration of the rezoning, as well as, from staff, Advisory Design Panel and Development Permit Panel review.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$16,000. This will be considered as part of the 2019 Operating Budget.

With respect to the ECD Hub, it is anticipated that an operating budget impact (OBI) of approximately \$115,396.20 (based on today's costs) will be needed to fulfill landlord maintenance responsibilities for a nominal lease with a non-profit society. The Council approved non-profit operator will be responsible for operating costs. The estimated OBI, revised to reflect the costs of the day, will be included in the City's future Five Year Financial Plan to commence in the year the facility becomes operational. Other potential financial impacts may include: an annual permissible tax exemption for a future non-profit operator seeking relief from paying property taxes for a City leased facility; and \$35,000 for legal fees for conveyance of an air space parcel and advertising required in advance of leasing the facility to a non-profit. The source of funding for these costs would be an existing City-wide child care project budget.

Conclusion

The application to rezone the property at 6340 No. 3 Road to a new site-specific zone is consistent with the City Centre Area Plan Specific Land Use Map provisions including a maximum density of 4.007 FAR and a maximum height of 47.0 m. The mix of uses will contribute to a lively City core and the design of the development, with its emphasis on creating an animated and connected public realm on all sides of the development, will enhance the experience of the Brighthouse Village Centre. Contributions, such as the kiss & ride, will improve civic functionality. Contributions to affordable housing will increase housing options for City residents. Most significantly, the contribution of an Early Childhood Development Hub for Brighthouse Village will provide much needed child care and child and family development services for those living and working in the neighbourhood.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9859, be introduced and given first reading.



Janet Digby, Architect AIBC
Planner 3
(604-247-4620)

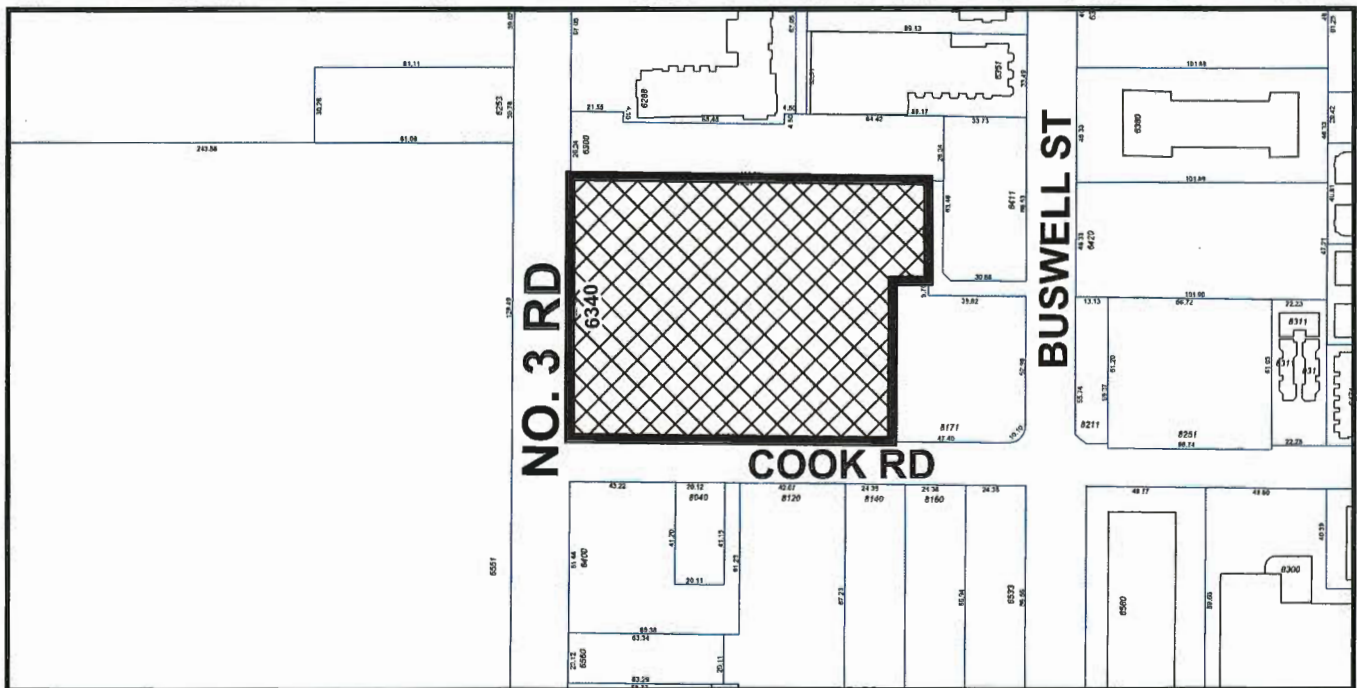
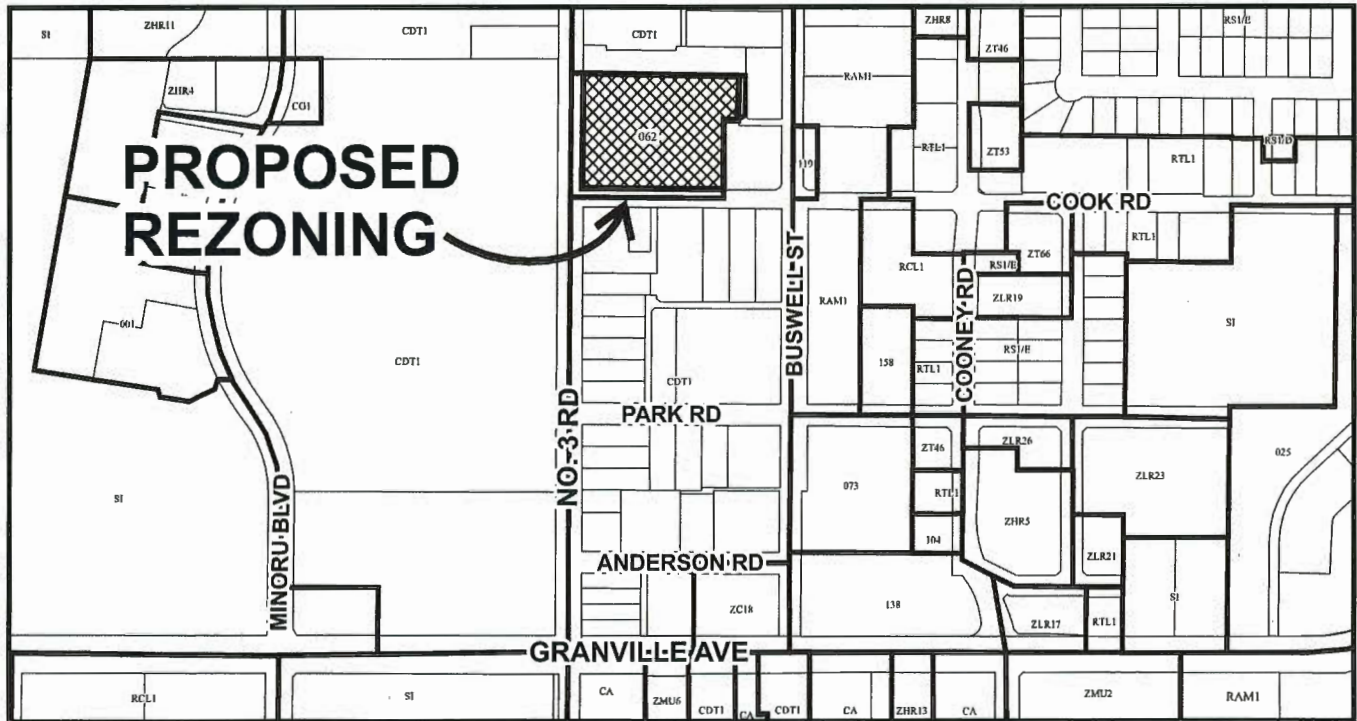
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- Attachment 1: Location Map and Aerial
- Attachment 2: Development Concept
- Attachment 3: Development Application Data Sheet
- Attachment 4: Brighthouse Village Specific Land Use Map
- Attachment 5: Rezoning Considerations
- Attachment 6: Preliminary Functional Road Drawings
- Attachment 7: Tree Survey



City of Richmond

ATTACHMENT 1



RZ 17-773703

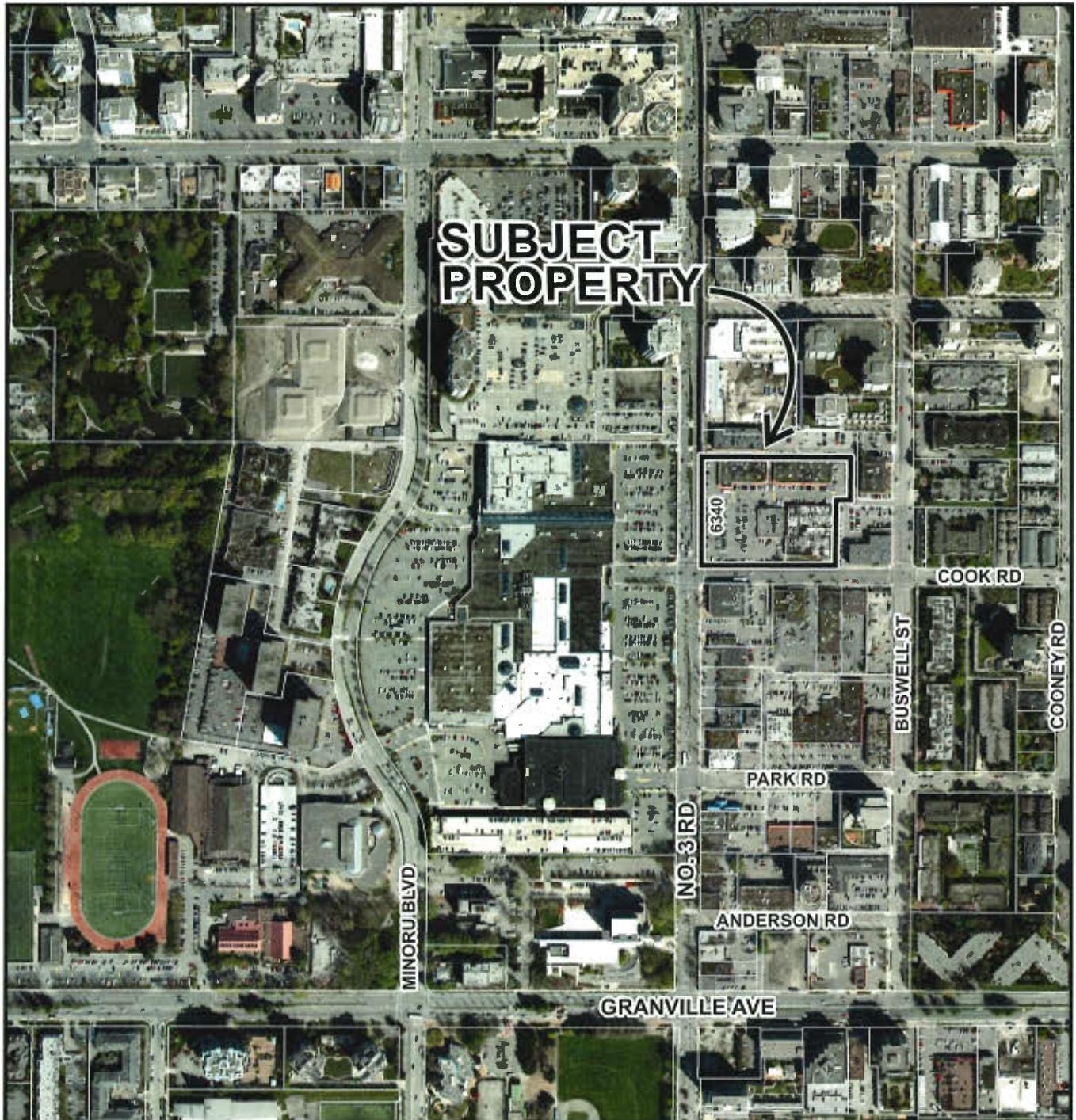
Original Date: 06/23/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 17-773703

Original Date: 06/23/17

Revision Date:

Note: Dimensions are in METRES

PLN - 152

CONCEPT ONLY



6340 NO 3 RD RICHMOND, BC	MIXED-USE	CONTEXT PLAN
DATE	ISSUED BY	17.1
CONCEIVED BY	SCALE	1:750
JOB NUMBER		1646
		A1.01

CORNER OF 3 RD & COOK



PLN - 154
CONCEPT ONLY

CORNER OF 3 RD & BUS MALL



PLN - 155
CONCEPT ONLY

THE ARCHITECTS
GRIFFIN BROS. ARCHITECTS LTD.
100-10100-102 STREET, VANCOUVER, BC V6P 6G1
TEL: 604-275-1111
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LEGEND

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RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
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OFFICE
RETAIL
ECD-HUB
SERVICE

REMARKS

NO.	DATE
-----	------

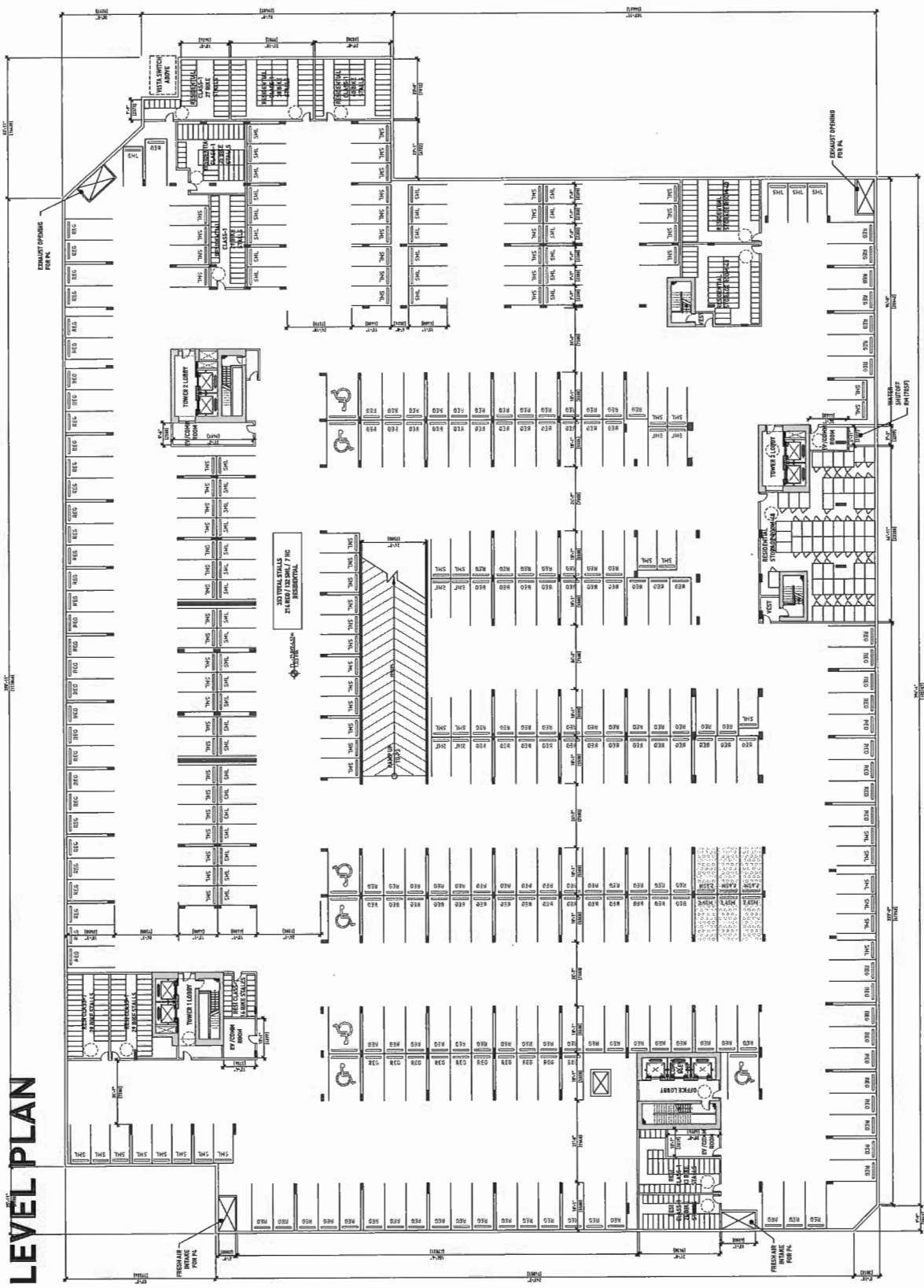
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

P4
PARKING PLAN

DATE: TEL:
DRAWN BY: 1700
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A2.01



P4 LEVEL PLAN

PLN - 156
CONCEPT ONLY

ALL DIMENSIONS
UNLESS OTHERWISE
NOTED, ARE IN METERS
AND DECIMALS THEREOF
TO THE NEAREST MILLIMETER
1:100

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMR
- OFFICE
- RETAIL
- ECD-HUB
- SERVICE

DATE: 12/03/2015
NO. DATE

6340 NO 3 RD
RICHMOND, BC

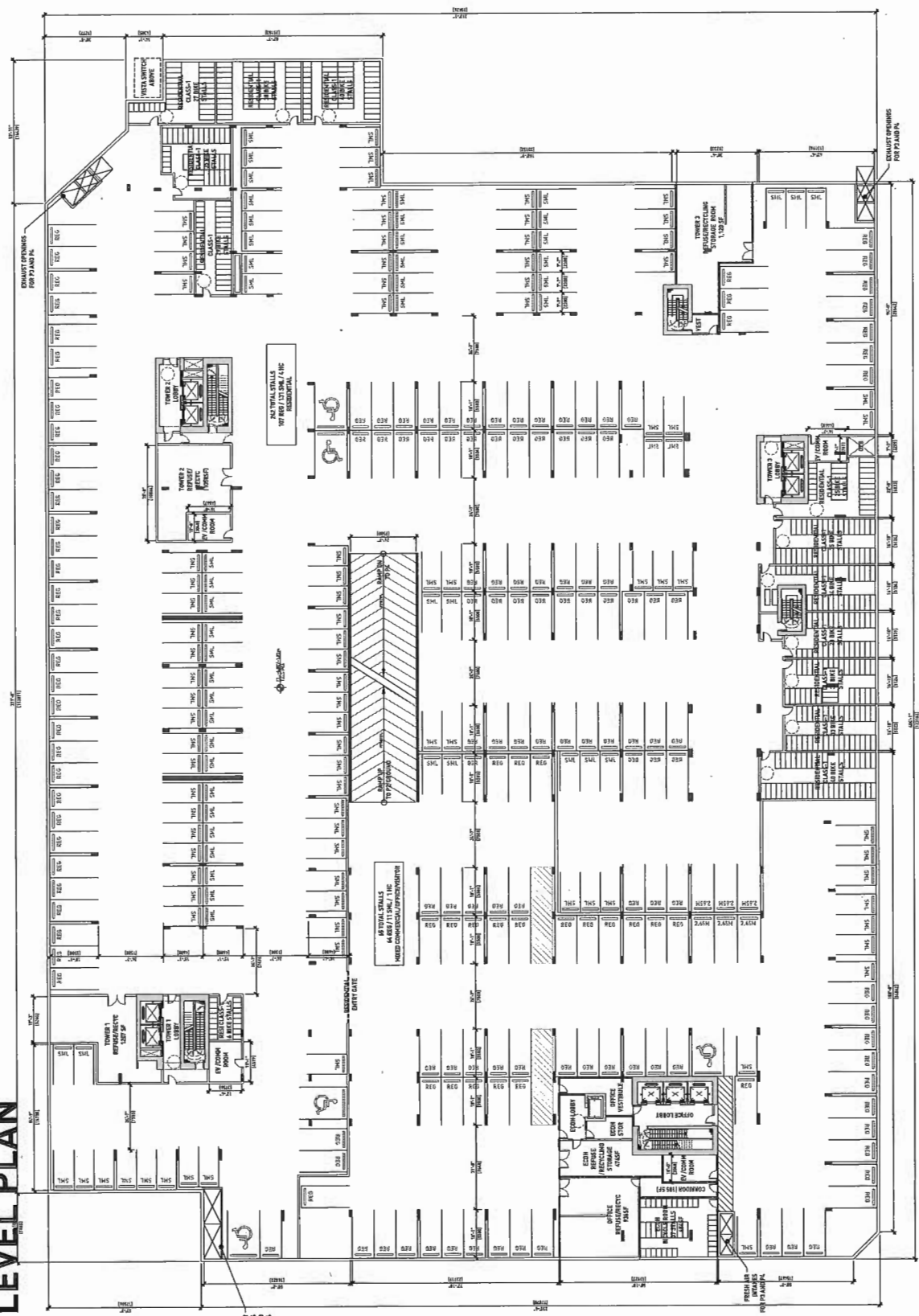
MIXED-USE

P3
PARKING PLAN

DATE: 12/03/2015
DRAWN BY: [Name]
CHECKED BY: [Name]
JOB NUMBER: 1646

A2.02

P3 LEVEL PLAN



PLN - 157
CONCEPT ONLY

100 ALPINE DRIVE
VANCOUVER, BC V6T 1A6
TEL: 604.271.1111
FAX: 604.271.1112
WWW.GBLINC.COM

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMR
- OFFICE
- RETAIL
- ECO-HUB
- SERVICE

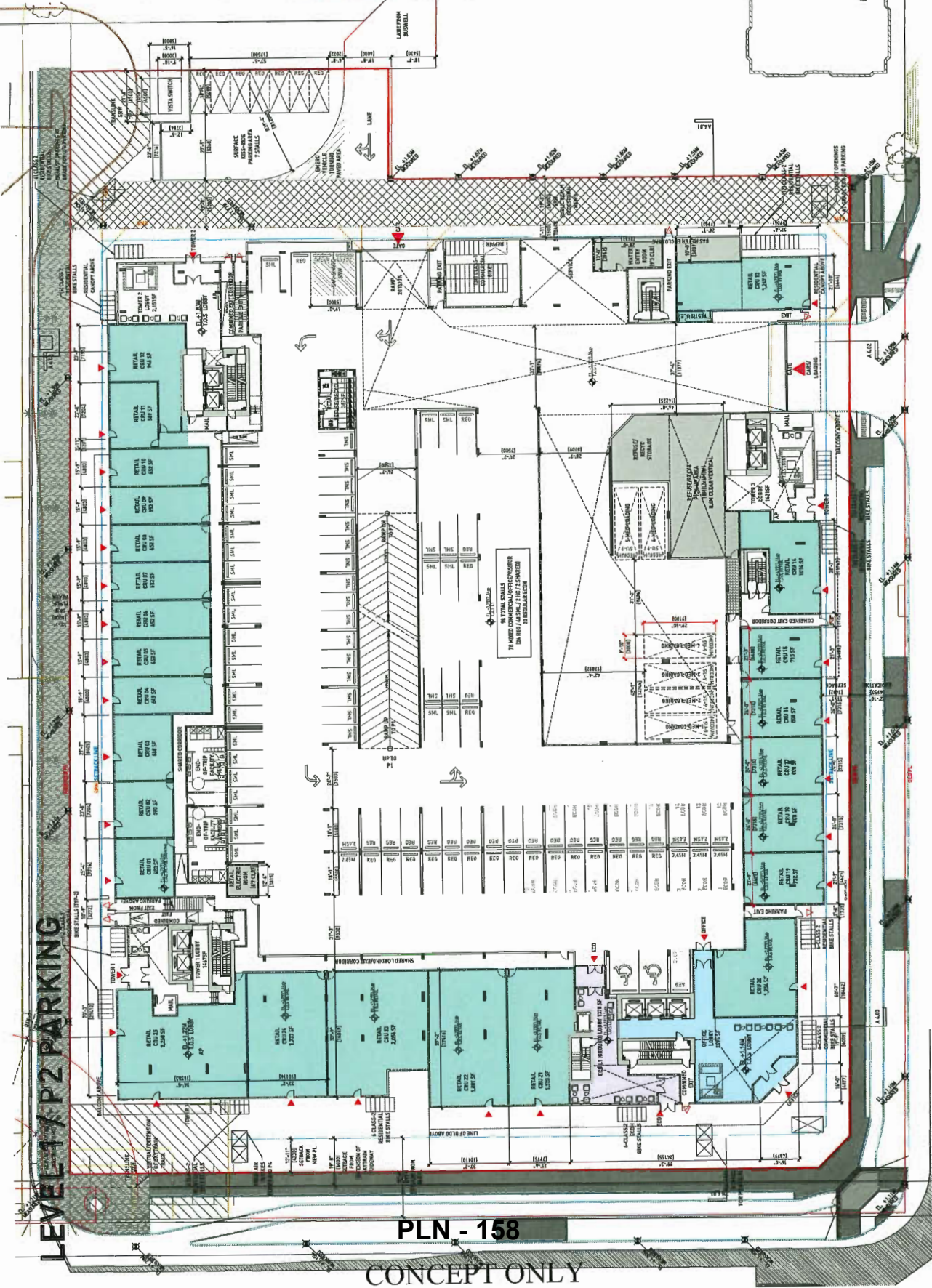
NO. DATE
REMARKS

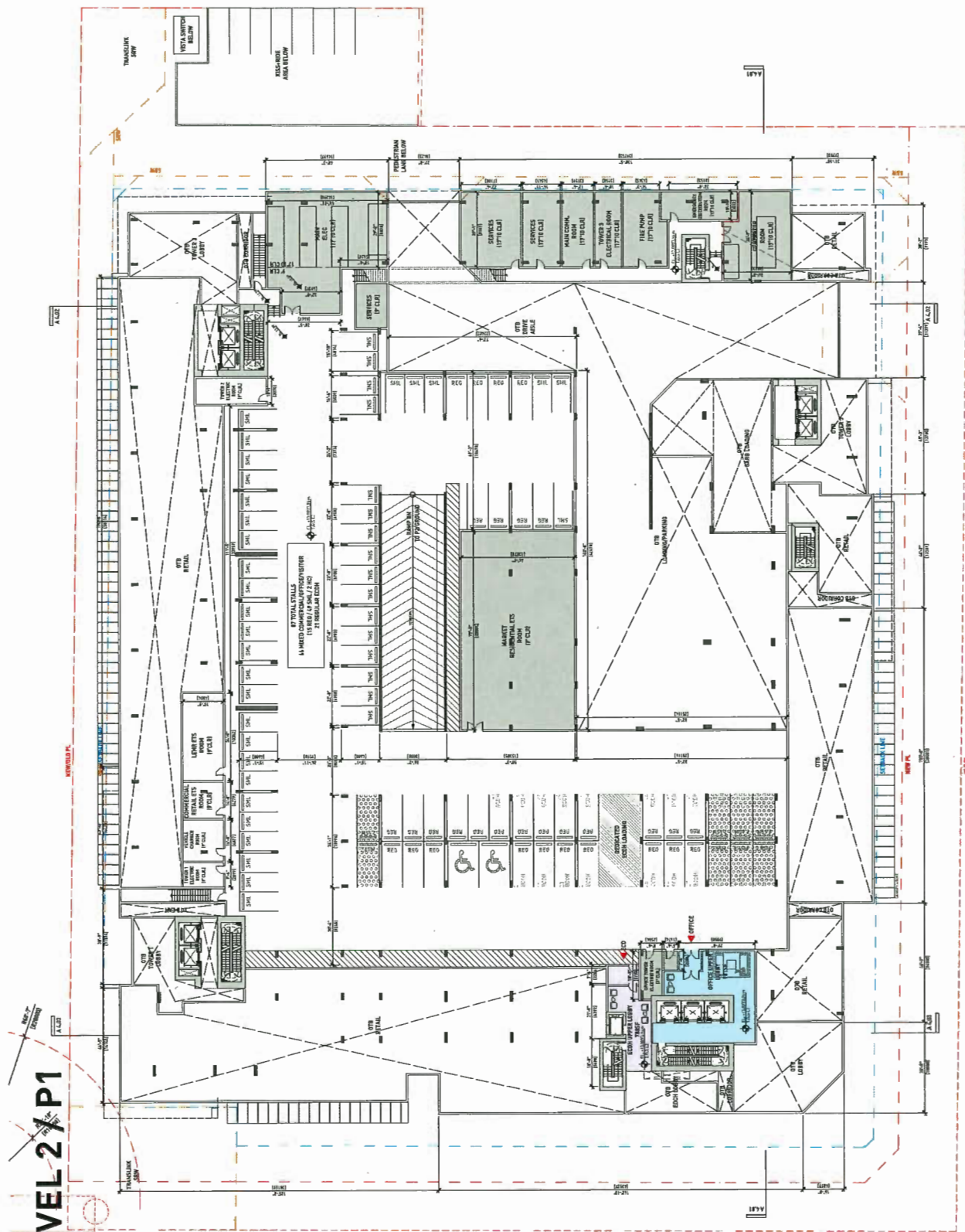
6340 NO 3 RD
RICHMOND, BC

LEVEL 1 PLAN
P2 PARKING PLAN

1646

A2.03





USA ALCOHOLICS
100 EAST 4TH AVENUE
STAMFORD, CT 06904-1004
T 662 726 1156 F 662 771 5779
USAALCOHOLICS.COM

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-1EMR
- RESIDENTIAL AMENITY
- OFFICE
- RETAIL
- EGD-HUB
- SERVICE

LEADS	NO. DATE	REMARKS
-------	----------	---------

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
LEVEL 2 PLAN
P1 PARKING PLAN

DATE	1711
DRAWN BY	"
CHECKED BY	1203
SCALE	1646

LEGEND

- | | | | | | | | | | | |
|--------------------|-----------------|-------------------|-----------------|-----------------|------------------|---------------------|--------|--------|---------|---------|
| RESIDENTIAL STUDIO | RESIDENTIAL 1BR | RESIDENTIAL 1BR-D | RESIDENTIAL 2BR | RESIDENTIAL 3BR | RESIDENTIAL-LEMR | RESIDENTIAL AMENITY | OFFICE | RETAIL | ECO-HUB | SERVICE |
|--------------------|-----------------|-------------------|-----------------|-----------------|------------------|---------------------|--------|--------|---------|---------|

NO.	DATE	REMARKS
1	1954	...
2	1955	...
3	1956	...
4	1957	...
5	1958	...
6	1959	...
7	1960	...
8	1961	...
9	1962	...
10	1963	...
11	1964	...
12	1965	...
13	1966	...
14	1967	...
15	1968	...
16	1969	...
17	1970	...
18	1971	...
19	1972	...
20	1973	...
21	1974	...
22	1975	...
23	1976	...
24	1977	...
25	1978	...
26	1979	...
27	1980	...
28	1981	...
29	1982	...
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46	1999	...
47	2000	...
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49	2002	...
50	2003	...
51	2004	...
52	2005	...
53	2006	...
54	2007	...
55	2008	...
56	2009	...
57	2010	...
58	2011	...
59	2012	...
60	2013	...
61	2014	...
62	2015	...
63	2016	...
64	2017	...
65	2018	...
66	2019	...
67	2020	...
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85	2038	...
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88	2041	...
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98	2051	...
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113	2066	...
114	2067	...
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117	2070	...
118	2071	...
119	2072	...
120	2073	...
121	2074	...
122	2075	...
123	2076	...
124	2077	...
125	2078	...
126	2079	...
127	2080	...
128	2081	...
129	2082	...
130	2083	...

REFER TO LANDSCAPE
PLANS FOR MORE
INFORMATION AND
ANNOTATIONS
DESCRIPTIONS.

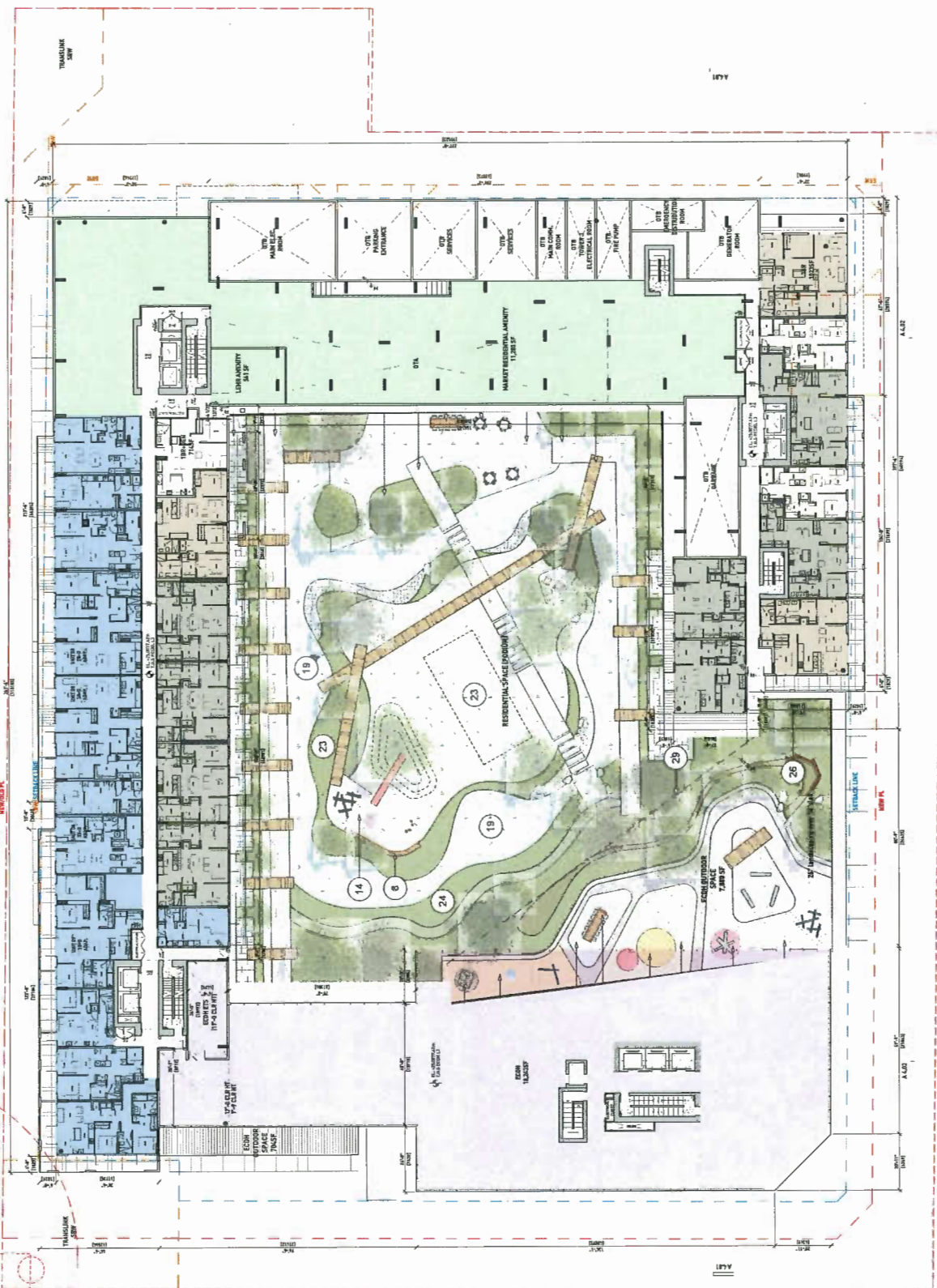
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L3 RESIDENTIAL PLAN
L3 OFFICE PLAN

DATE	TEL.
ORIGIN BY	-
CHECKED BY	1.200
SCALE	7646
JOB NUMBER	

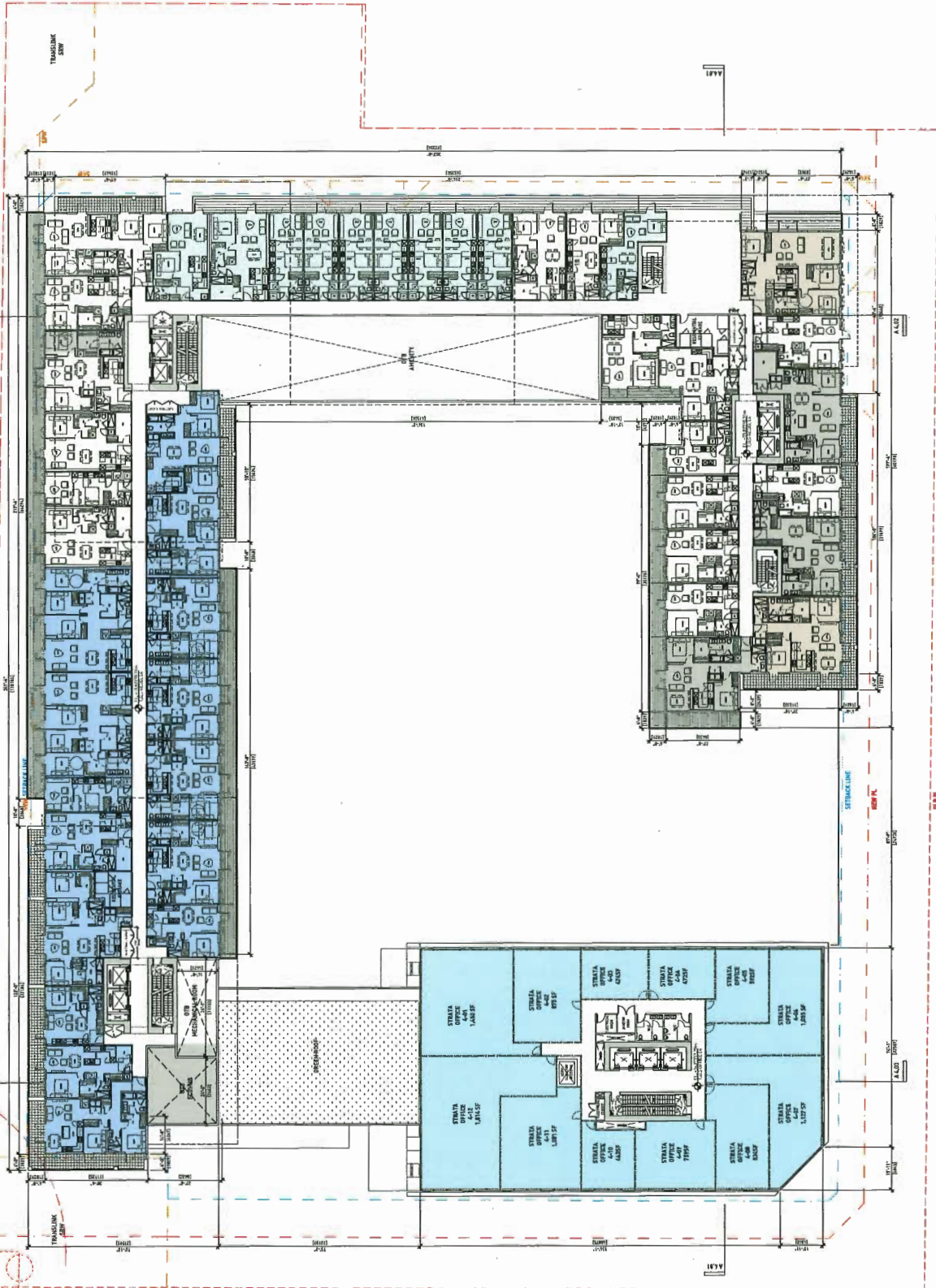
A2.05



PLN - 160

CONCEPT ONLY

RESIDENTIAL LEVEL 4 / OFFICE LEVEL 4



PLN - 161

CONCEPT ONLY

THE ARCHITECTS
GRIFFIN & GREEN
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1T5
TEL: 604.681.1111
WWW.GRIFFINANDGREEN.COM

DATE: 10/10/2019
BY: [Signature]

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMR
- RESIDENTIAL-AMENITY
- OFFICE
- RETAIL
- ECD-HUB
- SERVICE

DATE: 10/10/2019
BY: [Signature]

6340 NO 3 RD
RICHMOND, BC

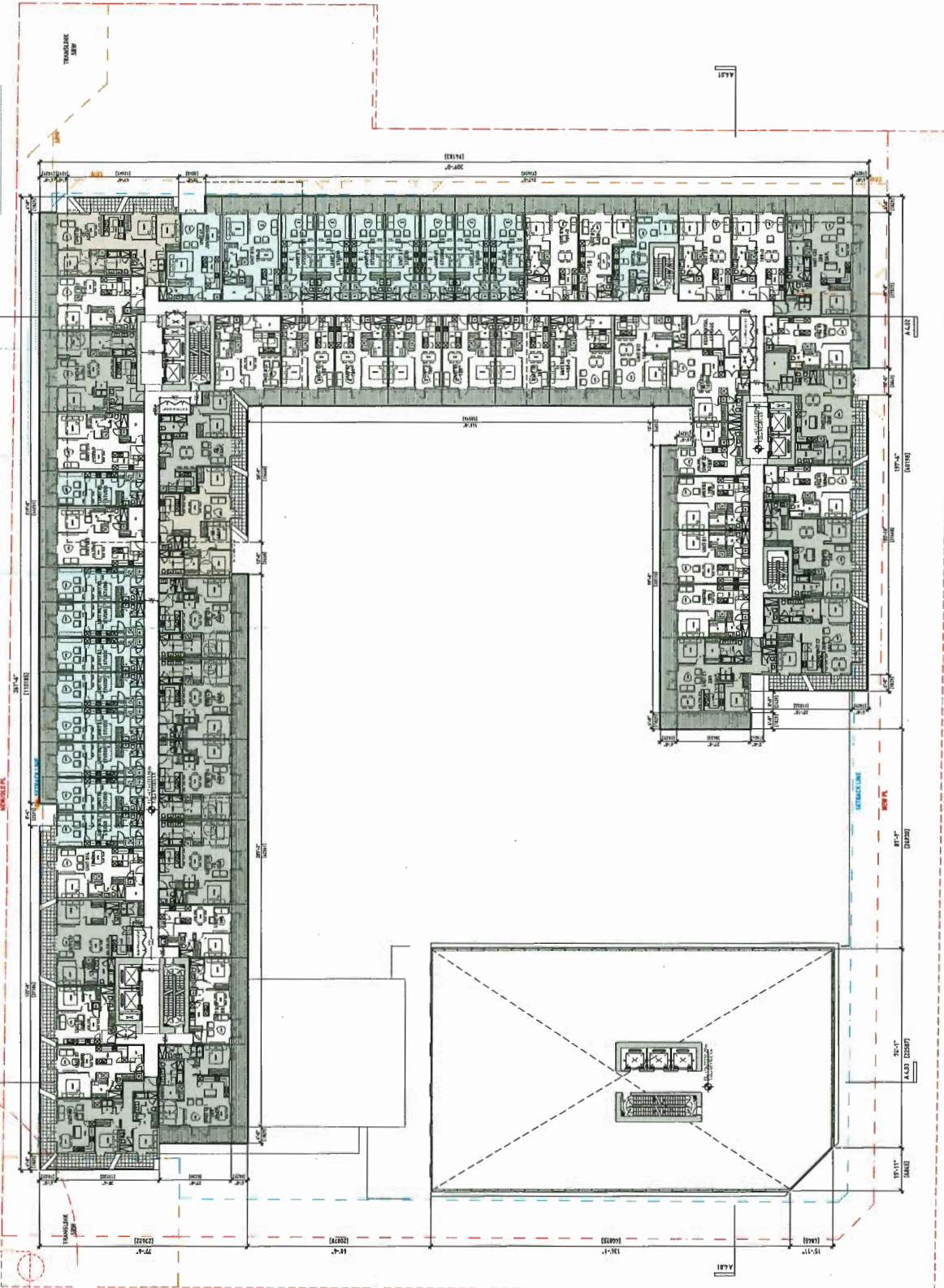
MIXED-USE

L4 RESIDENTIAL PLAN
L4 OFFICE PLAN

DATE: 10/10/2019
DRAWN BY: [Signature]
CHECKED BY: [Signature]
JOB NUMBER: 1646

A2.06

RESIDENTIAL LEVEL 5 / OFFICE LEVEL 4 OTB



PLN - 162

CONCEPT ONLY

LEGEND

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMR
RESIDENTIAL-AMENITY
OFFICE
RETAIL
ECD-HUB
SERVICE

NO.	DATE	REMARKS
1	10/10/2020	ISSUED FOR PERMIT

6340 RD 3 RD
RICHMOND, BC

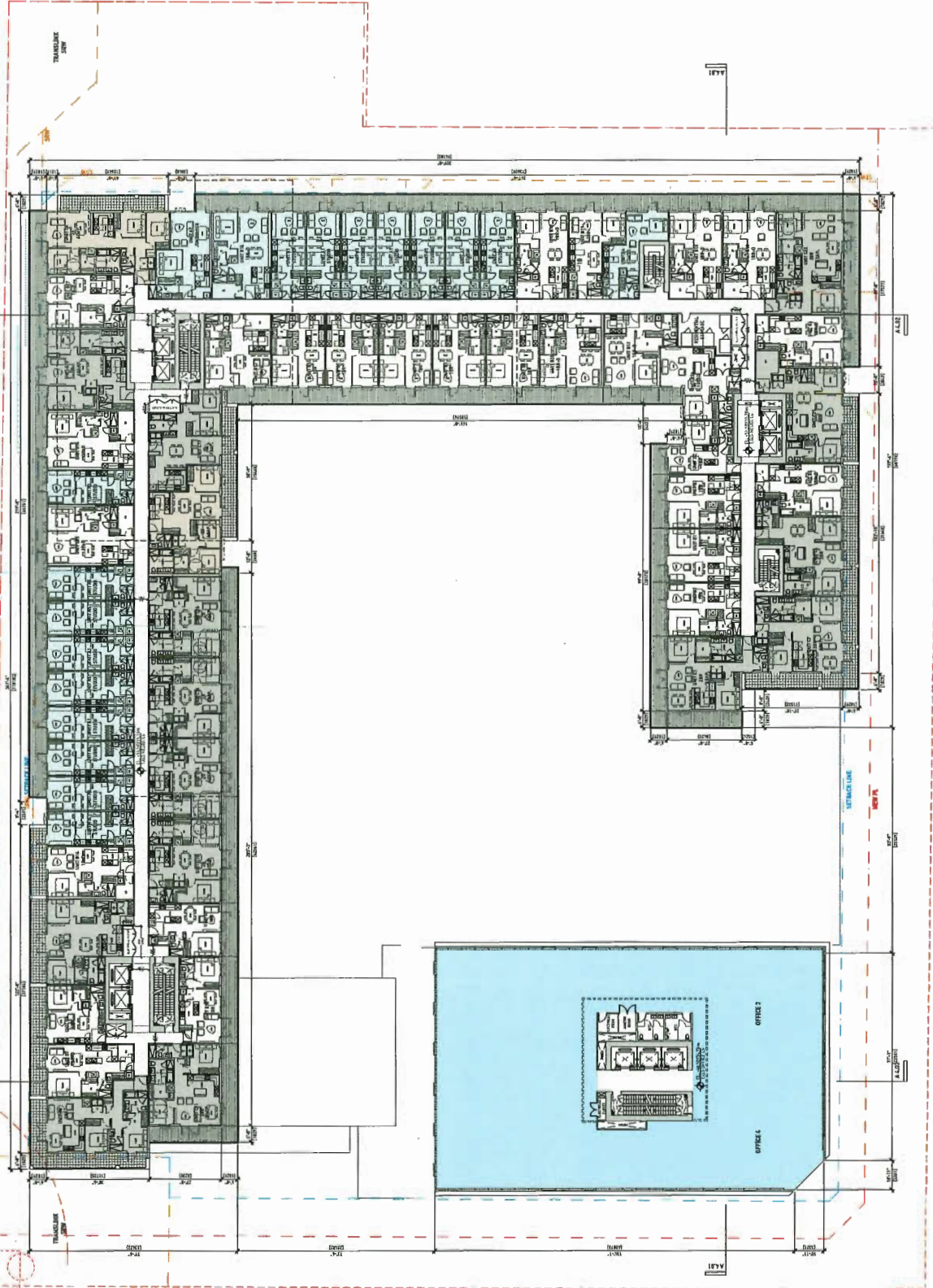
MIXED-USE

L5 RESIDENTIAL PLAN

DATE	10/10/2020
DESIGNED BY	1646
CHECKED BY	
SCALE	
JOB NUMBER	

A2.07

RESIDENTIAL LEVEL 6 / OFFICE LEVEL 5



PLN - 163

CONCEPT ONLY

THE ARCHITECTS
GRIFFIN BIRD & PARTNERS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 3G9
TEL: 604-681-1234
WWW.GRIFFINBIRDPARTNERS.COM

DATE: 10/10/2018
BY: GBL

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMR
- RESIDENTIAL-AMENITY
- OFFICE
- RETAIL
- ECO-HUB
- SERVICE

NO. DATE

6340 NO 3 RD
RICHMOND, BC

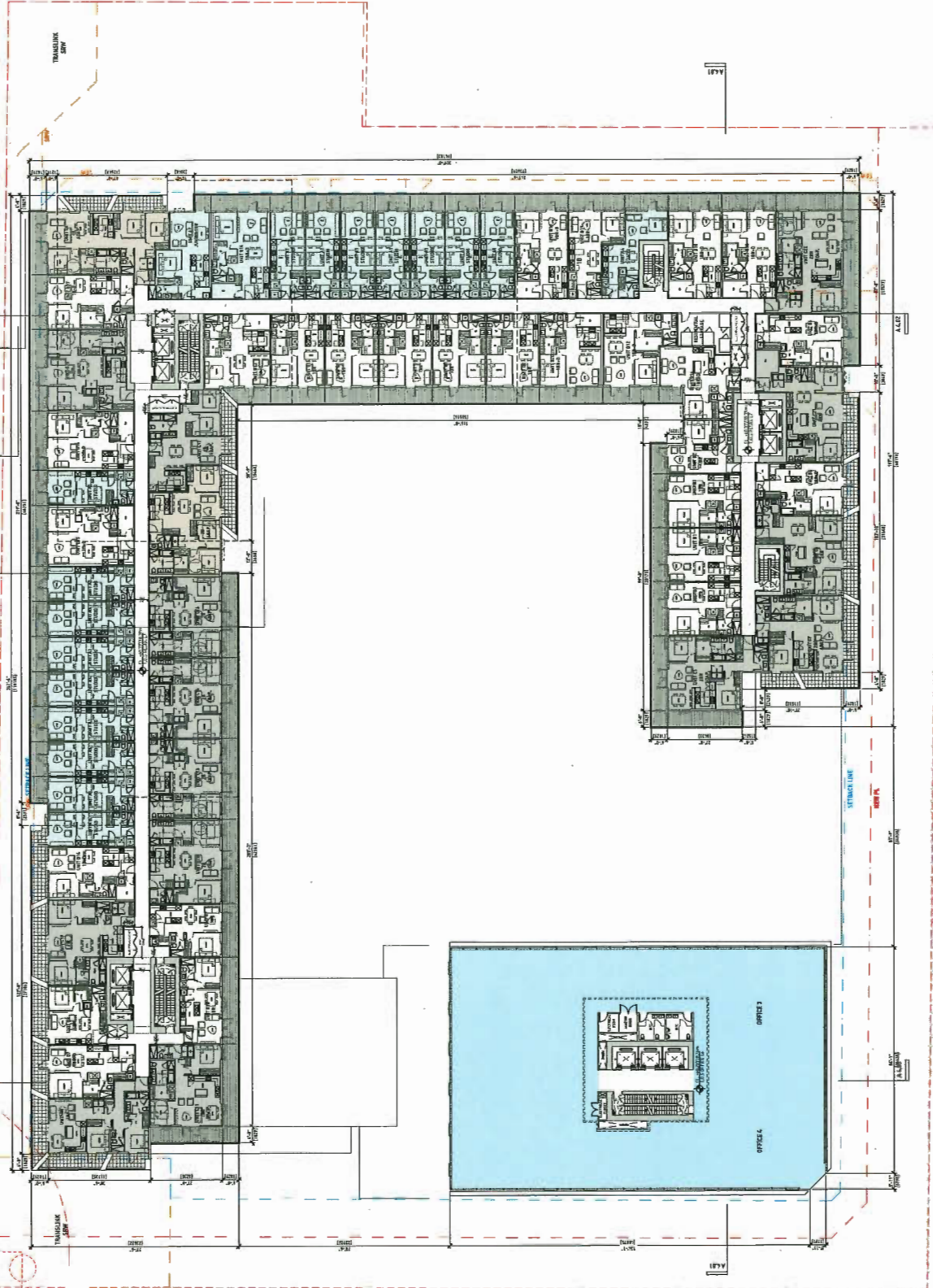
MIXED-USE

L6 RESIDENTIAL
L5 OFFICE

DATE: 10/10/2018
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1:500
JOB NUMBER: 1646

A2.08

RESIDENTIAL LEVEL 7 / OFFICE LEVEL 6



PLN - 164

CONCEPT ONLY

LEGEND

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMR
RESIDENTIAL-AMENITY
OFFICE
RETAIL
ECD-HUB
SERVICE

NO.	DATE	REMARKS
-----	------	---------

6340 NO 3 RD
RICHMOND, BC

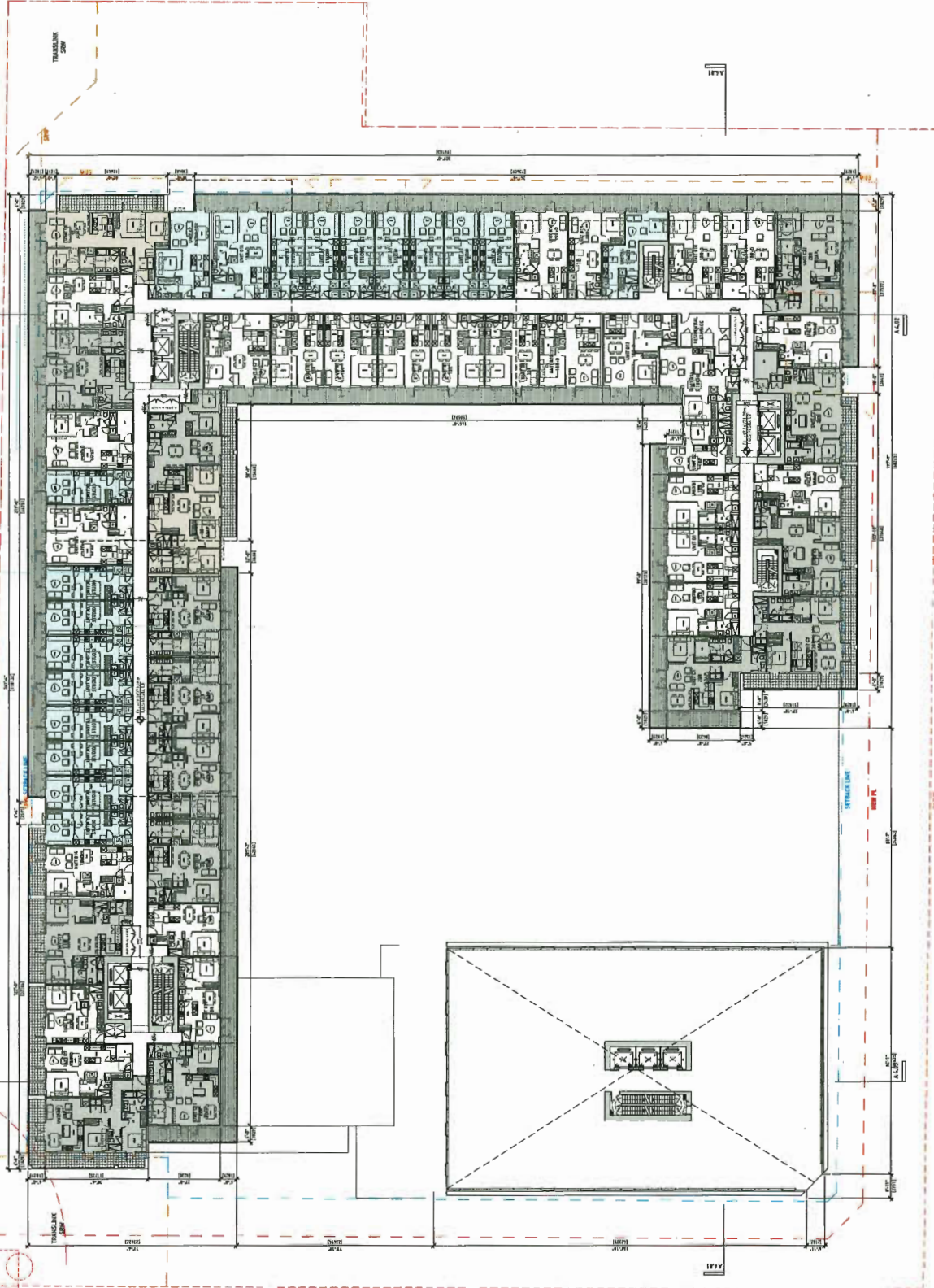
MIXED-USE

L7 RESIDENTIAL PLAN
L6 OFFICE PLAN

DATE: 1/10/2020
DRAWN BY: [Name]
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A2.09

RESIDENTIAL LEVEL 8 / OFFICE LEVEL 6 0TB



PLN - 165

CONCEPT ONLY

THE ARCHITECTS
GRIFFIN BIRD & PARTNERS
1111 BAYVIEW AVE. SUITE 100
VICTORIA, BC V8V 2P6
TEL: 250-383-1111
WWW.GRIFFINBIRDPARTNERS.COM

DATE: 11/11/2014
BY: J. BIRD

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMR
- RESIDENTIAL-AMENITY
- OFFICE
- RETAIL
- ECD-HUB
- SERVICE

NO. DATE
REMARKS

6340 RD 3 RD
RICHMOND, BC

MRKD-JSE

L8 RESIDENTIAL PLAN

DATE: 11/11/2014
DESIGNED BY: J. BIRD
CHECKED BY: J. BIRD
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A2.10

A2.11

LEGEND

- RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMUR
RESIDENTIAL AMENITY
OFFICE
RETAIL
ECD-HUB
SERVICE

NO.	DATE	REMARKS
1	1/1/2015	...

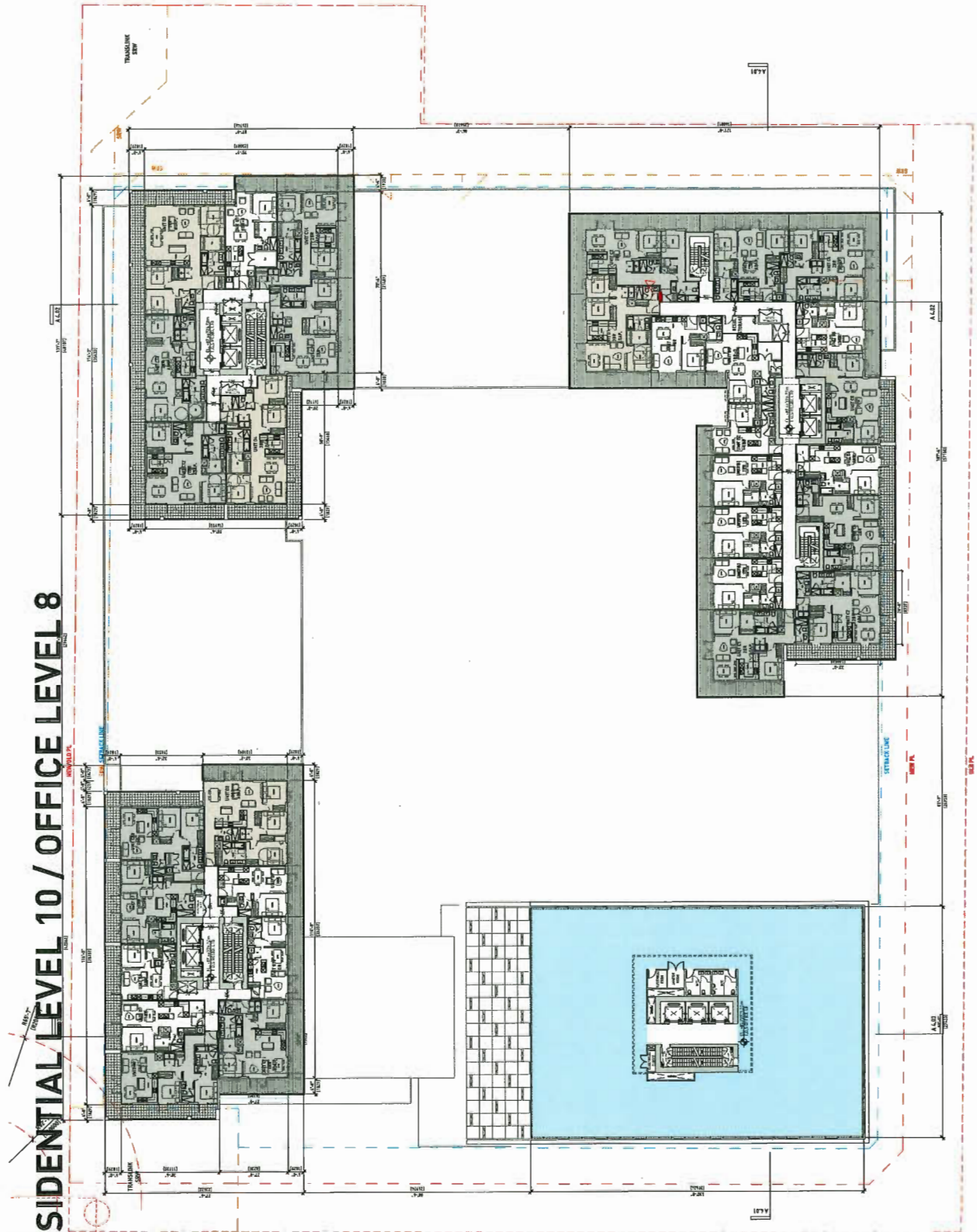
**6340 NO 3 RD
RICHMOND, BC**

MIXED-USE

L10 RESIDENTIAL PLAN
L8 OFFICE PLAN

DATE	TEL.	1646
DRAWN BY	"	
CHECKED BY	1-270	
SCALE		
JOB NUMBER		

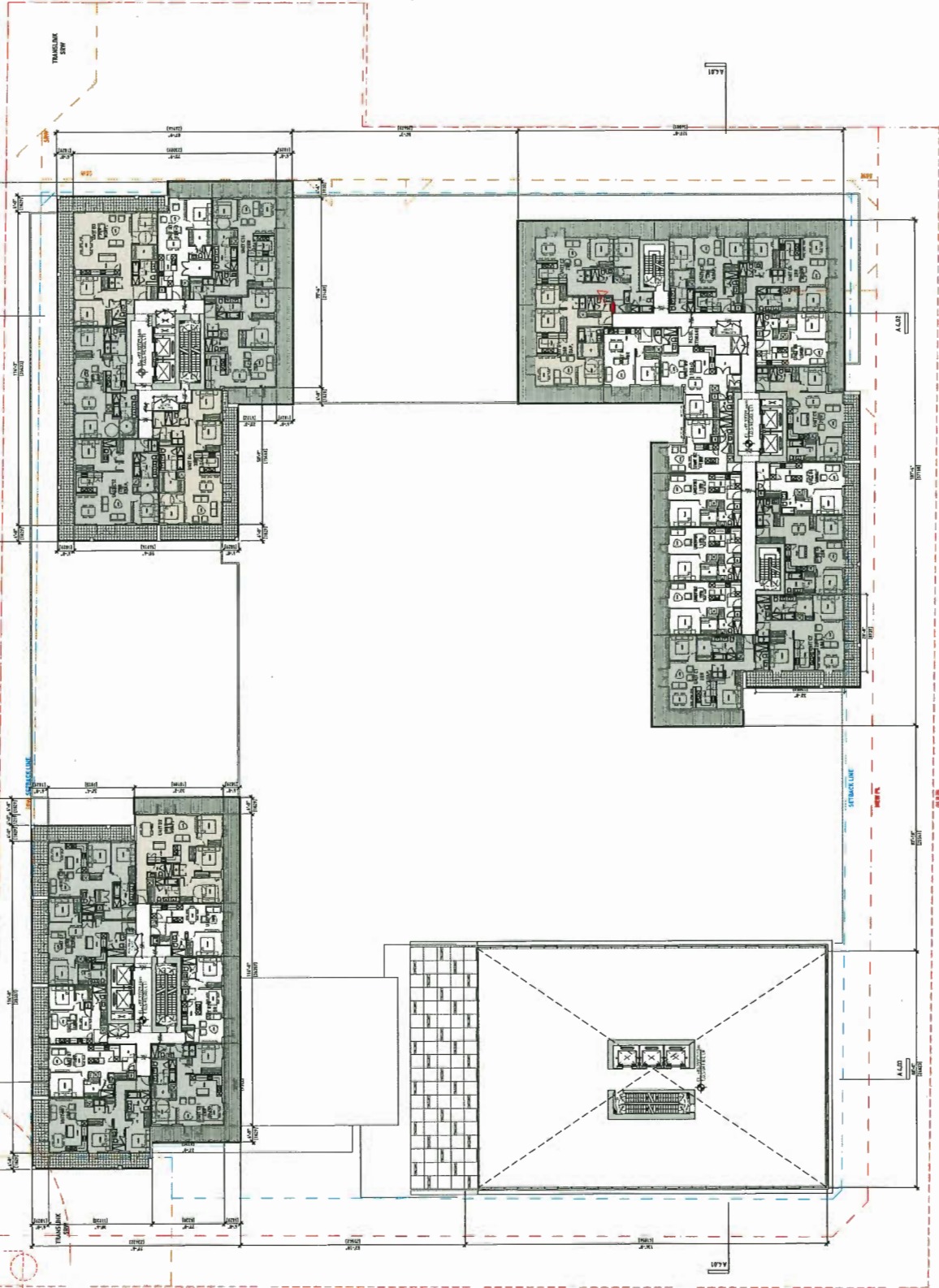
A2.12



PLN - 167

CONCEPT ONLY

RESIDENTIAL LEVEL 11 / OFFICE LEVEL 8 0TB



LEGEND

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMUR
OFFICE
RETAIL
ECD-HUB
SERVICE

NO.	DATE	REMARKS
-----	------	---------

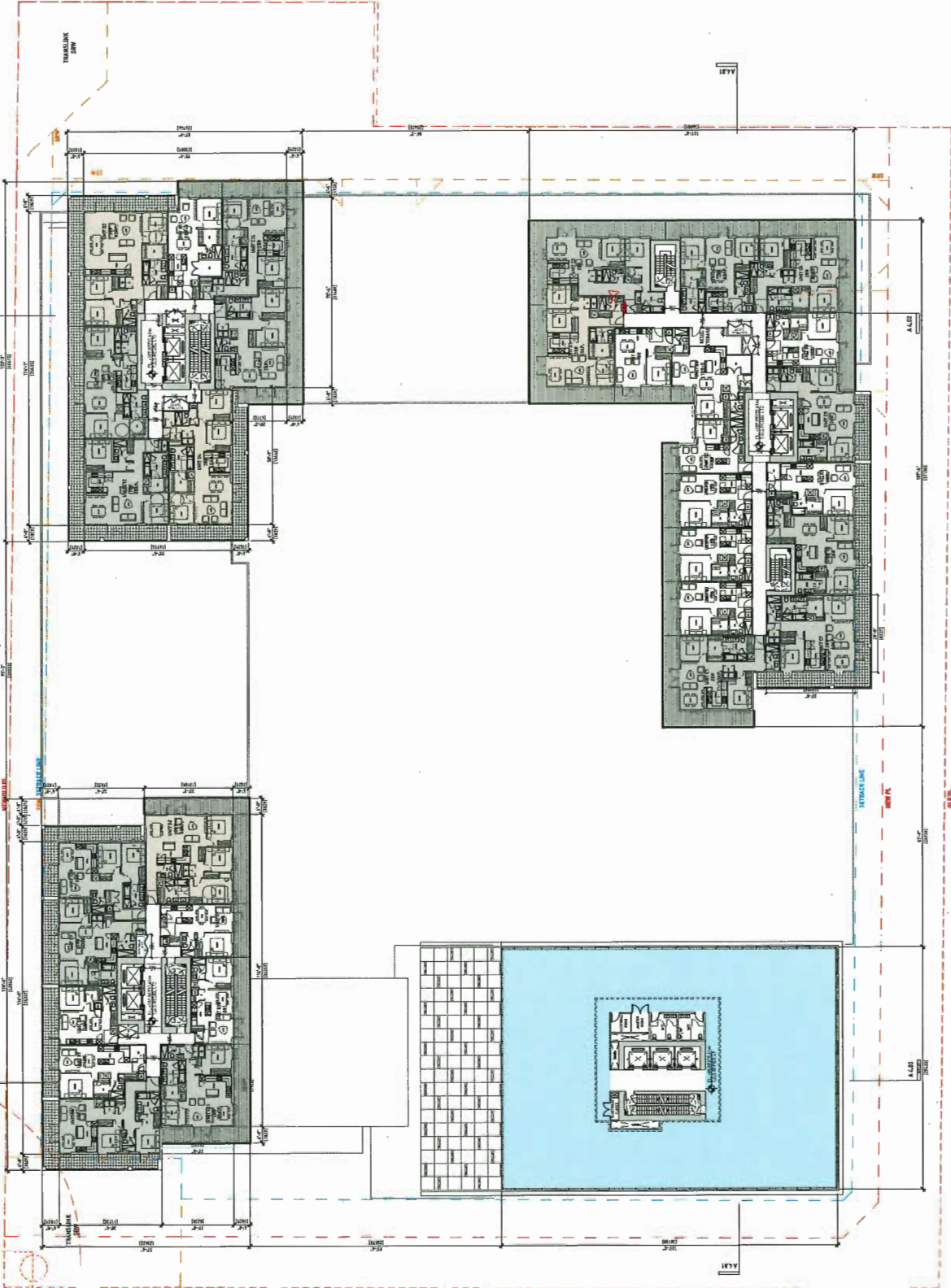
6340 NO 3 RD RICHMOND, BC	
MIXED-USE	
L11 RESIDENTIAL PLAN	
DATE	YES
DESIGNED BY	1646
CHECKED BY	
SCALE	
JOB NUMBER	

A2.13

PLN - 168

CONCEPT ONLY

RESIDENTIAL LEVEL 12 / OFFICE LEVEL 9



PLN - 169

CONCEPT ONLY

THIS ARCHITECTURAL
DRAWING IS THE PROPERTY OF GBL
AND IS NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM.

DATE: 10/10/2018
BY: [Signature]
NO. 1000000000

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMUR
- RESIDENTIAL-AMENITY
- OFFICE
- RETAIL
- ECO-HUB
- SERVICE

NO. DATE
REMARKS

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
L12 RESIDENTIAL PLAN
L9 OFFICE PLAN

DATE: 10/10/2018
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A2.14

1000 AVENUE 10
RICHMOND, BC
V6X 1A1
TEL: 604.273.1111
WWW.GBL.COM

LEGEND

	RESIDENTIAL STUDIO
	RESIDENTIAL 1BR
	RESIDENTIAL 1BR+D
	RESIDENTIAL 2BR
	RESIDENTIAL 3BR
	RESIDENTIAL-LEMUR
	RESIDENTIAL-AMENITY
	OFFICE
	RETAIL
	ECO-HUB
	SERVICE

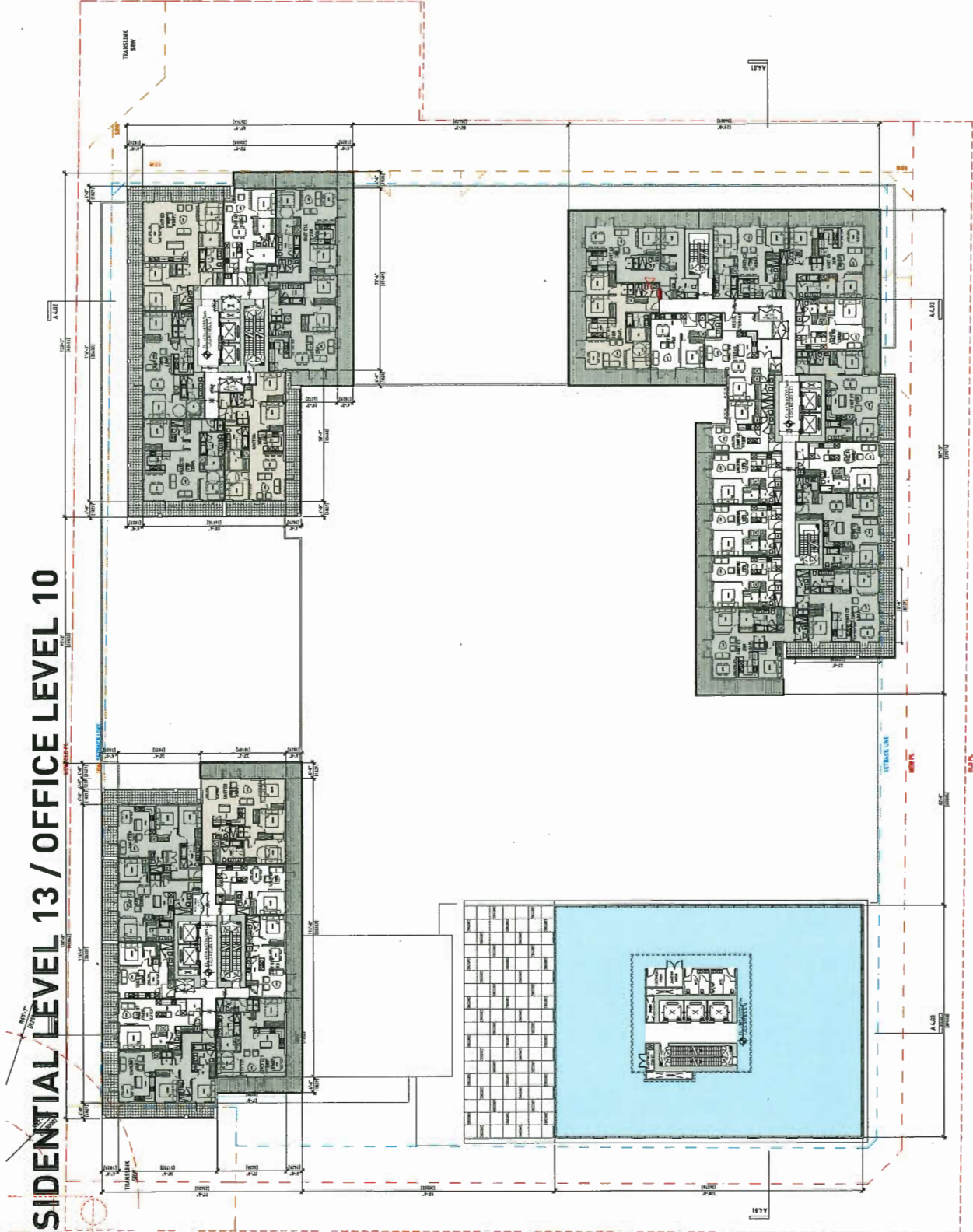
NO.	DATE	REVISIONS
-----	------	-----------

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
L13 RESIDENTIAL PLAN
L10 OFFICE PLAN

DATE: 1/11/17
DRAWN BY: T.M.P.
CHECKED BY: T.M.P.
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A2.15



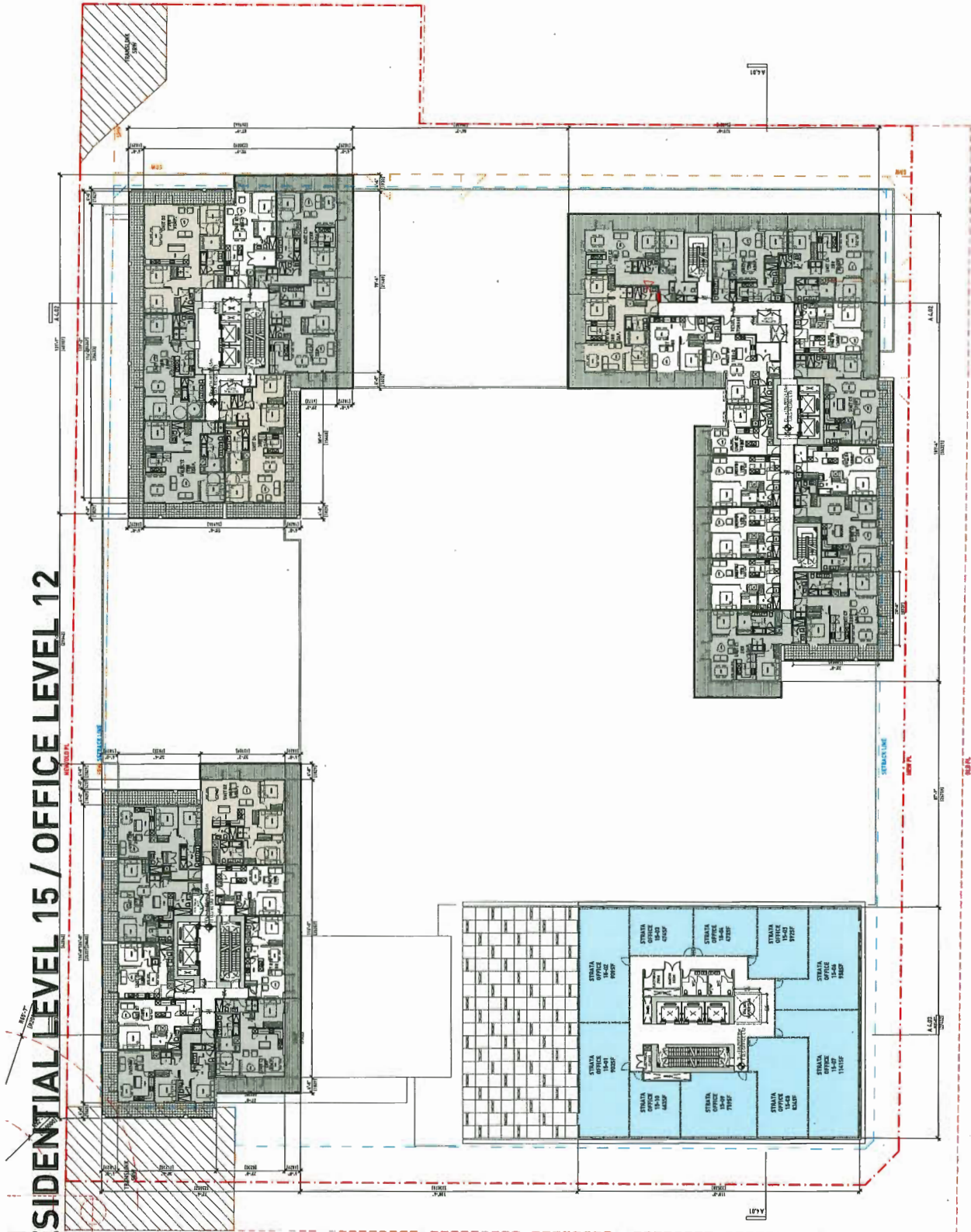
RESIDENTIAL LEVEL 13 / OFFICE LEVEL 10

PLN - 170

CONCEPT ONLY



RESIDENTIAL LEVEL 15 / OFFICE LEVEL 12



PLN - 172

CONCEPT ONLY

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMIR
- RESIDENTIAL AMENITY
- OFFICE
- RETAIL
- ECD-HUB
- SERVICE

NO. DATE

REVISIONS

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

L15 RESIDENTIAL PLAN

DATE: 1/15/2020
DRAWN BY: J. B. B. B.
CHECKED BY: J. B. B. B.
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A2.17

ALL DIMENSIONS
UNLESS OTHERWISE NOTED
ARE IN METERS
UNLESS OTHERWISE NOTED
ARE IN FEET AND INCHES
1:1000

DATE: 10/10/2020
BY: 10/10/2020

LEGEND

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMUR
RESIDENTIAL-AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

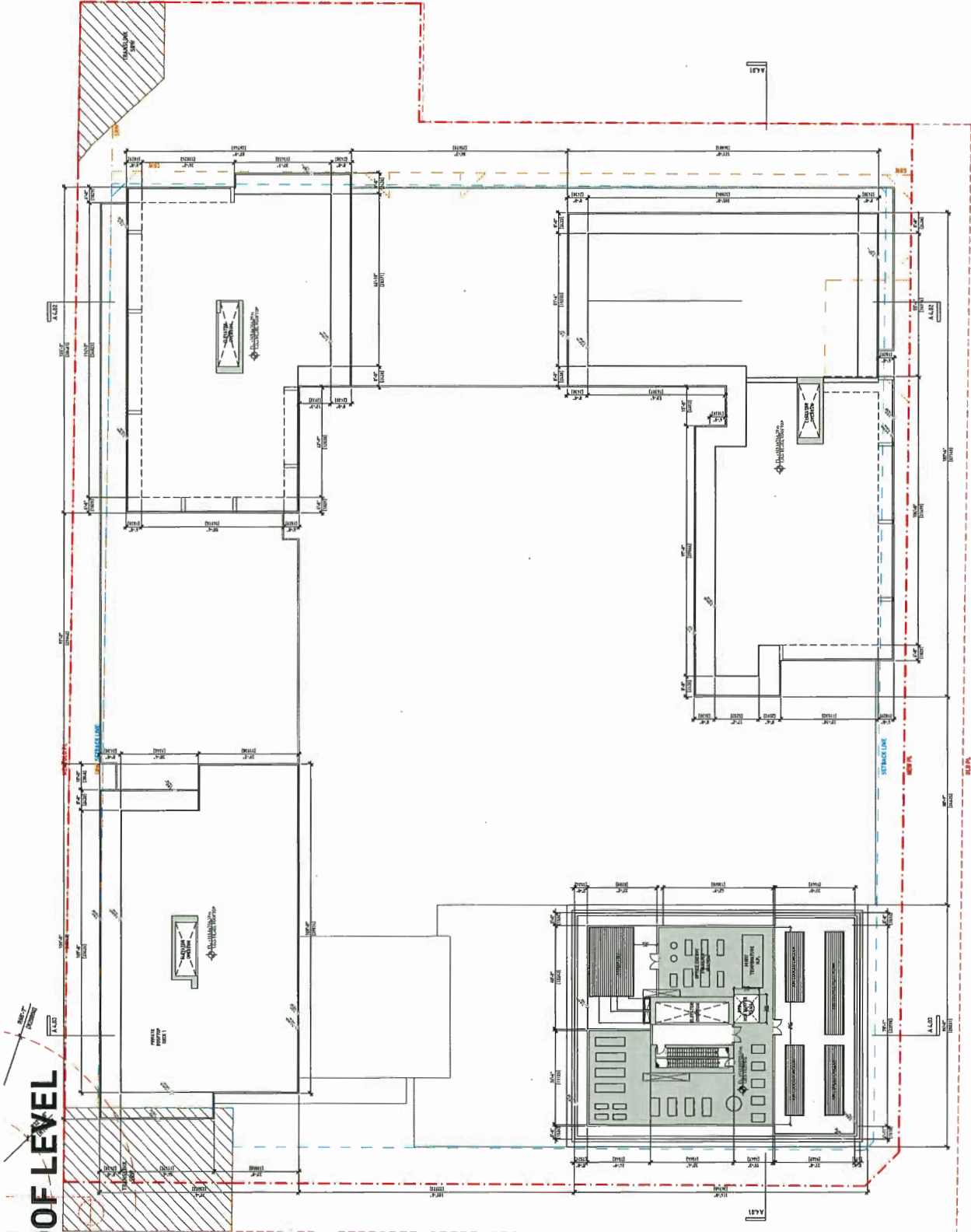
NO.	DATE	REMARKS
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6340 NO 3 RD
RICHMOND, BC

MIXED-USE
ROOF LEVEL

DATE	10/10/2020
DRAWN BY	10/10/2020
CHECKED BY	10/10/2020
SCALE	1:1000
APP. NUMBER	1646

A2.18



ROOF LEVEL

PLN - 173

CONCEPT ONLY

FOR ARCHITECTS
 6340 NO 3 RD
 RICHMOND, BC
 V6X 3E9
 TEL: 604.273.4444
 FAX: 604.273.4445
 WWW.GBLBC.COM

DATE: 11/18/2019
 NO: 16446
 PROJECT: 6340 NO 3 RD
 SHEET: 16446-01

LEGEND

RESIDENTIAL STUDIO	RESIDENTIAL 1BR	RESIDENTIAL 1BR+D	RESIDENTIAL 2BR	RESIDENTIAL 3BR	RESIDENTIAL-LEMR	RESIDENTIAL-AMENITY	OFFICE	RETAIL	ECO-HUB	SERVICE
--------------------	-----------------	-------------------	-----------------	-----------------	------------------	---------------------	--------	--------	---------	---------

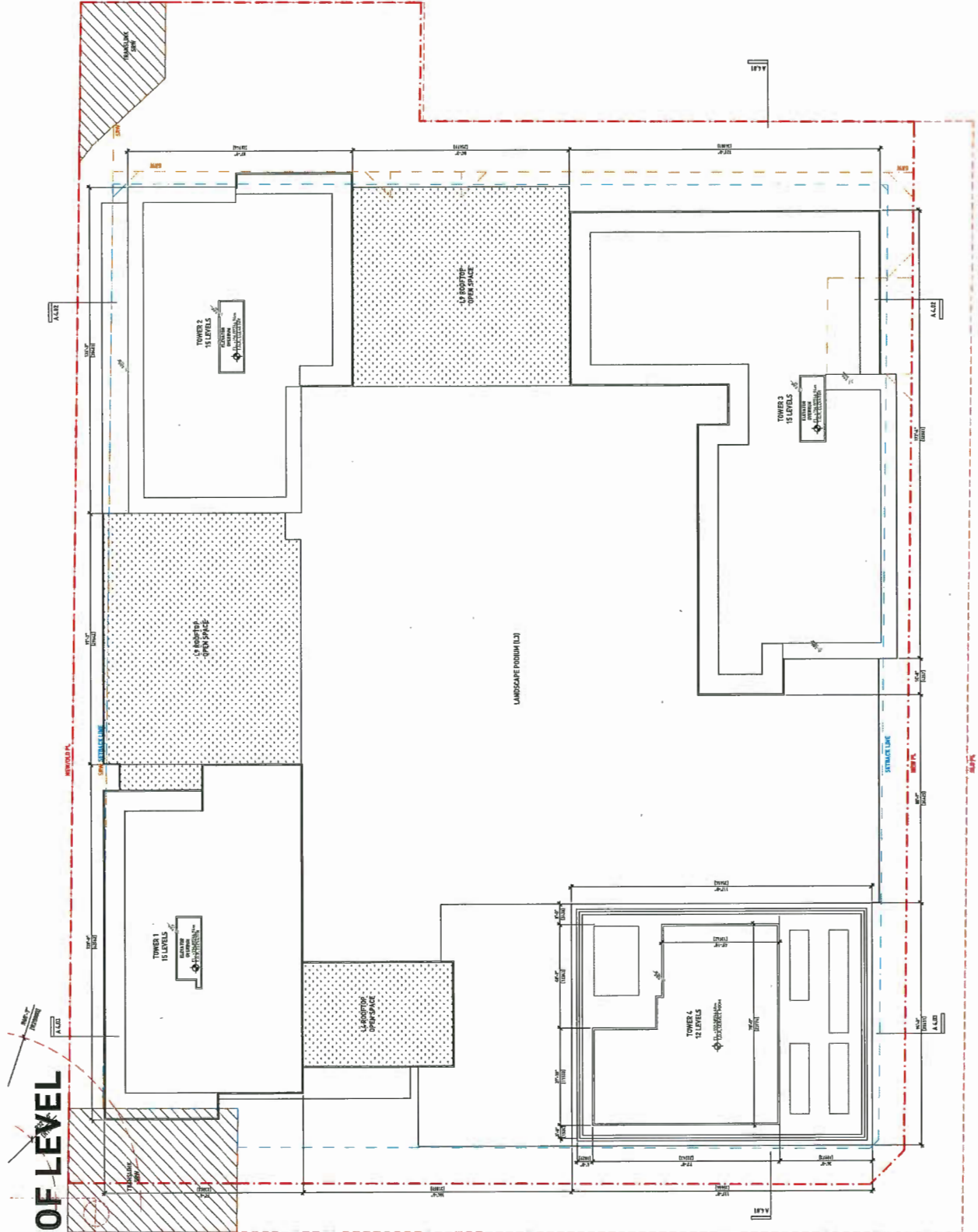
CONTRACT NO.:
 NO. DATE
 REMARKS

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE
 ROOF PLAN

DATE: 11/18/2019
 DRAWN BY: 16446
 CHECKED BY: 16446
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 16446

A2.19



PLN - 174

CONCEPT ONLY

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMUR
RESIDENTIAL AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

NO.	DATE	REMARKS
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5	10/14/1962	...
6	10/15/1962	...
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10	10/19/1962	...
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106	1/23/1963	...
107	1/24/1963	...
108	1/25/1963	...
109	1/26/1963	...
110	1/27/1963	...
111	1/28/1963	...



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

WEST ELEVATION

DATE _____
DRAWN BY _____
CHECKED BY _____
SCALE _____
JOB NUMBER _____

A3.01

FOR ARCHITECTS
 6340 NO 3 RD
 RICHMOND, BC
 V6X 3A9
 TEL: 604.273.1234
 FAX: 604.273.1235
 WWW.GBL25.COM

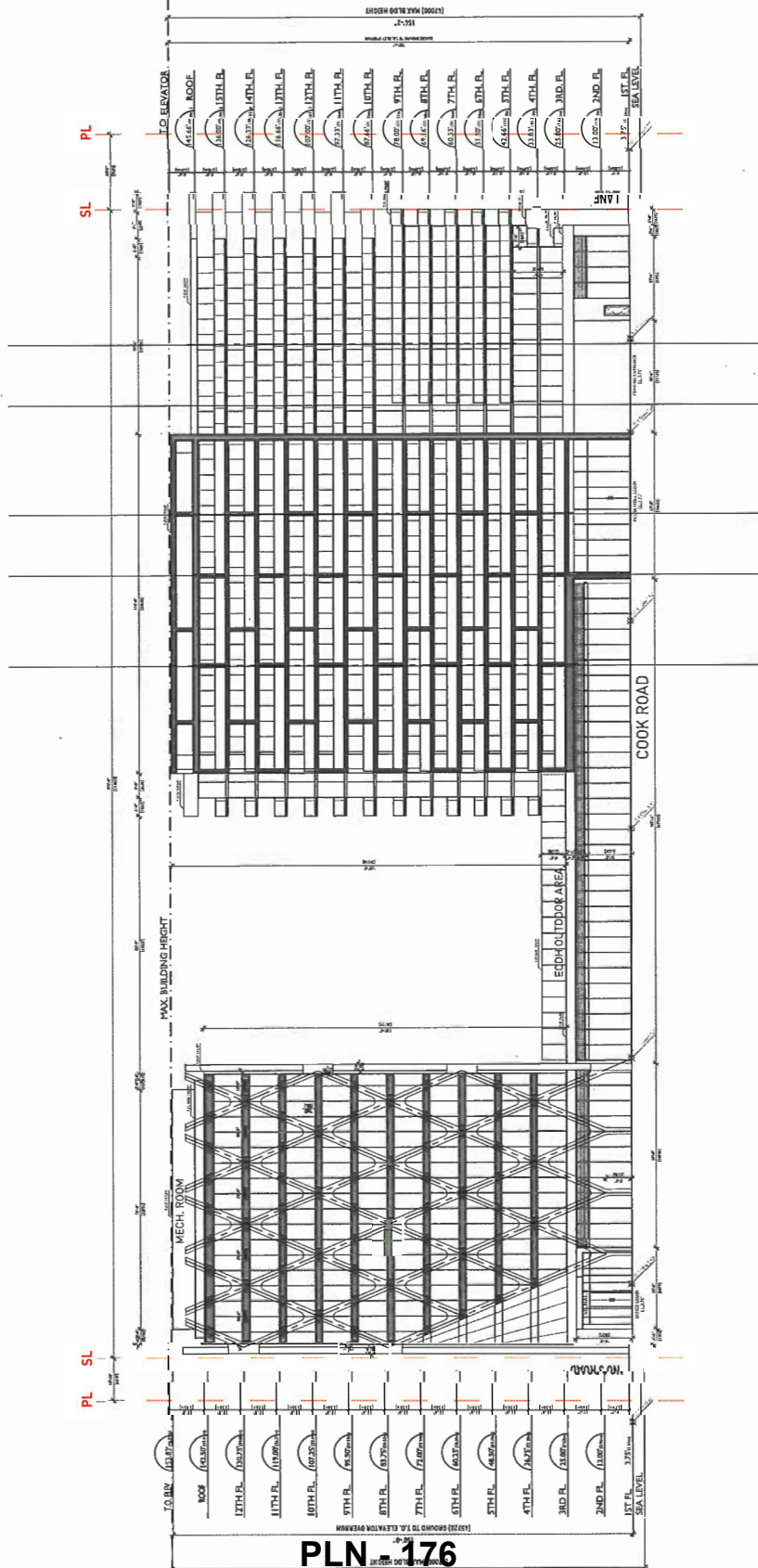
DATE: 10/10/2018
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 SCALE: 1/8" = 1'-0"

LEGEND

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMUR
RESIDENTIAL-AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

REMARKS

NO.	DATE	REMARKS
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PLN. 176

CONCEPT ONLY

6340 NO 3 RD
 RICHMOND, BC

MIXED-USE

SOUTH ELEVATION

DATE: 10/10/2018
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 SCALE: 1/8" = 1'-0"

A3.02

THE ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 3G9
TEL: 604.681.1111
WWW.GBLARCHITECTS.COM

DATE: 11.28.2017
BY: [Signature]

- LEGEND**
- RESIDENTIAL STUDIO
 - RESIDENTIAL 1BR
 - RESIDENTIAL 1BR+D
 - RESIDENTIAL 2BR
 - RESIDENTIAL 3BR
 - RESIDENTIAL-LEMR
 - RESIDENTIAL-AMENITY
 - OFFICE
 - RETAIL
 - ECD-HUB
 - SERVICE

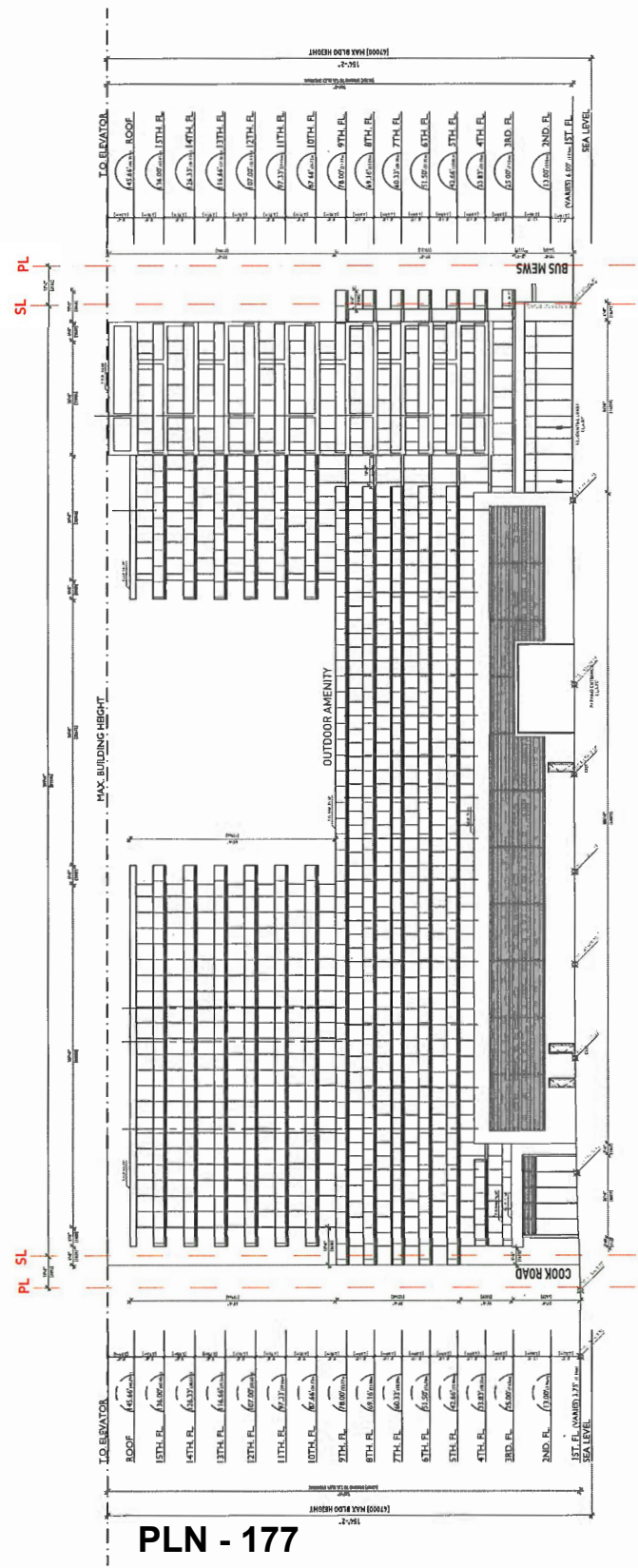
DATE: 11.28.2017
BY: [Signature]

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
EAST ELEVATION

DATE: 11.28.2017
BY: [Signature]
SCALE: 1/8"=1'-0"
JOB NUMBER: 16646

A3.02



PLN - 177

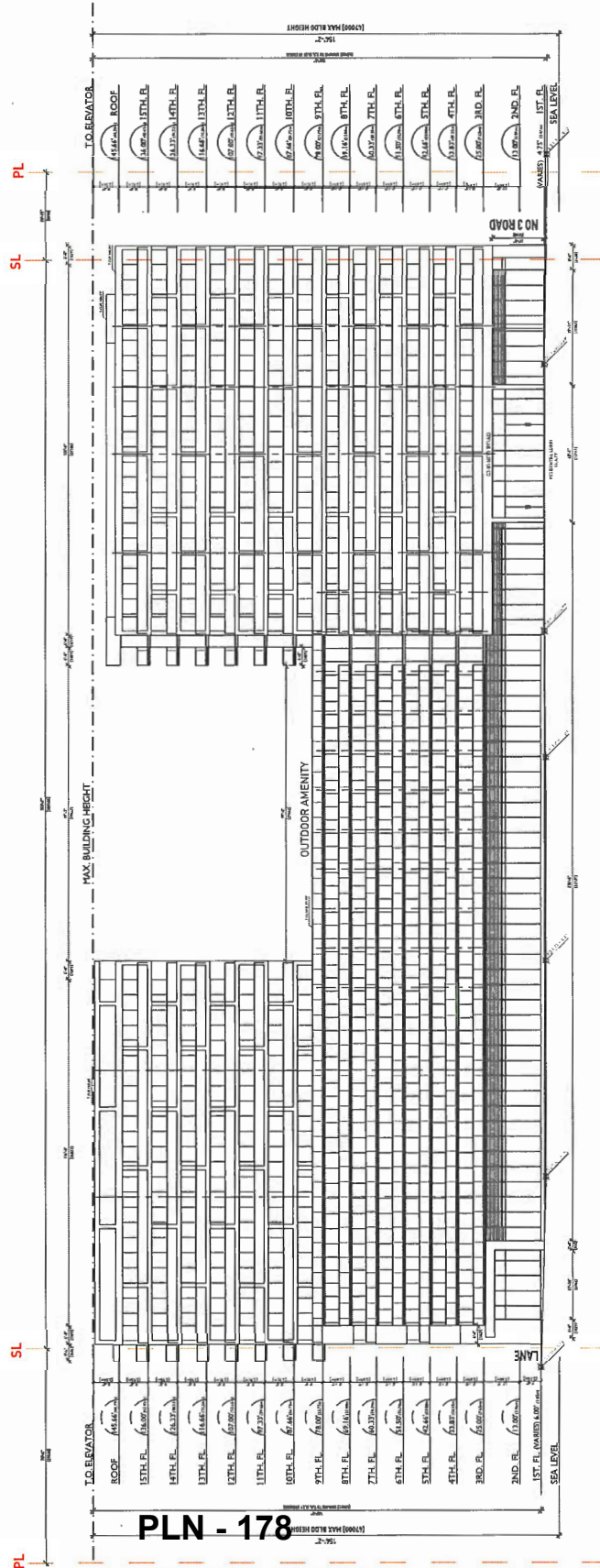
CONCEPT ONLY

THE ARCHITECTS
1000 WEST 10TH AVENUE
SUITE 1000, COVINGTON, LA 70040
TEL: 504.556.1000 FAX: 504.556.1001
WWW.GBLARCHITECTS.COM

DATE: 08/11/2016
BY: GBL

- LEGEND**
- RESIDENTIAL STUDIO
 - RESIDENTIAL 1BR
 - RESIDENTIAL 1BR+D
 - RESIDENTIAL 2BR
 - RESIDENTIAL 3BR
 - RESIDENTIAL-LEMR
 - RESIDENTIAL-AMENITY
 - OFFICE
 - RETAIL
 - ECO-HUB
 - SERVICE

NO. DATE



CONCEPT ONLY

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

NORTH ELEVATION

DATE: 08/11/2016
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: 1/8"=1'-0"
JOB NUMBER: 1666

A3.04

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL+LEMR
RESIDENTIAL+AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

CLINICAL	NO. DATE	REMARKS
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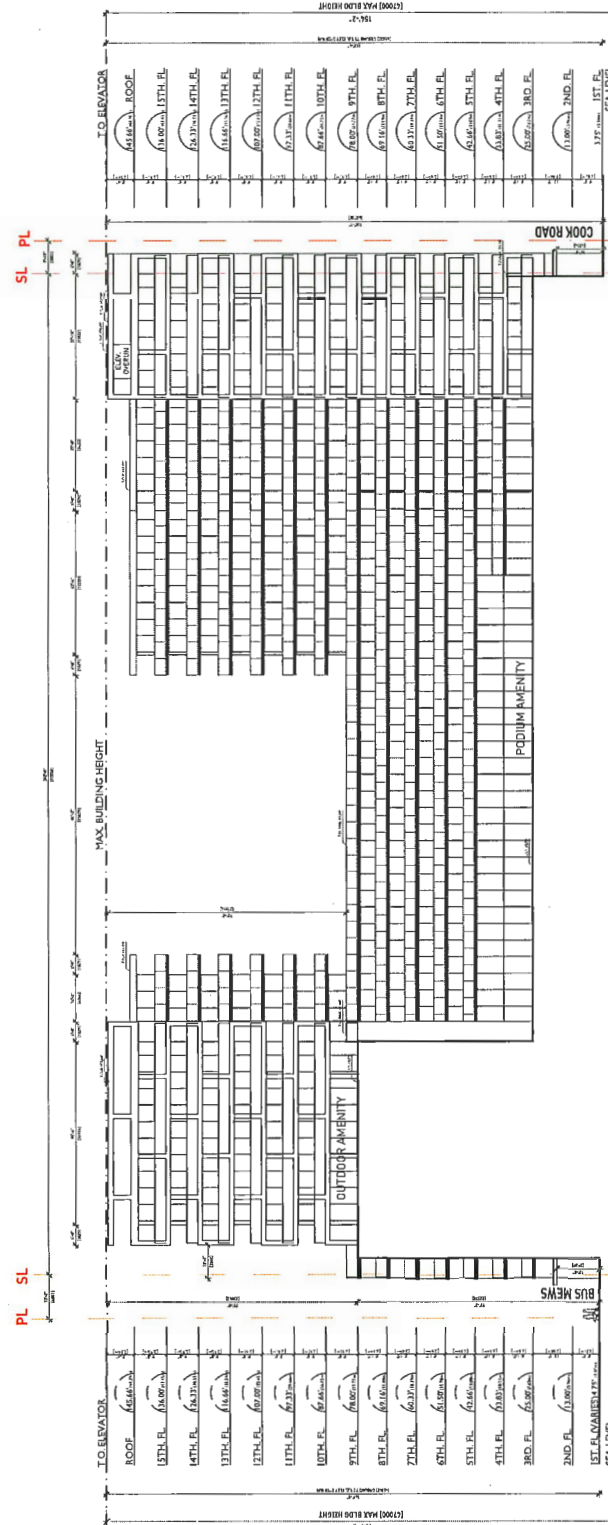
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

INTERIOR WEST ELEVATION

DATE _____
 COUNCILMAN _____
 CHIEF OF POLICE _____
 TOLSON _____
 TOLSON _____
 1646

A3.05



PLN - 179
CONCEPT ONLY

LEGEND

- RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMUR
RESIDENTIAL AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

NO.	DATE	REMARKS
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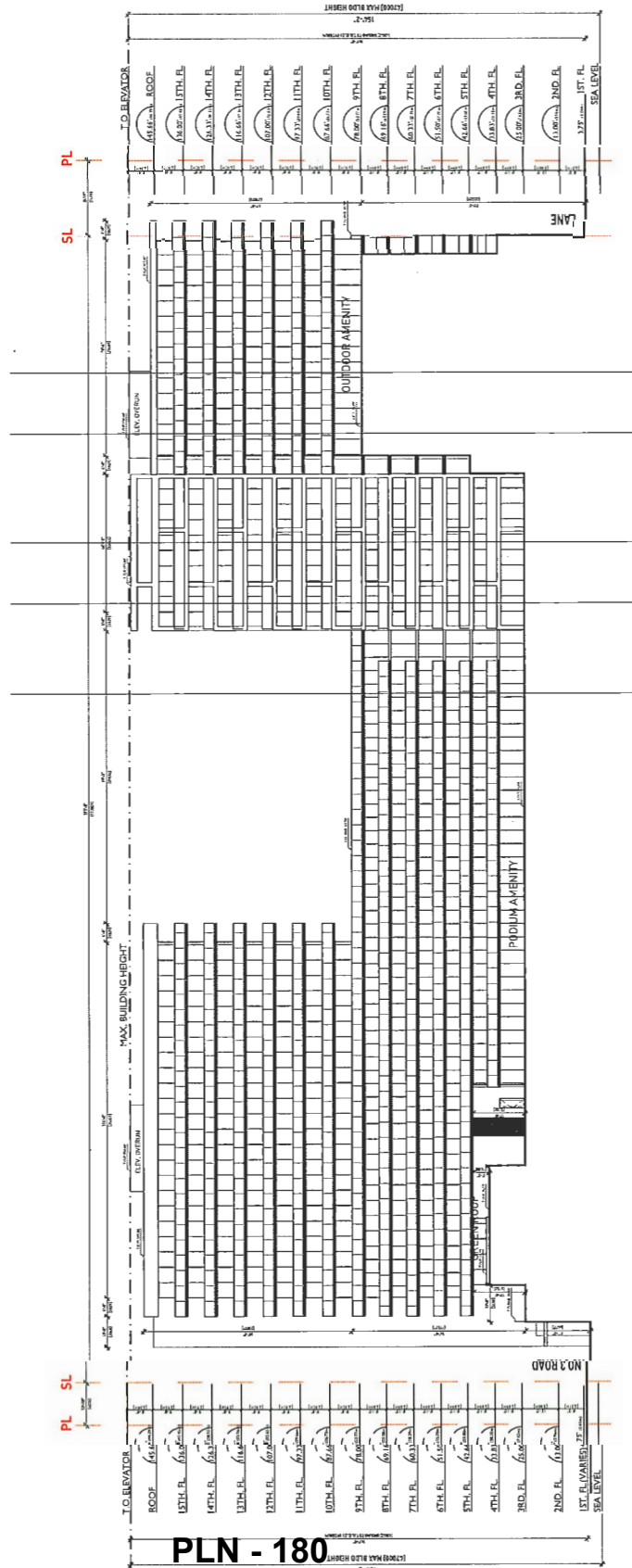
**6340 NO 3 RD
RICHMOND, BC**

MIXED-USE

INTERIOR SOUTH ELEVATION

DATE	IL	1646
DRAWING BY	TSL	
CHECKED BY	1-290	
SCALE		
JOB NUMBER		

A3.06



CONCEPT ONLY

LEGEND

- RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMUR
RESIDENTIAL AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

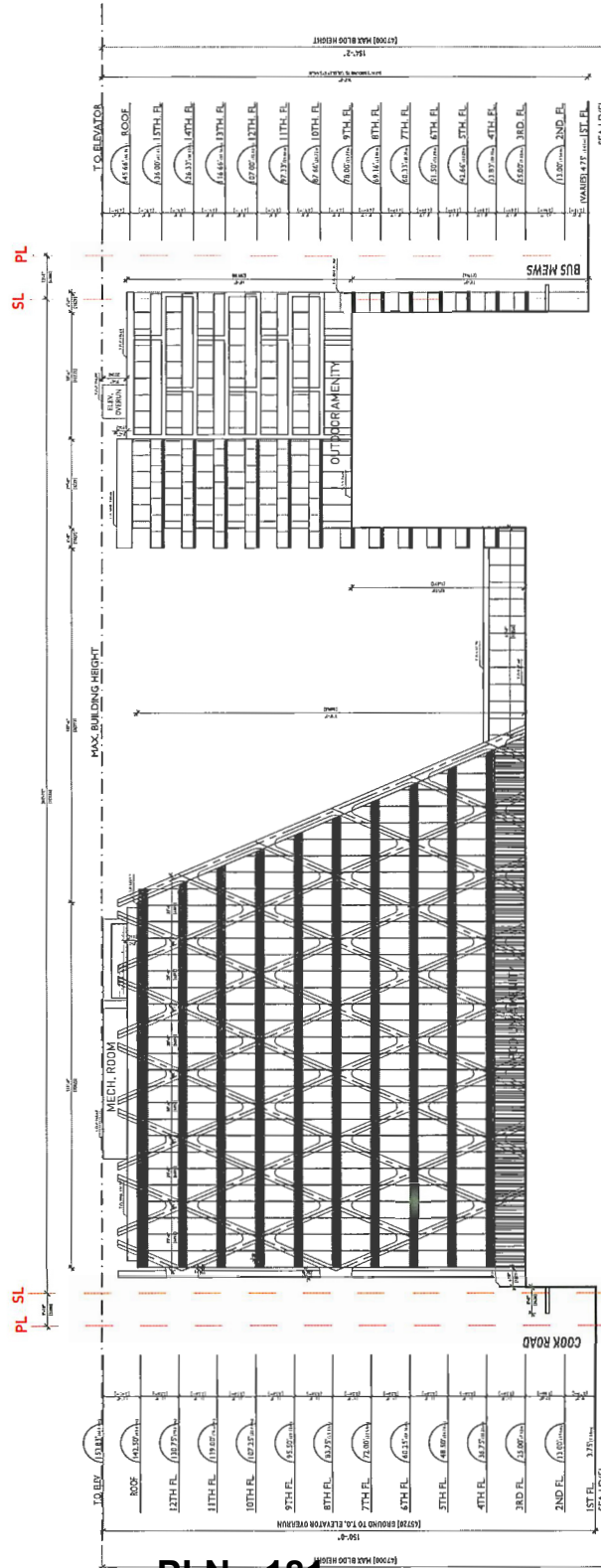
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3	10/12/2023	...
4	10/13/2023	...
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8	10/17/2023	...
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13	10/22/2023	...
14	10/23/2023	...
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16	10/25/2023	...
17	10/26/2023	...
18	10/27/2023	...
19	10/28/2023	...
20	10/29/2023	...
21	10/30/2023	...
22	10/31/2023	...

6340 NO 3 RD
RICHMOND, BC

MIXED-USE
INTERIOR EAST ELEVATION

DATE _____
DRAWN BY _____
CHECKED BY _____
SCALE _____
JOB NUMBER _____

A3.07



PLN - 181
CONCEPT ONLY

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEWR
RESIDENTIAL AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

NO. DATE

6340 NO 3 RD
RICHMOND, BC

MIXED-USE

INTERIOR NORTH ELEVATION

DATE	IN	1646
DRAWN BY	TEL	
ENGINEER BY	1:200	
SCALE		
JOB NUMBER		

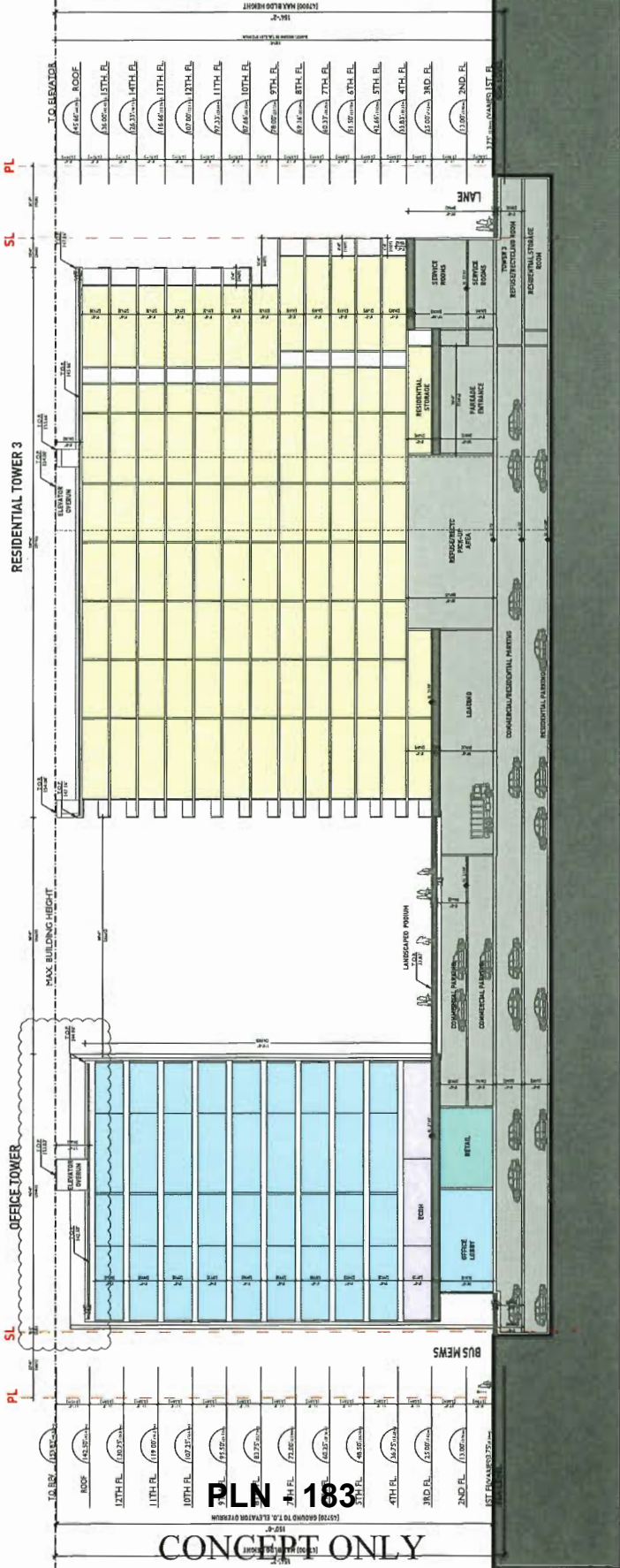
A3.08



ALL DIMENSIONS
UNLESS OTHERWISE
NOTED ARE IN METERS
AND DECIMALS THEREOF
ARE TO THE NEAREST
MILLIMETER (1/32")
DATE: 11/18/2014

DATE: 11/18/2014
BY: [Signature]

- LEGEND**
- RESIDENTIAL STUDIO
 - RESIDENTIAL TBR
 - RESIDENTIAL TBR+D
 - RESIDENTIAL 2BR
 - RESIDENTIAL 3BR
 - RESIDENTIAL-LEMR
 - RESIDENTIAL-AMENITY
 - OFFICE
 - RETAIL
 - ECD-HUB
 - SERVICE



LEGEND

- RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR+D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL 1LMR
RESIDENTIAL AMENITY
OFFICE
RETAIL
ECO-HUB
SERVICE

LEARNERS		REMARKS
NO.	DATE	

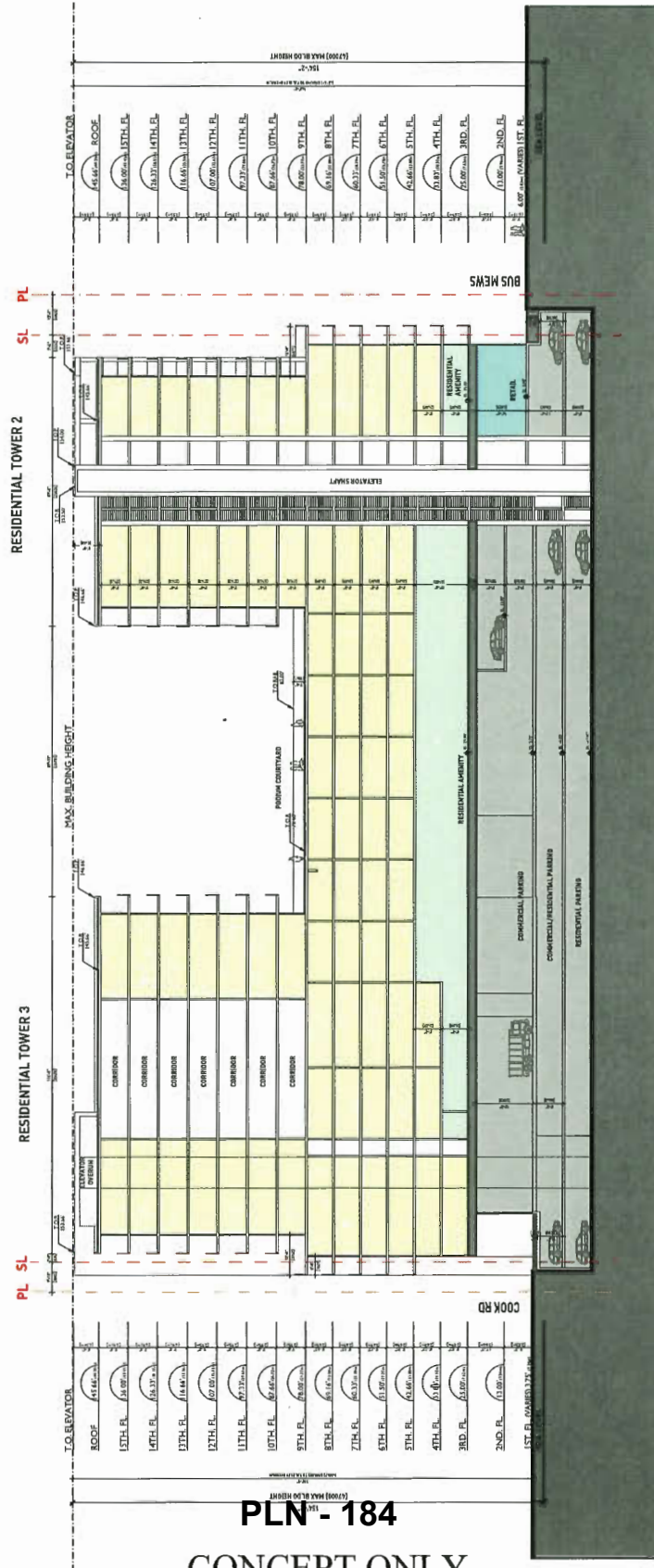
6340 NO 3 RD
RICHMOND, BC

MIXED-USE

SECTION 2

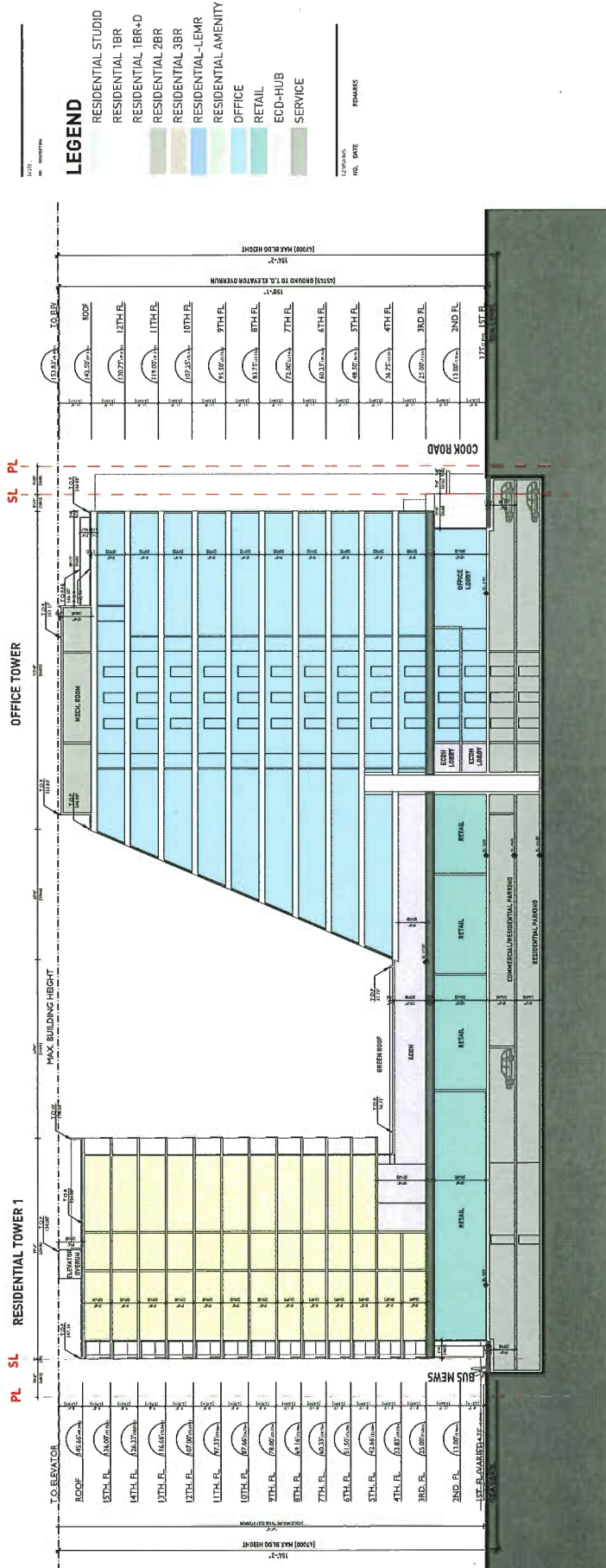
DATE	BL	1646
DRAWN BY	TCL	
CHECKED BY	1-200	
SCALE		
JOB NUMBER		

A4.02



PLN - 184
CONCEPT ONLY

FOR ALL PROJECTS
THESE DRAWINGS ARE TO BE USED ONLY FOR
THE PROJECT AND SITE SPECIFIC
AND NOT FOR ANY OTHER PROJECT
DATE: 01/18/2017



6340 NO 3 RD
RICHMOND, BC

MIXED-USE

SECTION 3

DATE: 01/18/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A4.03



**City of
Richmond**

Development Application Data Sheet

Development Applications Department

RZ15-694855

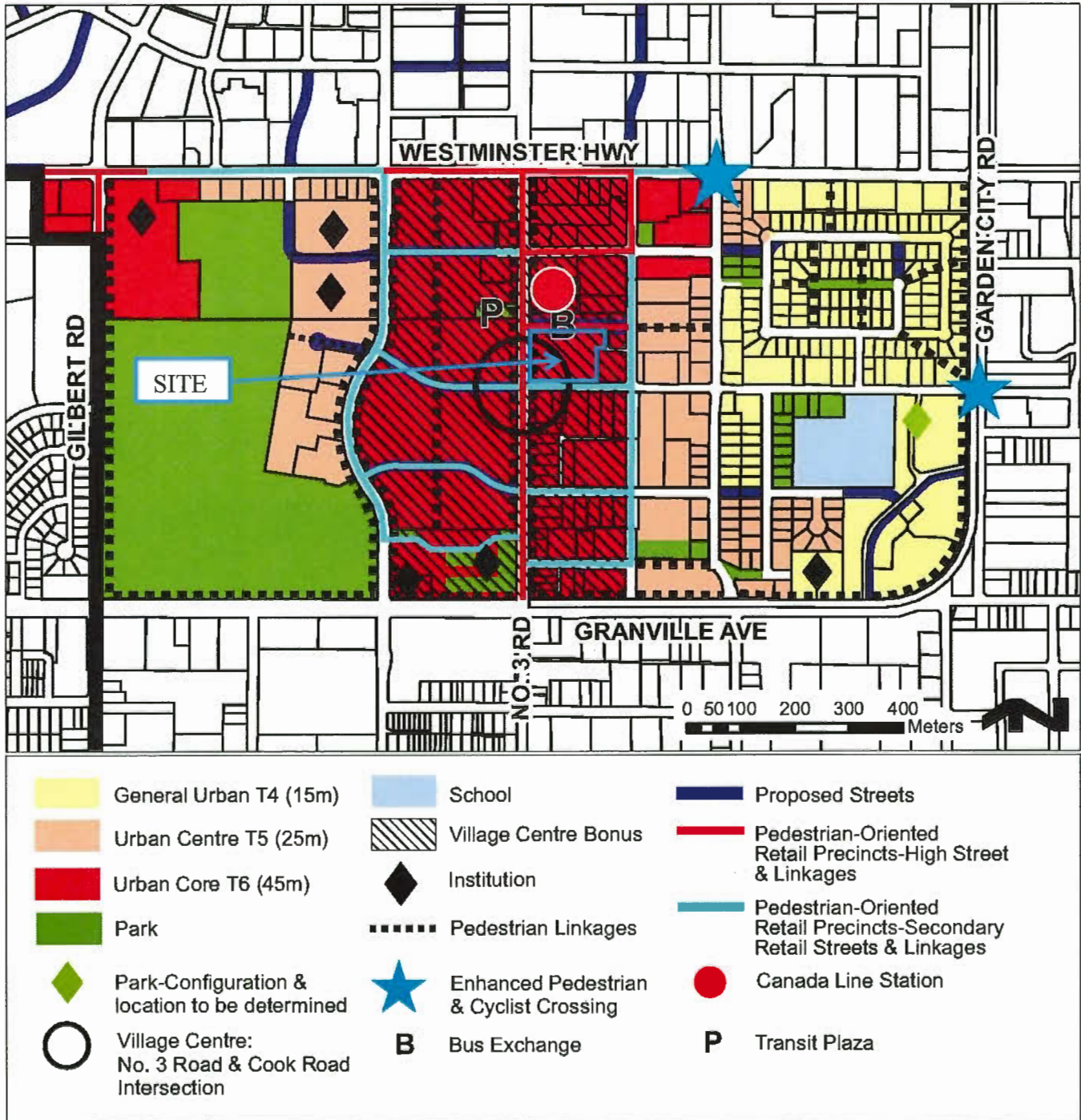
Address:	6340 No. 3 Road
Applicant:	Keltic (Brighthouse) Development Ltd.
Owner:	Keltic (Brighthouse) Development Ltd.
Planning Area(s):	City Centre – Brighthouse Village

RZ15-694855	Existing	Proposed
Site Area:	14,484 m ²	12,999 m ²
Net Development Site Area:	N/A	13,425 m ²
Land Uses:	Commercial	Mixed Use
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Area Plan Designation:	Urban Core T6 (45 m)	Urban Core T6 (45 m)
Zoning:	LUC 062	ZMU37
Number of Residential Units:	nil	546

RZ15-694855	Bylaw Req't	Proposed	Variance
Floor Area Ratio (FAR):	4.007	4.007	n/a
Floor Area per FAR:	53,794 m ²	53,794 m ²	n/a
Lot Coverage:	90%	74%	-
Lot Size:	12,600 m ²	12,999 m ²	-
Lot Dimensions:	n/a	n/a	-
Setback – No. 3 Road:	4.0 m	4.2 m	-
Setback – Cook Road:	3.0 m	3.0 m	
Setback – Interior Side Yard (north):	4.0 m	4.0 m	-
Setback – Rear Yard (east):	6.0 m	7.5 m	-
Height Dimensional (geodetic):	47.0 m	47.0 m	-
Off-Street Parking Spaces – Residential Unit:	519	572	-
Off-Street Parking Spaces – Affordable Housing Unit:	24	24	
Off-Street Parking – Visitor (shared):	109	109	
Off-Street Parking Spaces – Commercial (shared):	83	83	-
Off-Street Parking – Office (shared):	135	135	
Off-Street Parking – ECD Hub Overflow (shared):	8	8	
Off-Street Parking – ECD Hub:	41	41	-
Off-Street Parking – Car Share Spaces:	2	2	
Off-Street Parking Spaces – Total:	804	856	-
Loading Space – ECD Hub:	1	1	
Loading Spaces – Medium Size:	6	6	-
Bicycle Parking Spaces – Class 1:	722	722	-
Bicycle Parking Spaces – Class 2 (shared):	69	69	-

Note: Site area and floor area figures rounded.

Specific Land Use Map: Brighthouse Village (2031)





Address: 6340 No. 3 Road

File No.: RZ 17-773703

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9859, the owner is required to complete the following.

1. **(Site Contamination – General)** Prior to rezoning bylaw adoption, submission to the City of a contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination in the project footprint) or an alternative notice from the Ministry of Environment and Climate Change Strategy that the City may approve the zoning, development, subdivision, and demolition applications.
2. **(Site Contamination – Dedicated Land)** Prior to rezoning bylaw adoption, submission to the City of sufficient information and/or other assurances satisfactory to the City in its sole discretion to support the City's accepting the proposed dedicated land. Such assurances could include one or more of the following:
 - a) a contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination in the dedication lands);
 - b) evidence satisfactory to the City, in its sole discretion, that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective; and
 - c) the registration of a legal agreement on the title to the Lands which provides that:
 - i) no occupancy of any building on the Lands shall be granted until such time that the Owner/Developer has satisfied the City in its sole discretion that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective and a contaminated sites legal instrument has been obtained for the proposed dedication lands; and
 - ii) the Owner/Developer shall release and indemnify the City from and against any and all claims or actions that may arise in connection with those portions of the lands being dedicated to the City being contaminated in whole or in part.
3. **(Subdivision)** Registration of a subdivision plan for the subject site that satisfies the following conditions, generally as shown in the sketch survey plan (Schedule 1):
 - a) dedication of approximately 5.75 m. along the No. 3 Road frontage for street widening, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City;
 - b) dedication of approximately 6.95 m. along the Cook Road frontage for street widening, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City;
 - c) dedication of approximately 0.41 m. along the mid-site east-west property line to contribute to the extension of the east-west lane from Buswell Street, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City; and
 - d) dedication of 4 m. x 4 m. corner cut (road dedication) – No. 3 Road / Cook Road intersection (northeast corner).

Note: All Builders Liens on the subject properties must be removed before the subdivision and registration of covenants can occur.

4. **(Statutory Right of Way)** Granting of a Statutory Right-of-Way(s), generally as shown in the sketch Statutory Right-of-Way(s) plan (Schedule 2) and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City, including:
 - a) public right of passage for pedestrians, bicycles and emergency services, City services and third-party utility services vehicles;
 - b) approximately 175.4 m² at the north west corner of the site, blanketing the portion of the TransLink Statutory Right-of-Way(s) that will be within the new property lines;
 - c) approximately 4.0 m. parallel to the north property line adjacent to the future Bus Mall site;
 - d) approximately 6.0 m. parallel to the east property lines, configured to run from Cook Road in a direct line toward the Bus Mall site;
 - e) a 3.0 m. x 3.0 m. corner cut at the intersection of the 4.0 m. and 6.0 m. portions of the Statutory Right-of-Way(s) noted above;
 - f) two 3.0 m. x 3.0 m. corner cuts at the parkade access on the east side of the development; and
 - g) a 3.0 m. x 3.0 m. corner cut on the west side of the 6.0 m. north-south pedestrian mews at Cook Road, and to include:
 - h) agreement to provide adequate below grade structure to support all Statutory Right-of-Way(s) functions, including possible use by emergency services vehicles and waste management trucks;
 - i) agreement to accommodate fire truck access and manoeuvring as determined through the Development Permit, Building Permit and/or Servicing Agreement processes;
 - j) design and construction, including but not limited to universal accessibility, decorative finishing, landscaping, lighting and utility infrastructure (e.g. fire hydrants), as well as, safety measures related to the vehicular and/or pedestrian use and/or crossing of the Statutory Right-of-Way(s), as determined through the Development Permit, Building and Servicing Agreement processes;
 - k) design and construction, at owner's cost; and
 - l) maintenance and repair, at owner's cost.
5. **(Statutory Right of Way)** Granting of a Statutory Right-of-Way(s) in favour of the City over Statutory Right-of-Way(s) Plan EPP57357 and EPP57356 for purposes described in any current or future agreements between the City and TransLink, which may include construction and/or maintenance of road and equipment (reference Schedule 2).
6. **(Statutory Right of Way)** Granting of a Statutory Right-of-Way(s), generally as shown in the sketch Statutory Right-of-Way(s) plan (Schedule 3) and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City, including:
 - a) public right of passage for pedestrians, bicycles, public and emergency services, City services and third-party utility services vehicles;
 - a) approximately 437.6 m² in the north eastern corner of the site for a kiss and ride facility; and to include:
 - b) agreement to provide adequate below grade structure to support all Statutory Right-of-Way(s) functions, including possible use by emergency services vehicles and waste management trucks;
 - c) agreement to accommodate fire truck access and manoeuvring as determined through the Development Permit, Building Permit and/or Servicing Agreement processes;
 - d) design and construction, including but not limited to universal accessibility, decorative finishing, landscaping, lighting and utility infrastructure (e.g. fire hydrants), as well as, safety measures related to the vehicular and/or pedestrian use and/or crossing of the Statutory Right-of-Way(s), as determined through the Development Permit, Building Permit and Servicing Agreement processes;
 - e) design and construction, at owner's cost; and
 - f) maintenance and repair, at owner's cost.
7. **(Statutory Right of Way)** Granting of a Statutory Right-of-Way(s) generally as shown in the sketch Statutory Right-of-Way(s) plan (Schedule 2) and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City, including:

- a) public right of passage;
 - b) an area adjacent to the new south property line that is the width of the parkade access and 10.0 m. deep; and
 - c) two 3 m. x 3m corner cuts at the vehicle and truck access on Cook Road, and to include:
 - d) agreement to provide adequate below grade structure to support all Statutory Right-of-Way(s) functions, including possible use by emergency services vehicles and waste management trucks;
 - e) design and construction, including but not limited to universal accessibility, decorative finishing, landscaping, lighting and utility infrastructure (e.g. traffic equipment), as well as, safety measures related to the vehicular use and/or crossing of the Statutory Right-of-Way(s), as determined through the Development Permit and Servicing Agreement processes;
 - f) design and construction, at owner's cost; and
 - g) maintenance and repair, at owner's cost.
8. **(Statutory Right of Way)** Registration of a restrictive covenant on title or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to provide any additional Statutory Right-of-Way(s) and/or easements, as determined via the Development Permit* and/or Servicing Agreement* processes, to the satisfaction of the City.
 9. **(Flood Construction Level)** Registration of a flood covenant on title identifying the basic minimum flood construction level of 2.9 m. GSC for Area A.
 10. **(Aircraft Noise)** Registration of an aircraft noise sensitive use covenant on title addressing noise impacts on residential uses and establishing a Statutory Right-of-Way(s) in favour of the Airport Authority.
 11. **(Mixed-Use Noise)** Registration of a mixed use noise sensitive use covenant on title addressing noise impacts on residential uses, including those related to the on-site ECD Hub indoor and outdoor facilities.
 12. **(Canada Line Noise)** Registration of a mixed use noise sensitive use covenant on title addressing noise impacts on residential uses, including those related to the Canada Line and associated proposed Bus Mall.
 13. **(Commercial Noise)** Registration of a commercial noise restrictive covenant on title addressing noise impacts generated by commercial uses and requiring demonstration that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
 14. **(City Centre Impacts)** Registration of a restrictive covenant on title noting that the development is located in a densifying urban area and may be subject to impacts that affect the use and enjoyment of the property including, but not limited to, ambient noise, ambient light, shading, light access, privacy, outlook, vibration, dust and odours from development or redevelopment of public and private land in the surrounding area.
Note: Some of the foregoing noise and impact covenants may be combined at the discretion of the City.
 15. **(Shared Parking)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to ensure that:
 - a) all residential visitor parking spaces are shared with commercial and office uses,
 - b) the ECD Hub after hours (evening and weekend) uses is shared with commercial and office uses;
 - c) all shared parking spaces remain unassigned;
 - d) all shared parking spaces are located on or close to the ground level of the parking structure;
 - e) all shared parking spaces are identified with signage as to their intended usage;
 - f) all shared parking spaces are fully accessible to all users (e.g. entry gate open) during standard business operating hours; and
 - g) all shared parking spaces are fully accessible to residential visitor users (e.g. buzz entry) during non-standard business hours;
 - h) identify the shared parking stalls in the Development Permit plans;
 - i) identify the shared parking stalls in the Building Permit plans; and
 - j) prior to building inspection permitting occupancy, provide wayfinding and stall identification

signage for the shared visitor stalls, to the satisfaction of the Director of Transportation.

16. **(Shared Loading)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to ensure that:
 - a) all loading spaces are shared between commercial, residential and ECD Hub uses;
 - b) all shared loading spaces will remain unassigned;
 - c) all shared loading spaces are located on the ground level;
 - d) all shared loading spaces are identified with signage as to their intended usage;
 - e) all shared loading spaces are fully accessible to all users (e.g. entry gate open) during business hours; and
 - f) all shared loading spaces are accessible to all users (e.g. buzz entry) during non-standard business hours;
 - g) identify the shared loading stalls in the Development Permit plans;
 - h) identify the shared loading stalls in the Building Permit plans; and
 - i) prior to building inspection permitting occupancy, provide wayfinding and stall identification signage for the shared loading stalls, to the satisfaction of the Director of Transportation.
17. **(Truck Size)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to ensure that the maximum truck size for any truck servicing the site is a medium size truck (e.g. SU9). *(Note: No WB-17 size trucks are permitted.)*
18. **(Car Share)** Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide a car share facility and car share equipment to a car share operator or the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:
 - a) a minimum of two (2) car share parking spaces within the development, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner's cost, to be:
 - i) co-located and located on the ground level of the parkade;
 - ii) provided with satisfactory pedestrian access;
 - iii) provided with vehicle access from the lane;
 - iv) designed to be safe, convenient and universally-accessible;
 - v) provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit and Servicing Agreement processes;
 - vi) provided with one EV quick-charge (240 volt) charging station for each car share space for its exclusive use;
 - vii) accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost;
 - viii) accessible to all intended users as follows:
 - i. the general public – 365 days a year for a time period equalling the lengthiest combination of standard business hours and the standard operating hours of local rapid transit; and
 - ii. the car share operator personnel and members – 365 days a year for a 24 hours per day (e.g. code entry);
 - ix) identify the car share stalls in the Development Permit plans;
 - x) identify the car share stalls in the Building Permit plans; and
 - xi) prior to building inspection permitting occupancy, provide wayfinding and stall identification signage for the car share stalls, to the satisfaction of the Director of Transportation;
 - b) terms of agreement between the owner and the car share operator which shall include:
 - i) a minimum contractual period for the provision of car share services of three years from the

- first date of building occupancy; and
 - ii) additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;
 - c) supporting submissions provided to the City (Transportation Department) as follows:
 - i) prior to the Public Hearing, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 - ii) prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 - iii) prior to building inspection permitting occupancy, a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 - d) a Public Right of Passage Statutory Right of Way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation; and
 - e) in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.
- 19. **(Bicycle End-of-Trip Facilities)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide bicycle end-of-trip facilities within the development for the shared use of all non-residential users (e.g. commercial and office) generally as follows:
 - a) a minimum of one male facility and one female facility, designed, constructed, equipped and maintained by the owner, each of which shall:
 - i) be fully accessible to all intended users;
 - ii) be easily accessible from commercial Class 1 bicycle parking areas;
 - iii) be fully handicapped accessible;
 - iv) accommodate two or more people at one time; and
 - v) include, at minimum, a change room and lockers, two showers, a toilet, a wash basin and a grooming station (i.e. mirror, counter and electrical outlets);
 - vi) identify the end-of-trip facilities in the Development Permit plans;
 - vii) identify the end-of-trip facilities in the Building Permit plans; and
 - viii) prior to building inspection permitting occupancy, provide wayfinding and stall identification signage for the end-of-trip facilities, to the satisfaction of the Director of Transportation.
- 20. **(Bicycle Maintenance and Repair Facilities)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide bicycle maintenance and repair facilities within the development for the shared use of all residential users (e.g. owners, renters and their guests) generally as follows:
 - a) a minimum of one bicycle repair and maintenance station for each residential tower, designed, constructed, equipped and maintained by the owner, each of which shall:
 - i) be fully accessible to all intended users;
 - ii) be easily accessible from residential Class 1 bicycle parking areas;
 - iii) be fully handicapped accessible; and
 - iv) include, at minimum, a bicycle repair stand with tools, a foot pump and a faucet, hose and drain for bicycle washing;
 - v) identify the bicycle maintenance and repair facilities in the Development Permit plans;
 - vi) identify the bicycle maintenance and repair facilities in the Building Permit plans; and

- vii) prior to building inspection permitting occupancy, provide wayfinding and stall identification signage for the bicycle maintenance and repair facilities, to the satisfaction of the Director of Transportation;
21. **(Bicycle Facilities)** Registration of a restrictive covenant on title or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to maintain all required bicycle parking spaces and other bicycle facilities for their intended uses, as well as, securing the owner's commitment to maintain the bicycle parking areas for shared common use.
 22. **(Transit Pass Program)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide a transit pass program, at the owner's cost, generally as follows:
 - a) provide 25 monthly two-zone transit passes for one year for ECD Hub staff;
 - b) extend the program, should it not be fully subscribed within one year, until the equivalent of the costs of the full one year transit pass program has been exhausted;
 - c) provide for administration by TransLink or a management company on behalf of the strata council;
 - d) notify the operator of the ECD Hub of the availability of the transit pass program;
 - e) indicate to the operator of the ECD Hub the availability and method of accessing the transit program; and
 - f) submit a Letter of Credit prior to Development Permit issuance to secure the owner's commitment to provide the transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration).

(Note: The remaining funds in the LOC will be released to the Owner/Developer when the 2-zone one year transit pass program is fully subscribed.)
 23. **(District Energy Utility)** Registration of a restrictive covenant and Statutory Right-of-Way(s) and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the Statutory Right-of-Way(s) necessary for supplying the DEU services to the building(s), which covenant and Statutory Right-of-Way(s) and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i) the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii) the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to building inspection permitting occupancy of the first building on the site;
 - c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no building inspection permitting occupancy of a building will be granted unless, and until:
 - i) the building is connected to the DEU;
 - ii) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner

grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.

- e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building inspection permitting occupancy of a building will be granted unless and until:
- i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii) the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
 - iii) the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
 - iv) prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - v) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.
- f) If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no building inspection permitting occupancy of a building will be granted until:
- i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - ii) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

24. **(Affordable Housing)** The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to each lot to secure the affordable housing units. The terms of the Housing Agreements and Covenant shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:

- a) provide 5% of the residential floor area to affordable housing dwelling units, in perpetuity;
- b) provide for affordable housing units, of numbers, types, sizes and associated rent and income levels in accordance with the table below:

AFFORDABLE HOUSING SUMMARY

Unit Type	Affordable Housing Strategy Requirements			Project Targets (3)	
	Minimum Unit Sizes	Current LEMR Maximum Rents (1) (2)	Total Maximum Household Income (1) (2)	Unit Mix	# of Units (3)
Bachelor	37 m ² (400 ft ²)	\$811	\$34,650 or less	15%	4
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	33%	9
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	26%	7
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	26%	7
TOTAL		N/A	N/A	100%	27

1. Denotes 2017 amounts adopted by Council on July 24, 2017.

2. Subject to Council approval, total annual household incomes and maximum monthly rents may be increased annually by the Consumer Price Index.

3. 50% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

- c) occupants of the affordable housing units shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces provided for the residential development as per OCP, City Centre Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities); and
- d) on-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants).

25. **(Combined Child Care and Community Facility)** The City's acceptance of the owner's offer to voluntarily contribute a child care and community services facility, generally described as an Early Childhood Development Hub (ECD Hub), which may be used by the City as child care, community amenity space, or any other permitted use the City, in its sole discretion, deems appropriate. The broad terms of the contribution shall include:
- a) design and construction of a complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all to a turnkey level of finish, on the subject site, by the developer, at the developers cost; and
 - b) transfer of the complete facility (facility proper, ancillary facilities and outdoor space), including the base building and tenant improvements, all at a turnkey level of finish, as an air space parcel, to the City, at no cost to the City, and, the specific terms shall include:
 - c) voluntary contribution of no less than 1,765 m² (19,000 ft²) of floor area (e.g. area that is considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw) to the ECD Hub based on the following density bonusing and supplementary contribution calculation:
 - i) 377 m² (4,058 ft²) of floor area, calculated as one percent of the residential floor area, excluding affordable housing floor area (e.g. 0.01 x (39,624 m² - 1,981 m²));
 - ii) 671 m² (7,223 ft²) of floor area, calculated as five percent of the Village Centre Bonus floor area (e.g. 0.05 x 1.0 x 13,425 m²); and
 - iii) a supplementary voluntary contribution of 717 m² (7,718 ft²) less of floor area, to be used for development of the facility proper including program spaces, private access and internal circulation, structure, walls (internal and external), building systems and building services where these elements are typically included in floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw and are used exclusively for the ECD Hub facility;
 - d) voluntary contribution of additional indoor area from the development, as required for purposes ancillary to the facility use, including, but not limited to, bicycle storage, parking and loading, waste management, access, circulation and exiting, structure, walls (internal and external), building systems and building services, where such area is typically excluded from floor area calculations for the purposes of calculating density under the Richmond Zoning Bylaw or is not used exclusively by the facility;
 - e) voluntary contribution of outdoor area of approximately 1050 m² (11,300 ft²), the final size and exact dimensions of which are to be determined through the development permit process, including both open and covered areas, neither of which will be considered to be floor area for the purposes of calculating density under the Richmond Zoning Bylaw;
 - f) location of the facility proper and the outdoor space on Level 3 of the development, generally as shown in the location plan (Schedule 4), along with provision for private access (elevator and stair) to and from No. 3 Road (Level 1) and to and from ancillary facilities such as parking and loading, waste management rooms, service rooms, storage rooms and similar areas (multiple levels);

g) design and construction of the complete facility, substantially in accordance with the summary requirements listed below and with reference to the attached “Terms of Reference for the Brighthouse Village Early Childhood Development Hub” (Schedule 5) which describes, amongst other things, the facility intent, the facility program, reference standards and guidelines, technical requirements, functional requirements, outline construction requirements, involvement of City staff, its representatives, licensing bodies, operators and others of a similar nature, and occupancy and post-occupancy conditions:

- i) the facility proper to provide for:
 - i. approximately 836 m² (9,000 ft²) of child care floor area to house up to four licensed child care programs serving children from birth to 12 years of age; and
 - ii. approximately 650 m² (7,000 ft²) of floor area to house early childhood development and family services programs;
 - iii. approximately 278 m² (3,000 ft²) for non-program floor area such as access and circulation, structure, walls and storage space; and
 - iv. use of the facility for other community purposes when not being used for the child care and/or early childhood development and family support programs, all of which may be adjusted with design development during the Development Permit process,
- ii) the ancillary facilities to provide for:
 - i. bicycle storage, vehicle parking and loading for the use of the facility’s clients, visitors, guests and staff, available 365/7/24, located within the parkade except where noted otherwise, generally in an area having direct or close access to the facility’s private access system, including access from the street where applicable, clearly signed, including:
 - for the child care and community services uses, 15 Class 1 bicycle spaces;
 - for the child care and community services uses, Class 2 bicycle spaces in accordance with the site-specific bylaw and located close to the ground level entry lobby;
 - for the child care uses, vehicle parking for a minimum of 11 staff vehicles and 9 non-staff vehicles (minimum non-staff space size of 2.65m. x 5.5 m.);
 - for the community services uses, vehicle parking for a minimum of 11 staff vehicles and 10 non-staff vehicles;
 - for after-hours ECD Hub parking (approximately 8 spaces), use of the parking within the shared parking areas of the parkade;
 - handicapped vehicle parking spaces provided consistent with the provisions of the Richmond Zoning Bylaw;
 - loading area space for use by a passenger van or similar-sized delivery van, with associated clear headroom and adjacent loading marshalling area (approximate area 5.0 m. x 11.0 m.);
 - ii. access to and use of the shared loading facilities provided on Level 1 of the parkade for the whole development;
 - iii. a separate and exclusive use waste management room with direct access to the facility’s private circulation system and provision for waste management removal in conjunction with the overall development’s waste management provider; and
 - iv. services rooms and similar facilities, as required to meet functional, technical and operational requirements of the facility,
- iii) the outdoor program space to provide for:
 - i. approximately 836 m² (9,000 ft²) for the child care outdoor areas; and
 - ii. approximately 214 m² (2,300 ft²) for the early childhood development and family services programs outdoor area,

- or, as determined through the Development Permit process;
- iv) design and construction of the facility to achieve LEED v4 ID + C Commercial Interiors Gold Certification, with a focus on providing for robust monitoring and remote control capabilities of the systems and scheduling that are its responsibility and integration of these controls into the building automation system through open language BACnet interfaces and, further, reference to the principles outlined in the “City of Richmond Building Equipment, Monitoring, and Integration Requirements” administrative procedure;
 - v) design and construction of the facility to provide for separate addressing;
 - vi) design and construction of the utility systems to provide for, amongst other things:
 - i. connection to the on-site, low-carbon, central energy plant for the purposes of heating and cooling, along with provision for sub-facilities and sub-metering, to the satisfaction of the City;
 - ii. connection to other building utility systems (e.g. electricity), along with provision for sub-facilities and sub-metering, to the satisfaction of the City; and
 - iii. conduit rough in for installation and connection of the City’s fibre optic communications system, by the City or its contractor, noting the required conduit size is 2 inches and the outside end point is to be the City Traffic Junction Box location at the NE corner of Cook and No 3 Road;
- h) project development and procurement of approvals subject to the following benchmarks/timelines:
- i) prior to issuance of a Development Permit for the development, in whole or in part:
 - i. the facility design (facility proper, ancillary facilities and outdoor space) must be resolved to a level typical of the design development stage of a development project, to the satisfaction of the City;
 - ii. the resulting design must be incorporated into the Development Permit application submission; and
 - iii. a preliminary construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided;
 - ii) prior to issuance of a Building Permit for the development, in whole or in part:
 - i. the facility design (facility proper, ancillary facilities and outdoor space) must be resolved to a level typical of the building permit and issued for construction stages of a development project, to the satisfaction of the City;
 - ii. the resulting design must be incorporated into the building permit application submission; and
 - iii. a final construction cost estimate for facility proper, ancillary facilities and outdoor space, verified by a quantity surveyor, must be provided;
 - iii) prior to occupancy of the development, in whole or in part:
 - i. the constructed facility (facility proper, ancillary facilities and outdoor space) must be granted building inspection permitting occupancy;
 - ii. commissioning of the facility (facility proper and outdoor space) must be completed to the satisfaction of the City;
 - iii. occupancy and post-occupancy information for the facility (facility proper and outdoor space) must be provided, to the satisfaction of the City;
 - iv. as-built drawings and Operation & Maintenance (O&M) manuals in soft and hard copy form of the facility (facility proper and outdoor space) must be provided to the satisfaction of the City; and
 - v. a final construction cost for facility proper, ancillary facilities and outdoor space, verified by an independent quantity surveyor that is acceptable to the City, must be provided,

unless the constructed facility is otherwise deemed acceptable by the Director, Development; the Director, Engineering; the Manager of Community Social Development; and, the Senior Manager of Real Estate Services, at their sole discretion.

- i) registration of a legal agreement(s), which may include, but may not be limited to, the following:
- i) a “no build” covenant registered on title restricting Building Permit issuance for the whole development, to be in effect until such time as a “construction agreement” is registered on title with respect to the amenity;
Note: This requirement may be waived if a “Construction Agreement” is signed before rezoning adoption.
 - ii) a “construction agreement” setting out requirements with respect to the design, construction, supply, installation, approval, and warranty of the Early Childhood Development Hub and related works to the satisfaction of the City, which agreement may include provisions for a statutory right(s)-of-way and/or rent charge and include the terms set out in these rezoning considerations and the “Terms of Reference for the Brighthouse Village Early Childhood Development Hub” as well as standard City facilities policies;
 - iii) an Air Space Parcel (ASP) subdivision agreement to facilitate the future creation of an ASP containing the Early Childhood Development Hub, including the facility proper, ancillary facilities and outdoor spaces, to the extent deemed desirable or practical by the City, together with any easement(s) and/or statutory right(s)-of-way registered on title to secure any remaining facilities located elsewhere in the development and intended for the use of the Early Childhood Development Hub, along with terms for cost sharing between the ASP owner (the City) and the owner(s) of the remaining facilities, all in a form and content satisfactory to the City;
 - iv) a purchase and sale agreement to facilitate the transfer of the Early Childhood Development Hub ASP to the City, which transfer shall not occur until the City has, at its sole discretion, accepted the Early Childhood Development Hub works, which acceptance shall not relieve the developer of any outstanding obligations and which shall include an option to purchase for a consideration;
 - v) a “no occupancy” covenant for the development, in whole or in part, registered on title, to be in effect until such time as the facility has been completed or otherwise deemed acceptable, at the sole discretion of the City, by the Director, Development; the Director, Engineering; the Manager of Community Social Development; and, the Senior Manager of Real Estate Services, in their sole discretion, and has been transferred to the City free and clear of any encumbrances; and
 - vi) a blanket Statutory Right-of-Way, or alternative legal agreement(s), to the satisfaction of the City, securing public access to and egress from the ECD Hub facility (facility proper, ancillary facilities and outdoor space) and any part of the parking facility allocated for the ECD Hub facility use, across and through the drive aisles and pedestrian pathways forming part of the development and securing City access to the development for the maintenance of the utilities and mechanical systems servicing the ECD Hub facility (including maintenance of the City’s fibre optic system), which agreement may be replaced prior to occupancy, to the satisfaction of the City, with a replacement agreement and a surveyed Statutory Right-of-Way(s) plan.
- j) submission of cash or other forms of financial security as follows:
- i) a cash-in-lieu contribution of \$10,000 to fund the complete installation of the fibre optic service by city contractors within the conduit supplied by the developer (e.g. all costs for Civil work upgrades, connection of developer conduit to city systems, fibre cable/splice enclosure and all installation work) (Account # 1315-40-000-00000-0000-CB00026);
 - ii) a project management fee of \$366,643 [equal to 5% of the preliminary construction cost estimate, using the City’s “equivalent to construction value” rate of \$6,997/ sq. m. applied to

the density bonus floor area portions of the facility only (e.g. $377 \text{ m}^2 + 671 \text{ m}^2 = 1,048 \text{ m}^2$)] to provide for the participation of the City or its representatives in the schematic design, design development, building permit, issued for construction, contract administration and related stages of project development (Account # 1315-40-000-00000-0000-CB00026);

- iii) a Letter of Credit (LOC), in the amount of 100% of construction cost estimate for the complete facility (facility proper, ancillary facilities and outdoor space), as verified by a quantity surveyor, to secure the developer's commitment to design, construct, and transfer the Early Childhood Development Hub to the City, with provision for the return of the subject monies as follows:
 - i. no reduction or release until a minimum of one (1) year after the ECD Hub has received final building inspection permitting occupancy;
 - ii. no reduction or release until Provincial licensing has been achieved;
 - iii. retention of the LOC, or portions thereof, at the sole discretion of the City, to rectify deficiencies;
 - iv. retention of the LOC, or portions thereof, at the sole discretion of the City, to ensure the air space parcel (ASP) is free and clear of builder's liens or other encumbrances; and
 - v. retention of the LOC, or portions thereof, at the sole discretion of the City, to complete the facility, should the developer fail in its contractual obligations.

- 26. **(Community Planning)** The City's acceptance of the owner's offer to voluntarily contribute at least \$161,919.94 (100% of the total floor area calculated using the proposed floor area e.g. $53,794 \text{ m}^2 \times \$3.01/\text{m}^2$) towards City Centre community planning (CC-Community Planning and Engineering Account # 3132-10-520-00000-0000).
- 27. **(Public Art)** The City's acceptance of the owner's offer to voluntarily contribute at least \$404,812.20 (100% non-residential floor area and 100% residential floor area, excluding affordable housing floor area, @ \$4.84 and \$9.15 per square meter, respectively, (e.g. $(14,170 \text{ m}^2 - 1,765 \text{ m}^2) \times \$4.84/\text{m}^2 + (39,663 \text{ m}^2 - 1,983 \text{ m}^2) \times \$9.15/\text{m}^2$) towards public art (15% to Public Art Provision Account # 7500-10-000-90337-0000 and 85% to Account # 7600-80-000-90173-0000).
- 28. **(Servicing Agreement)** Submission and processing of a Servicing Agreement* application, completed to a level deemed acceptable by the Director of Engineering, for the design and construction of works associated with the proposed rezoning, subject to the following conditions:

(Engineering)

Notes:

- a) The Owner/Developer has applied for a servicing agreement at this address (SA 17-769245) to relocate the sanitary sewers currently located within the development site into the roadway in advance of site preparation. This servicing agreement is not related to this rezoning application. As the works included in SA 17-769245 are required to serve the proposed development, and as it is the City's policy to have each application independent, the requirements of SA 17-769245 have been repeated below, marked with an asterisk (*). Should SA 17-769245 not proceed, or if for any reason the scope of SA 17-769245 does not include one of the items below, then these works shall be done through the servicing agreement for this rezoning.

Water Works:

- b) Using the OCP Model, there is 823.0 L/s of water available at a 20 psi residual at the No 3 Road frontage, and 407.0 L/s of water available at a 20 psi residual at the Cook Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- c) Prior to the rezoning staff report being written, the Owner/Developer is required to coordinate with the Richmond Fire Rescue to confirm whether fire protection service is required along the proposed development's Bus Mall and/or lane frontage. If required, install water mains and hydrants to provide fire protection service.
- d) The Owner/Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization

(ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for commercial land use.
 - iii) Provide a right-of-way for the water meter, unless located within the building (i.e. in a mechanical room). Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - iv) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
 - v) Install a meter for the proposed water service connection.
 - vi) Replace the length of AC water main to be disturbed by the proposed sanitary sewer works on the south side of Cook Road. *
 - vii) The developer is required to provide private (developer-owned and -maintained) fire hydrant(s) within the SRW along the Bus Mall frontage of the development site. The fire hydrants shall be served by the onsite water system. The number and locations shall be as approved by Richmond Fire Rescue during the Development Permit and/or Building Permit review.
- e) At Owner/Developer's cost, the City is to:
- i) Install one new water service connection.
 - ii) Cut and cap all existing water service connections serving the development site, and remove meters.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- f) The Owner/Developer is required to:
- i) Install approximately 50 m. of minimum 200 mm or OCP size lane drainage in the east-west lane, and tie in to the existing storm sewer on Buswell Street via a new manhole.
 - ii) Provide, at no cost to the City, a 1.5 m. x 1.5 m. right-of-way for the proposed storm inspection chamber, if required.
 - iii) Provide a sediment and erosion control plan within the servicing agreement design.
- g) At Owner/Developer's cost, the City is to:
- i) Cut and cap all existing storm service connections serving the development site and remove inspection chambers.
 - ii) Install one new storm service connection, complete with inspection chamber, to serve the development site. The inspection chamber may be located onsite in a right of way, if required.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- h) The Owner/Developer is required to:
- i) Cut, cap, and remove the existing sanitary sewers onsite between manhole SMH775 and manhole SMH772. *
 - ii) Remove, or fill and abandon per MMCD specifications, the existing sanitary sewer in Cook Road between manhole SMH842 and manhole SMH772, and remove both manholes. *
 - iii) Fill and abandon, per MMCD specifications, the existing sanitary sewer in the future Bus Mall between manhole SMH775 and manhole SMH776. *
 - iv) Fill and abandon, per MMCD specifications, the existing sanitary sewer along the south property line of the development site from manhole SMH771 to manhole SMH772. *
 - v) Install a new 250 mm sanitary sewer in Cook Road from manhole SMH842 to Buswell Street, to tie in to the proposed Capital sanitary sewer in Buswell Street. *
 - vi) Reconnect all existing sanitary service connections to the new sanitary sewer, and provide

- stubs for future developments where applicable. *
- vii) Provide, at no cost to the City, a 1.5 m. x 1.5 m. right-of-way for the proposed sanitary inspection chamber, if required.
 - i) At Owner/Developer's cost, the City is to:
 - i) Cut, cap, and remove all existing sanitary connections serving the development site. *
 - ii) Install one new sanitary service connection off of the proposed sanitary sewer in Cook Road, complete with inspection chamber. The inspection chamber may be located onsite if required.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Works:

- j) The Owner/Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - ii. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). Please note that locations of equipment on site may require adjustment of the frontage in plan and in section (typically overhanging structures are not permitted). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to Servicing Agreement design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m.
 - ii) Provide street lighting along all road frontages according to the following:
 - i. No 3 Road (east side of street)
 - Pole colour: Grey
 - Roadway lighting: N/A (No change to existing lighting in centre median)
 - Traffic Signals @ No 3 Road & Cook Road: N/A (No change to the existing Type 7 lighting.)
 - Pedestrian lighting: Type 8 (LED)
 - 1. Without off-street bike path: Locate lighting @ back of curb – INCLUDING 1 pedestrian luminaire, 1 duplex receptacle, and flower basket holders, but excluding any banner arms or irrigation.
 - 2. With off-street bike path: Locate between sidewalk & bike path – INCLUDING 2 pedestrian luminaires set perpendicular to the roadway, flower basket holders, and 1 duplex receptacle, but EXCLUDING any banner arms or irrigation.
 - ii. Cook Street (north side of street)

- Pole colour: Blue
 - Roadway lighting @ back of curb: City Centre Type Roadway/Pedestrian Luminaire Pole (LED) – Drawing L12.3 INCLUDING 1 street luminaire, banner arms, and 1 duplex receptacle, but EXCLUDING pedestrian luminaires, flower basket holders and irrigation.
 - Pedestrian lighting: Not applicable (i.e. no stand-alone pedestrian poles)
- iii. Bus Mall (south side of mall)
- Pole colour: Grey
 - Roadway lighting: N/A (Bus Mall/TransLink to install roadway lighting.)
 - Pedestrian lighting: N/A (Bus Mall/TransLink to install pedestrian lighting.)
- HOWEVER, if frontage improvements along the subject site require changes to the pedestrian lighting, it should be made to match the location & type installed along the north side of Bus Mall via Fairborne/SA 12-598011.
- iv. Lane @ east side of site
- Pole colour: Blue
 - Roadway lighting @ back of curb: City Centre Type Laneway Luminaire Pole (LED) – Drawing L12.1.

General Items:

k) The Owner/Developer is required to:

- i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a pre-load plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- ii) Provide a video inspection of the existing storm sewers along the No 3 Road and Cook Road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the Owner/Developer's cost.
- iii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- iv) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

(Transportation)

l) General Provisions:

- i) The Owner/Developer is responsible for the design and construction of road widening, behind the curb frontage improvements and traffic signal improvements including but not limited to the items listed in this section.
- ii) The road widening, behind the curb frontage improvements and traffic signal improvements noted below will be finalized once the final functional road plans are submitted for City review.
- iii) The back of curb cross-section elements may be adjusted to accommodate functional requirements and/or to establish a more innovative public realm.

- iv) Additional work, typically identified during the detailed design stage of the Servicing Agreement process, may be required.
- v) Above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk, greenway, bike bath and boulevard. A Statutory Right-of-Way(s) on the subject property is to be secured for the placement of this equipment.
- vi) All curb ramps to have tactile surface treatment.
- vii) All road and frontage improvement works are to be completed to the satisfaction of the City before the issuance of occupancy approval(s).

Road and Frontage Works:

m) Cook Road between No. 3 Road and Buswell Street

- i) Scope of Work – Design and construction of the section of Cook Road between No. 3 Road and Buswell Street including the intersection of Cook Road and No. 3 Road and Buswell Street. Works to accommodate a five-lane cross-section at the intersections, including the site access, are required. A new traffic signal at the site access is required.
 - i. Road works – To be finalized based on functional road plan to the satisfaction of the Director of Transportation: Road widening to accommodate a future 5 lane cross-section with new westbound LT lane at No. 3 Road 3.1m to 3.3m, one 4.25m curb lane, 0.15m top of curb, 3m landscaped boulevard with street trees, 1.8m bike lane, 0.5m buffer strip, 2m s/w. The ultimate road functional design for Cook Road is required to establish the interim works and set the new north curb of Cook Road and interim frontage elements with trees and lighting, etc.
 - ii. Frontage improvement works – Construction of road widening with full frontage works including landscaped boulevard, off-road bike lane, sidewalk and landscaped buffer strip as noted above.
 - iii. Road cross-section – Details of the road cross-section are described below.
 - iv. Traffic signal – Full traffic signal upgrades streetscape elements, including but not limited to decorative pavement surface treatment, bollards and place-making elements, etc. to the No. 3 Road /Cook Road intersection is required. Details of the traffic signal works are described under Section 3.0 (a) below.
 - v. Intersection works at Buswell Street – Full traffic signal upgrades and streetscape improvements are to be constructed at this intersection. This includes decorative surface treatment of crosswalks.
 - vi. Site Access/Cook Road – ultimate 5-legged cross-section with full traffic signalization is required with streetscape enhancements.
- ii) Functional Design (road works and behind the curb frontage works) – A functional design for this road construction project, prepared to the satisfaction of the City, is required. The criteria of the functional design are as follows for all roads and lanes:
 - i. Horizontal/vertical profiles – The alignment is to be centered within the city road right-of-way.
 - ii. Road cross-section - The lane configuration shall consist of a five-lane cross-section, with three westbound traffic lanes and a raised intersection.
 - iii. Lane widths:
 - o 3.25 m. wide curb lanes;
 - o 3.3 m. wide for other traffic lanes;
 - iv. Frontage Improvements – The permanent new curb and gutter on the north side of the road is to be established. From the curb, the frontage improvements include:
 - o Road widening to establish ultimate cross-section.
 - 0.15 m. wide curb;
 - 2.5 to 3.0 m. wide landscaped boulevard planted boulevard with street trees;

- 1.8 m. wide off-road bike lane;
 - 0.5 to 1.0 m. buffer strip with lighting, street furniture, landscape and street trees; and
 - 2.0 m. wide sidewalk.
- v. Cross-section (ultimate) – Five 3.25 m. wide traffic lanes (two eastbound and two westbound through traffic lanes and a left turn lane). The frontage improvements described above are to be maintained.
 - o Other features: hard landscape features, street furnishings, and streetlights.
- iii) Functional Design (intersection works – interim and ultimate road cross-sections)
 - i. No. 3 Rd/ Cook Road intersection – Design and construction of the full intersection and a 30 m. long five-lane cross-section north of the intersection including a 20:1 taper section to connect to the four lane section of Cook Road. In the interim condition, additional signage restricting left-turns from Cook Road to the site may be required for operational reasons. All details on traffic signal design to be included in the servicing agreement.
 - ii. Cook Road /Buswell Street – Design and construction of the full intersection to accommodate all directional traffic movements for the interim and ultimate five-lane cross-section.
- n) No. 3 Road
 - i) Scope of Work – Frontage works are required behind the new east curb of No. 3 Road
 - i. Road works – Design and construction frontage improvements.
 - ii. Frontage improvement works – Curb and gutter, landscaped boulevard, bike lane, sidewalk and plaza area to the north.
 - ii) Functional Design – Functional design drawings (interim and ultimate conditions) for this road construction project, prepared to the satisfaction of the City, are required. The criteria of the functional design are as follows.
 - i. Cross-section (interim) – The existing east curb of No. 3 Road can be relocated as the bike lane is to be behind the curb in front of the site. Maintaining a minimum 3.25m curb lane width, the cross-section elements, measuring from the new curb: to include the following which is subject to change based on the outcome of the planning study for the No.3 Road public realm:
 - o From new curb. The dedication required is based on the following frontage cross-section:
 - o From existing curb:
 - 0.15m curb
 - 2.5 to 3.0m planted boulevard with street trees,
 - 2.00m bike lane
 - 1.0 to 1.5 m. buffer strip with lighting, street furniture, landscape and street trees;
 - 3.00m sidewalk
 - ii. Rough in for installation of public art along this frontage.
 - iii. The area beyond the above frontage improvements required for the plaza area at the north end of the site is in addition to the frontage dedication.
 - iv. The NE corner of the Cook Rd./No. 3 Rd. intersection to have bike treatment per Transportation direction.
 - v. At the north end of the bike lane at the No. 3 Rd. /Bus Mall intersection, the bike lane will need to transition on back to on street in advance of the intersection.
- o) East-West Lane:
 - i) Scope of Work – Upgrade of the existing east-west lane to City standard as well a new east-west lane (9m) from Buswell Street to the site's eastern parkade access. Additional lane upgrades of the existing lane connecting to Buswell St. are required and the works will be

determined through the servicing agreement to bring this lane up to City Centre standard as much as possible. Work may include but not be limited to the addition of special surface treatment pavement, lighting, sidewalk and rollover curb. The section of the east-west lane on the subject site is to be designed and constructed to City Centre standard with treatment and details to be designed through the Servicing Agreement. Special treatment and design elements, such as a raised crosswalk with decorative pavement treatment, signage, etc. may be required along the greenway where it intersects the lane. The Servicing Agreement is to also include the ultimate road functional plan for the east-west lane from Buswell St. to the site access face Buswell Street.

- ii) Functional Design – Details on upgrades will be determined through the servicing agreement
 - o From north PL:
 - 0.35m rollover curb
 - Remaining width to existing SPL to have new pavement with streetscape decorative surface treatment and possible rollover curb on south side with improved lighting. A functional lane design is required to determine the upgrades to the lane. The remaining 1.5m of the lane for a 9.0m ultimate dedication will be sought upon redevelopment of the property to the south.
- p) Bus Mall Frontage:
 - i) Scope of Work – Frontage works are required behind the future south curb of the Bus Mall (See Servicing Agreement 11-598011. Please note the PMT location as the s/w along the north PL will have to meander around it. Temporary adjustments to the existing fence around the Bus Mall site may be required if the subject property advances prior to the Bus Mall project. If the Bus Mall frontage is not complete at the time of construction, additional works may be required to coordinate an interim condition. The interim works are to be included in the Servicing Agreement, and include but are not limited to lighting, sidewalk edge treatment and fencing
 - ii) Functional Design – Details on upgrades will be determined through the servicing agreement, but include and are not limited to the following:
 - o From the existing south curb of the Bus Mall set by Servicing Agreement 12-598011:
 - 0.15 curb
 - Minimum 7m hardscaped treed boulevard, as per north side frontage.
- q) North-South Pedestrian Mews: 6.0 m. SRW with a 3 m. min. walkway and landscaping on either side (where Fire requirements permit). Details of design to be developed through the Servicing Agreement, including details on but not limited to surface treatment, bollards, lighting, benches, landscaping, etc.
- r) “Kiss and Ride”: A functional plan is required to the satisfaction of the Director of Transportation for the layout of the Kiss and Ride area to identify the scope of works for construction. Through the Servicing Agreement, the design details, for pavement marking, signage, lighting, etc. will be determined. The number of parking spaces in the Kiss and Ride area is to be maximized. The Vista switch and other utilities are preferred to be excluded from this area, if technically feasible.
- s) North-West Corner Statutory Right-of-Way(s) PROP: Servicing Agreement to include design of interim works for this area as part of Bus Mall plaza in the case that the subject development advances prior to the Bus Mall Servicing Agreement.

Traffic Signal/Communication Network Works:

- t) General Provisions – Beyond what is specifically identified, the Owner/Developer is also responsible for the design and construction of any of the following elements at a traffic signal device and/or communications network.
 - i) Modify, relocate and/or replace traffic signal poles/bases, conduits, junction boxes, street light fixtures, cable and conductors.

- ii) Modify, relocate and/or replace traffic signal equipment such as controller cabinet/base, UPS (Uninterrupted Power Supply) and service panel.
- iii) Modify vehicle/pedestrian detection and vehicle phasing including left turn arrows.
- iv) Modify, relocate and /or replace communications conduit, cable and junction boxes.
- u) Site Access/Cook Road Intersection:
 - i) Scope of Work – A new signalized intersection is required to City standard. Truck wheel paths are required demonstrating lane width requirements for access and egress movements.
 - ii) Functional Design – The Owner/Developer is responsible for the design and construction of this traffic signal. Works shall include, but not limited to the installation of conduits, junction boxes, City centre type blue traffic pole and bases, traffic signal heads, illuminated LED street name signs, video detection/traffic cameras, Accessible Pedestrian Signals (APS), UPS (Uninterrupted Power Supply) base and traffic controller cabinet, all components and base. New communications conduit, fibre cable is also required to tie in this traffic signal with City owned communication network. A full set of traffic signal design drawings will be required. The Owner/Developer may have to assign a Statutory Right-of-Way(s) for the placement of some of this equipment (to be identified through the Servicing Agreement phase of the project).
- v) Existing Traffic Signal at No. 3 Road/Cook Road (modification works):
 - i) Scope of Work – Additional streetscape elements including decorative crosswalk treatment and architectural bollards at corners. traffic signal upgrades, special intersection treatment or operation as determined through the servicing agreement. Additional works are described in *Traffic Signals* section below.
 - ii) Functional Design – The Owner/Developer will be responsible for all costs related to the modification of this traffic signal operation. Works shall include but not limited to new City centre type traffic poles on all corners, as well as light poles, pole bases, video detection/traffic cameras, UPS system and cabinet, new controller cabinet/controller, illuminated LED street name signs and APS and left-turn arrows for southbound and eastbound traffic. A full set of traffic signal modification design drawings will be required. The Owner/Developer may have to assign a Statutory Right-of-Way(s) for some of this equipment (to be identified through the Servicing Agreement phase of the project).
- w) Existing Traffic Signal at Cook Road/Buswell Street (modification works):
 - i) Scope of Work – traffic signal upgrades are required for illuminated street name signs and streetscape treatments.
 - ii) Functional Design – The Owner/Developer will be responsible for all costs related to the modification of this traffic signal for road widening and frontage works. Works shall include but not be limited to City Centre type blue traffic poles, pole bases, video detection/traffic cameras, UPS system, new controller cabinet/controller, illuminated street name signs and APS. A full set of traffic signal modification design drawings will be required. The Owner/Developer may have to assign a Statutory Right-of-Way(s) for some of this equipment (to be identified through the Servicing Agreement phase of the project).
- x) Provision of a Letter of Credit to secure the completion of the works in an amount determined by the Director of Engineering and Director of Transportation.
- y) Registration of the Servicing Agreement on title.
- 29. **(Development Permit)** Submission and processing of a Development Permit* application, completed to a level deemed acceptable by the Director of Development, demonstrating:
 - a) design development of the rezoning concept, as necessary, to address:
 - i) form and character objectives noted in the associated Report to Planning Committee;
 - ii) Council directions arising out of Public Hearing;
 - iii) pertinent comments of the Advisory Design Panel;
 - iv) form and character objectives described in the OCP and CCAP Development Permit

Guidelines;

- v) technical resolution of building services, private utilities, public utilities, fire access, parking and loading and waste management including provision of final utility, fire access, loading, waste management and signage and wayfinding plans; and
- vi) technical resolution of the landscape plans including:
 - i. the protection, installation and/or maintenance (including automatic irrigation) of retained and/or new landscape; and
 - ii. the protection, installation and/or maintenance (including automatic irrigation) of retained and/or new trees;
- vii) provision of twenty-six (26) replacement trees on site;
- b) the owner's commitment to design and construct the development in accordance with rezoning policy, the rezoning considerations and the draft site-specific zoning bylaw, by incorporating information into the Development Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work) prepared, stamped and sealed by qualified professionals including, but not limited to:
 - i) statutory rights of way, easements, encroachments, no build areas, agreements and other legal restrictions;
 - ii) flood construction level(s);
 - iii) use, density, height, siting, building form, landscaping, parking and loading and other zoning requirements;
 - iv) stamped and sealed floor area calculation overlays;
 - v) site access locations;
 - vi) horizontal and vertical clearance dimensions for all vehicular circulation, including heights of doors, gateways and other passages;
 - vii) the required shared non-residential parking and residential visitor parking spaces;
 - viii) the required shared loading spaces;
 - ix) the required EV-charging vehicle parking spaces;
 - x) the required car-share parking spaces;
 - xi) the required end-of-trip facilities, including their location, number, size, type and use;
 - xii) the required bicycle maintenance facilities;
 - xiii) identification and wayfinding marking and /or signage for all bicycle, vehicle and truck spaces and associated facilities, with particular attention to ECD Hub staff and visitor needs;
 - xiv) the location of all above ground utility equipment required to be on site including that needed for street lighting and traffic signals as well as that need for third parties;
 - xv) the location of areas reserved for DEU equipment and/or connection facilities and a notation regarding the need for DEU pre-ducting, as applicable in the case of the final DEU strategy;
 - xvi) the required affordable housing units, including their size and location;
 - xvii) the required aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, as noted below, including notation of their associated design features:

Type	Affordable	Market	Intent	Standard
Aging in Place	13	330	- support mobility and usability	Per OCP
Adaptable + Basic Universal Housing (1)	14	206	- renovation potential for wheelchair plus added floor area for manoeuvring	Per BCBC and RZB
Barrier Free (2)	-	-	- move in with wheelchair	Per BCDH
Total Units	27	536		

* Includes Aging-in-Place

** Includes Aging-in-Place, Adaptable and Basic Universal Housing

- xviii) the required ECD Hub facility including plans of indoor and outdoor facilities;
- xix) an accessibility checklist and identification of specific recommended measures to be incorporated into the Building Permit plans, where relevant;

- xx) a CPTED checklist and identification of specific recommended measures to be incorporated into the Building Permit plans, where relevant;
 - xxi) a LEED checklist for the overall development prepared by a LEED AP to achieve LEED v4 NC Silver equivalency and identification of specific measures to be incorporated into the Building Permit plans to be incorporated into the Building Permit plans, where relevant;
 - xxii) a LEED checklist for the ECD Hub prepared by a LEED AP to achieve LEED v4 ID+C Gold Certification and identification of specific measures to be incorporated into the Building Permit plans to be incorporated into the Building Permit plans, where relevant;
 - xxiii) an Acoustic and Mechanical Report with recommendations prepared by a registered professional regarding measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the various noise covenants;
 - xxiv) an Arborist Contract entered into between the applicant and a Certified Arborist for supervision of any 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.
 - xxv) the required common indoor, common outdoor and private outdoor amenity areas including their location, size and use;
 - xxvi) the location, plans, detailing and specifications of the vertical clearance for the loading area, including the access/egress movement to/from Cook Road and Buswell St. to confirm truck loading movements are satisfied;
 - xxvii) the location, plans, detailing and specifications for landscaping, including but not limited to required replacement trees and irrigation for private and common open space; and
 - xxviii) the location and dimensions of on- and off-site any tree protection fencing illustrated on the Tree Retention/Management Plan provided with the application.
- c) Submission of a letter of credit for landscaping, including required replacement trees, based on 100% of the cost estimate provided by the Landscape Architect, including installation costs, plus a 10% contingency cost.

Building Permit Notes:

1. Prior to Building Permit issuance the approved Development Permit and associated conditions, as well as any additional items referenced in "Schedule B: Assurance of Professional Design and Commitment for Field Review", shall be incorporated into the Building Permit plans (drawings and documents) prior to Building Permit issuance.
2. Prior to Building Permit issuance, the applicant is to submit a detailed Construction Parking and Traffic Management Plan to the Transportation Division for approval. The Management Plan shall identify (for each development phase): construction vehicle access, emergency vehicle access, parking facilities for construction workers, staging areas for construction vehicles, areas for deliveries and loading, and application for any lane closures. The Plan will require the use of proper construction traffic control procedures and certified personnel as per Traffic Control Manual for works on roadways (Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.
3. Prior to Building Permit issuance the developer must obtain a Building Permit for construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Prior to Building Permit issuance the developer must obtain and provide to the City TransLink concurrence, in writing, regarding adequate completion or otherwise successful resolution of the AID process.

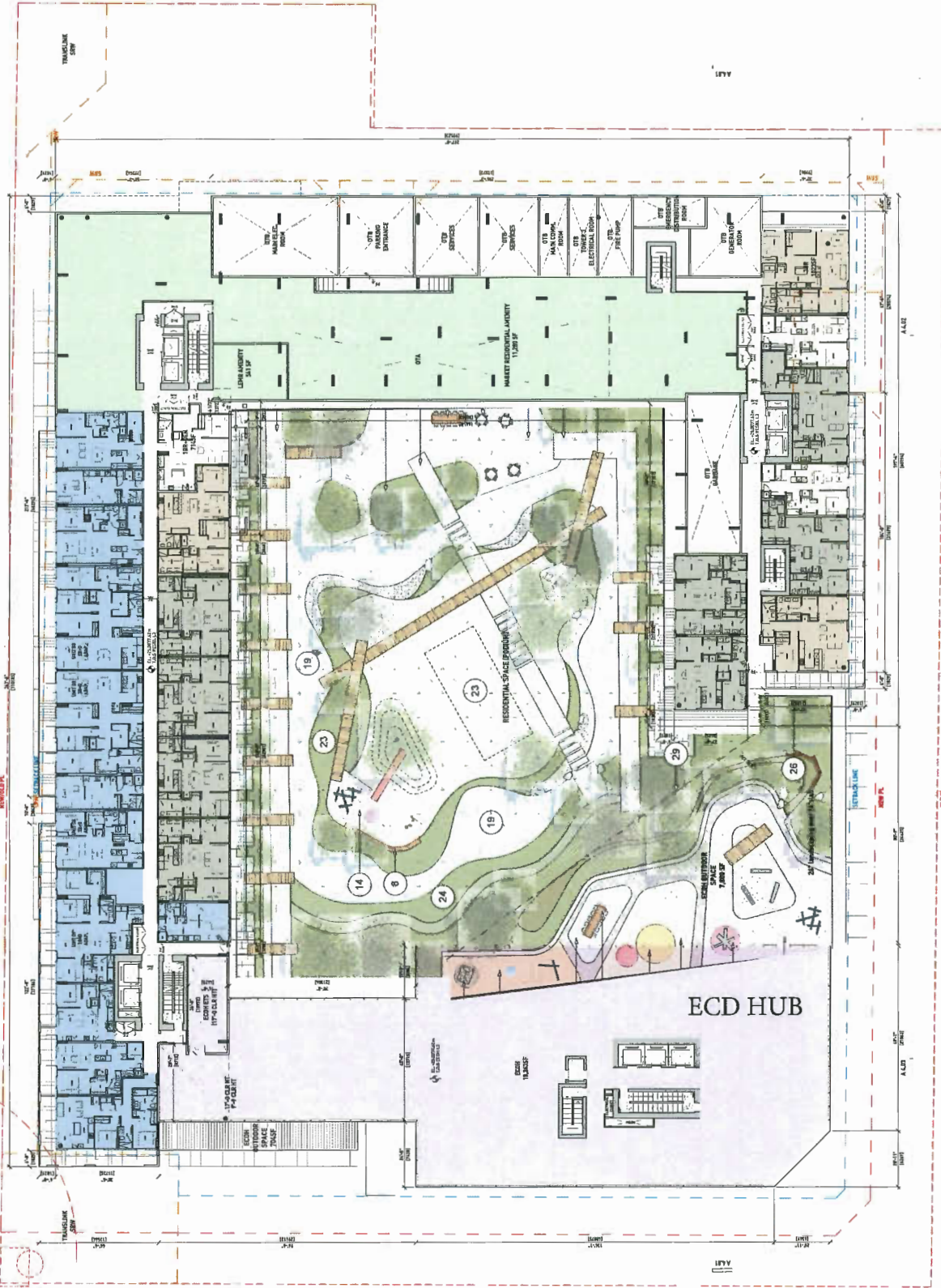
General Notes:

1. Some of the foregoing items (*) may require a separate application.
2. Where the Director of Development deems it appropriate, legal 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.
3. 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.
4. The legal 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.
5. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
6. Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal Permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional be retained.

Signed

Date

RESIDENTIAL LEVEL 3 / OFFICE LEVEL 3 / ECDH / PODIUM LEVEL



PLN - 213

CONCEPT ONLY

LEGEND

RESIDENTIAL STUDIO
RESIDENTIAL 1BR
RESIDENTIAL 1BR-D
RESIDENTIAL 2BR
RESIDENTIAL 3BR
RESIDENTIAL-LEMR
RESIDENTIAL AMENITY
OFFICE
RETAIL
ECD-HUB
SERVICE

REMARKS

REFER TO LANDSCAPE PLANS FOR MORE INFORMATION AND ANNOTATIONS DESCRIPTIONS.

6340 NO 3 RD
RICHMOND, BC

MAKED-USE

L3 RESIDENTIAL PLAN
L3 OFFICE PLAN

DATE: 11/11/2020
DRAWN BY: J. LAM
CHECKED BY: J. LAM
SCALE: 1/8"=1'-0"
JOB NUMBER: 1646

A2.05

SCHEDULE 4

THE ARCHITECT
GRIFFIN BERKELEY
1000 WEST 4TH AVENUE
VANCOUVER, CANADA V6J 1P1
TEL: 604.681.1111
WWW.GRIFFINBERKELEY.COM

DATE: 11/11/2017

LEGEND

- RESIDENTIAL STUDIO
- RESIDENTIAL 1BR
- RESIDENTIAL 1BR+D
- RESIDENTIAL 2BR
- RESIDENTIAL 3BR
- RESIDENTIAL-LEMR
- RESIDENTIAL-AMENITY
- OFFICE
- RETAIL
- ECD-HUB
- SERVICE

NO. DATE

REMARKS

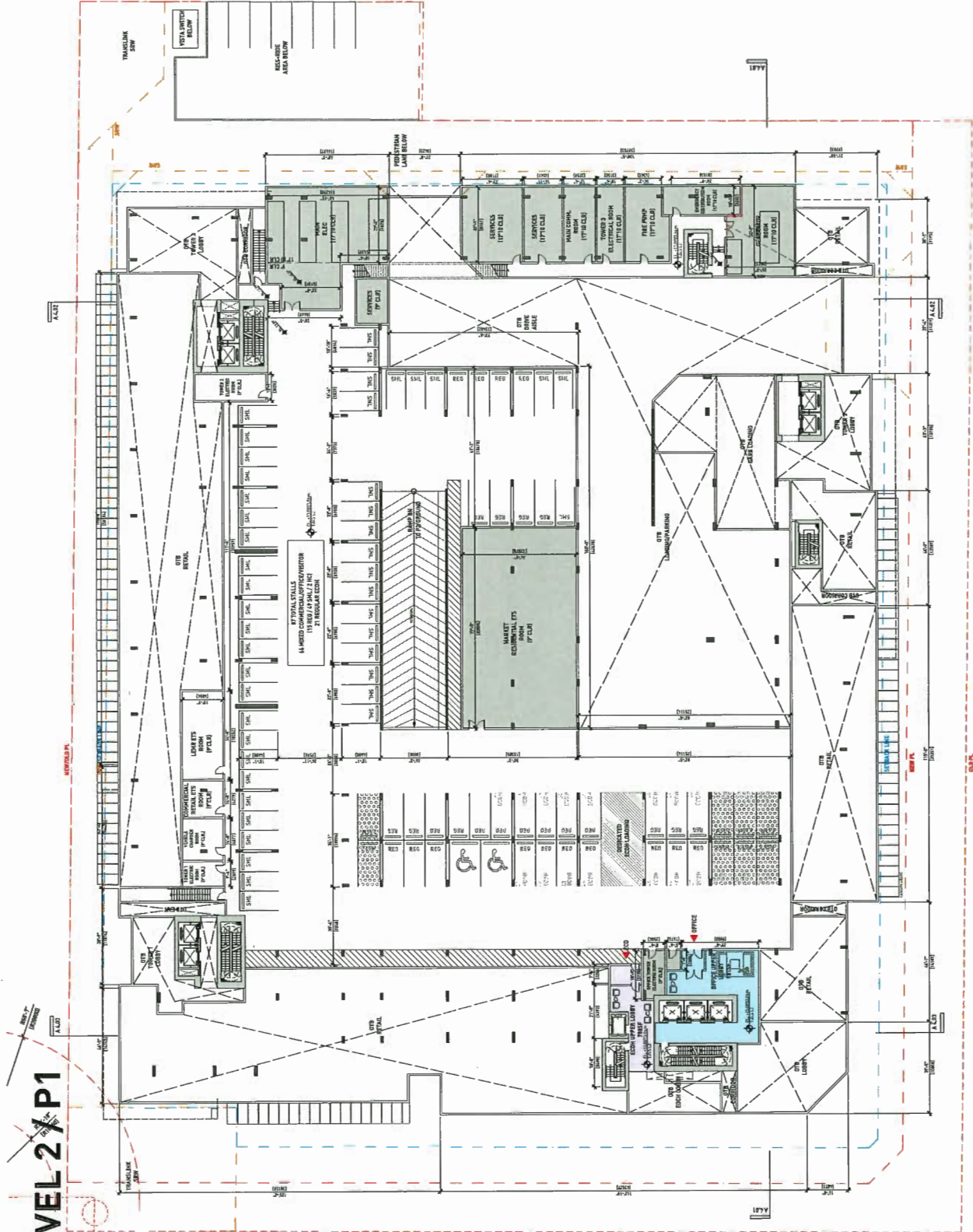
6340 NO 3 RD
RICHMOND, BC

MODE-USE

LEVEL 2 PLAN
P1 PARKING PLAN

DATE: 11/11/2017
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
SCALE: 1:200
JOB NUMBER: 1666

A2.04



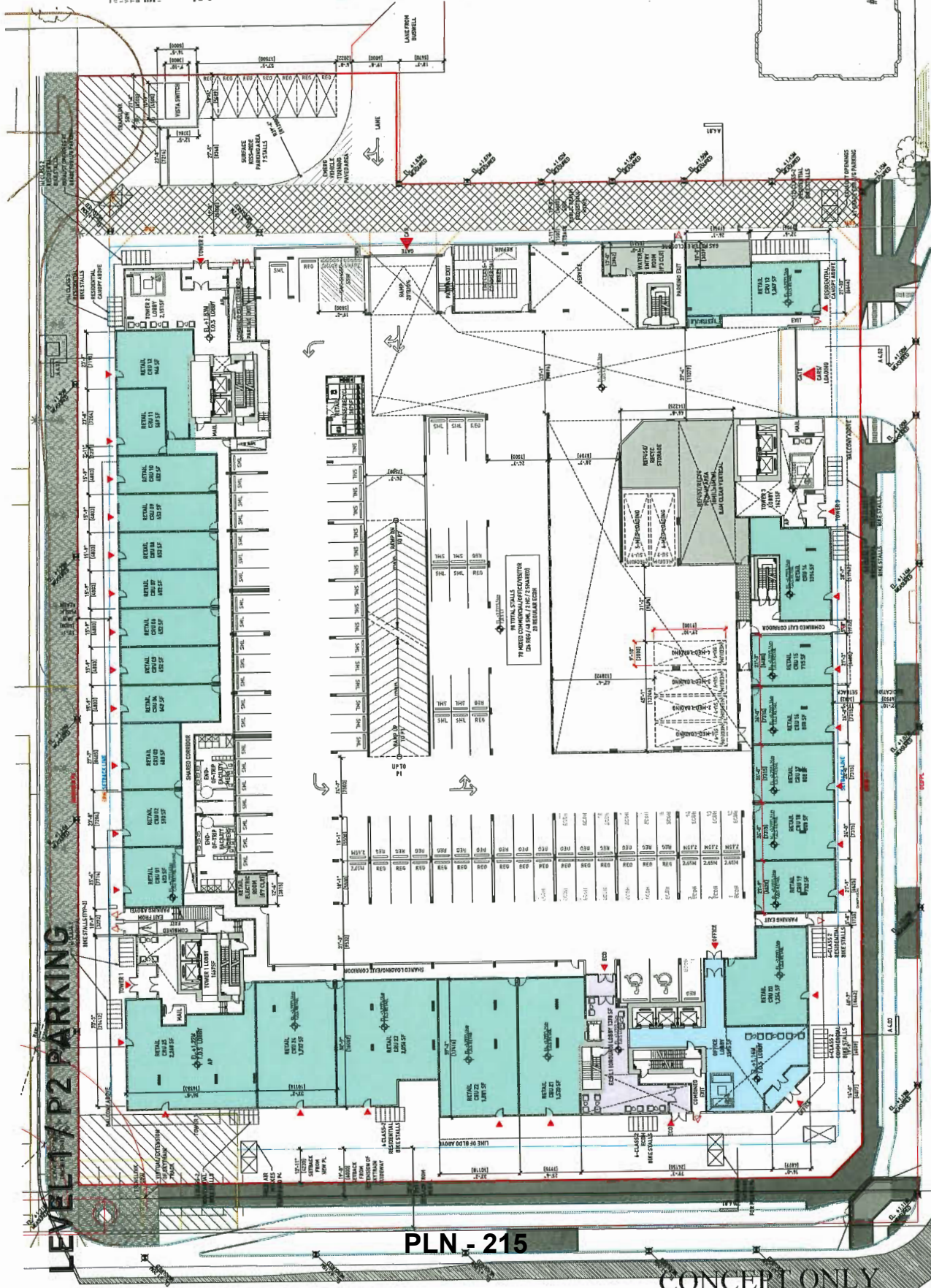
LEVEL 2/P1

PLN - 214

CONCEPT ONLY

REVISIONS
 NO. DATE DESCRIPTION
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 2 10/10/2018 REVISED DESIGN
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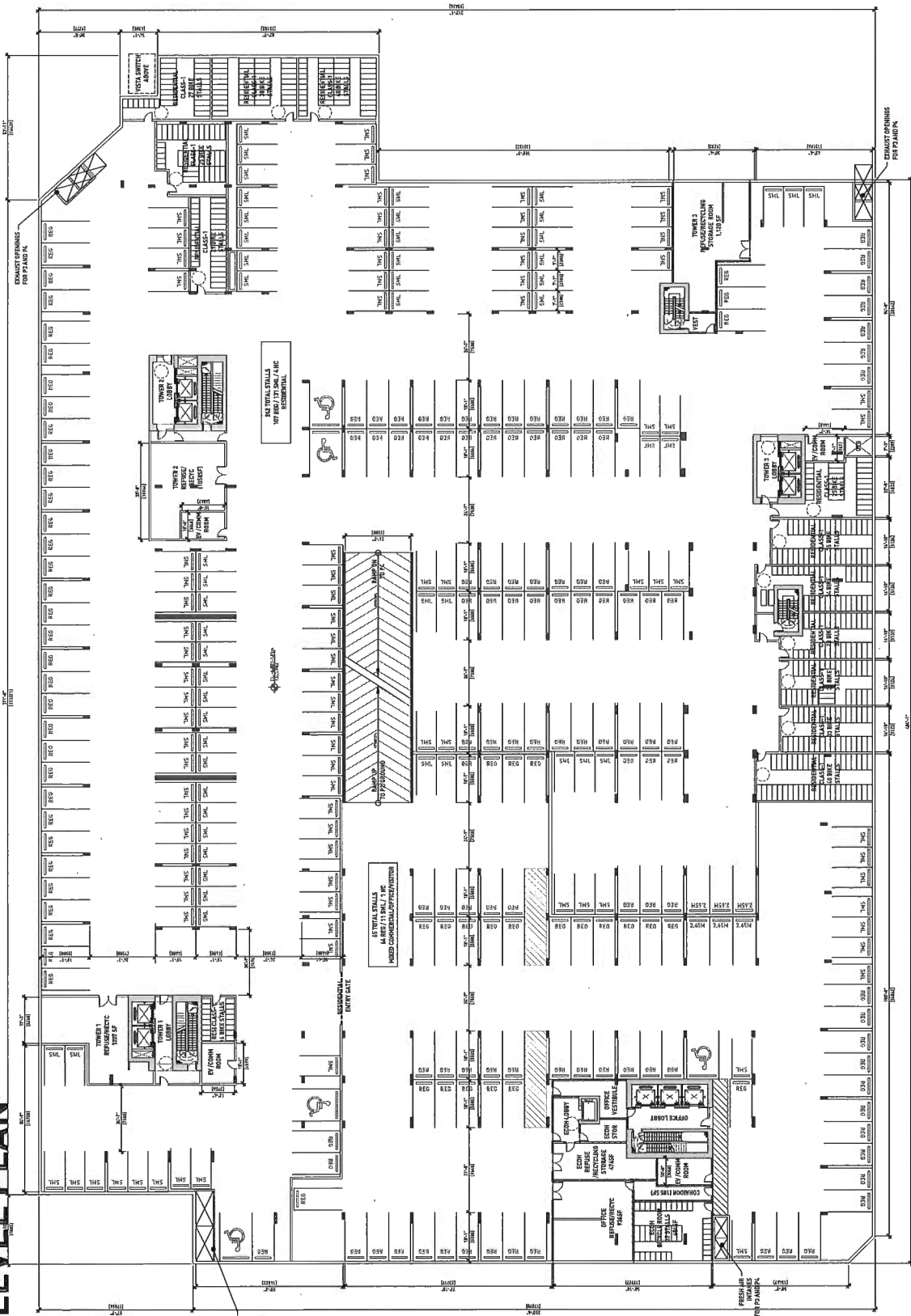
- LEGEND**
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 - RESIDENTIAL 1BR-D
 - RESIDENTIAL 2BR
 - RESIDENTIAL 3BR
 - RESIDENTIAL-LEMUR
 - RESIDENTIAL-AMENITY
 - OFFICE
 - RETAIL
 - ECO-HUB
 - SERVICE



4340 NO 3 RD
 RICHMOND, BC












MIXED-USE
 LEVEL 1 PLAN
 P2 PARKING PLAN
 DATE: 10/10/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1646

A2.03



704 ARCHITECTS
100 EAST 11TH AVENUE
VANCOUVER, CANADA V2T 1B6
TEL 604 236 1156 FAX 604 271 5779
GILLARCHITECTS.COM

LEGEND

	RESIDENTIAL STUDIO
	RESIDENTIAL 1BR
	RESIDENTIAL 1BR+D
	RESIDENTIAL 2BR
	RESIDENTIAL 3BR
	RESIDENTIAL+LEMR
	RESIDENTIAL+AMENITY
	OFFICE
	RETAIL
	ECO-HUB
	SERVICE

NO.	DATE	REMARKS
527054-345		

**6340 NO 3 RD
RICHMOND, BC**

MIXED-USE

P3
PARKING P1 AND

DATE	TEL	164
DRAWN BY	-	
CHECKED BY	1000	
SCALE		
JOB NUMBER		



**TERMS OF REFERENCE FOR THE
BRIGHOUSE VILLAGE
EARLY CHILDHOOD DEVELOPMENT HUB**

6340 No. 3 Road

May 30, 2018



Prepared by:
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OVERVIEW



***"Children are not things to be molded,
but people to be **unfolded**."***

- Jess Lair



OVERVIEW

1. PREFACE

The City of Richmond Early Childhood Development Hub is an air space parcel within the Keltic Brighthouse Village development. **The Early Childhood Development Hub Facility Program document contains:**

- A summary description of the project including drawings provided by GBL Architects to illustrate the location, preliminary shape and relationship of the air space parcel to the development as a whole;
- A description of the City's expectations, standards and requirements that the facility and outdoor areas must meet;
- A summary of the recommended program areas for each programmatic function (building service areas will be determined by Keltic's design and engineering consultants, in conformance with City of Richmond City owned facility standards);
- Information for designing play areas for children
- Background, reference, and resource material to inform and aid the design of the facility and outdoor playground areas;
- Definitions of key terms

The Preliminary Early Childhood Development Hub Facility Program document is to be read in conjunction with the City of Richmond's [City Owned Child Care Facility Policies and Guidelines December 2016](#); and

Vancouver Coastal Health's [Design Resource for Child Care Facilities](#).

In addition to the functional requirements outlined in the facility program document, the facility must meet applicable bylaws, building codes, government acts and health regulations. These include but are not limited to the City Of Richmond's Bylaws, the Government of British Columbia's Building Regulation, Community Care and Assisted Living Act, Child Care Licensing Regulation, Occupational Health and Safety Regulation (Worksafe BC), and the Community Care Facilities Director of Licensing Standards of Practice Safe Play Space.

Related to the child care programs, a provincial child care license from Vancouver Coastal Health (VCH) will need to be obtained by the Council approved operator for the facility. The licensing criteria for the operator extends beyond what is required for City issuance of a final inspection card permitting occupancy of the premises. VCH will only issue a child care license once municipal and fire approval have been granted. They will inspect the facility to ensure that all furnishings, equipment and supplies are on-site to deliver the intended child care programs and that the spaces provided meet the minimum requirements of the BC Child Care Licensing Regulation.

The standards and expectations of Richmond for City owned facilities and the requirements set out in

the facility program may exceed those set out in the BC Child Care Licensing Regulation.

The ECD Hub is a parcel of a large Multi-use complex and will become a municipal facility for the City of Richmond. As with any of the city owned facilities, the Hub will be bound to achieve LEED Gold Certification; since the developer is not seeking certification for the whole project it was agreed that the ECD Hub should achieve LEED Gold CI for Commercial Interiors certification. LEED score card for the ECD Hub should be provide with the Rezoning application showing credits being sought. The LEED score card should be updated as project is defined and submitted with other project phase like Development Building Permit applications for review by City staff. Failure to certify the project may result in monetary penalty...

All the project drawings, plans, sections, and elevations have been provided and prepared by GBL Architects and are included for reference only. It is recognized that the size and shape of the air space parcel is subject to change as a result of the design process.

2. DEFINITIONS

Air space parcel:

Part 9 - Land Title Act

Definitions: *a volumetric parcel, whether or not occupied in whole or in part by a building or other structure, shown as such in an air space parcel plan.*

Air Space Plan - Section 14 Land Title Act

144 (1) An air space plan must:

- (a) have its side boundary limits consist of vertical or inclined surfaces conforming to or lying within the boundaries of the single parcel referred to in section 143 (1) (b),
- (b) have as its upper and lower limit a horizontal or inclined plane or arc of a circle, or combination of them,
- (c) have a title, identifying the single parcel on the plan referred to in section 143 (1) (b) and indicating that the plan is a subdivision of the whole or part of that parcel,
- (d) have noted on it the geodetic elevation of one corner of the ground surface of the single parcel referred to in section 143 (1) (b) and the geodetic elevation of every corner or angle of the air space parcel,
- (e) include
 - (i) a plot to scale of the single parcel referred to in section 143 (1) (b), and
 - (ii) a 3 dimensional paraline drawing of the air space parcel contained between the planes or arcs and, if the surfaces of the air space parcel are both horizontal and vertical the plan must so state, otherwise all boundaries of the air space parcel must be fully dimensioned for length and direction, and
- (f) contain a book of reference that
 - (i) allots a parcel letter or number to each air space parcel by reference to the lettered or numbered corners of it as shown on the plan, or as otherwise designated by a rule made under section 385 (5), and
 - (ii) states the cubic contents of each air space parcel.

For the purpose of these guidelines, the following definitions apply:

Early Childhood Development (ECD) Hub:	a facility that is designed for an operator to provide at least two types of licensed child care programs along with space for child and family development services or as a multi-agency service centre offering at least two types of licensed child care programs with child development and family strengthening services
F.A.R. Area:	the total area of space allocations as set out and defined in the legal agreement and zoning bylaw.
Gross Area:	the total area of the air space parcel including building services, walls, and circulation per the Land Title Act Part 9.

OVERVIEW

Net Area:	the area intended for the purpose/activity of the space not including walls or structure in interior spaces; In the exterior the net area does not include landscape areas, exterior walls, structure and functional circulation
Net Usable Area:	the area intended for the purpose/activity of the space not including walls and circulation, e.g in front of millwork (refers only to interior spaces)
Total Net Usable Area:	the sum of all Net Usable Area
Total Net Area:	the sum of all the Net Areas

Licensed Child Care Definitions

Infant:	a child under 18 months of age
Toddler:	a child between 18 and 36 months of age
Preschooler:	a child between 30 months of age and school age
School Age:	a child who attends school, including kindergarten between the ages of 5 and 12
Group:	<p>a group of children having its own room or rooms which are fully furnished, equipped and licensed for child care. The groups are further defined as:</p> <p>Infant/Toddler - consists of a maximum 12 children under 30 months of age</p> <p>3 to 5 Group - consists of a maximum 25 children at least 30 months of age at the date of entry and have not yet entered grade one</p> <p>Preschool - consists of a maximum of 20 children 30 months to school age</p> <p>School Age - consists of a maximum of 24 children if a preschool child or child in grade one is present</p> <p>School Age - consists of a maximum 30 children if no preschool child or child in grade one is present</p>
Facility:	a building or portion of a building which houses one or more groups
Child Care Program:	a full-day program that operates Monday through Friday typically between 7:00a.m. and 6:00p.m.
Child Development Programs:	programs that support children's social, emotional, physical, and intellectual development e.g. drop in play, story time, drop in child-focused health services
Convertible Community:	multi-purpose space that can be used on evenings and weekends to host meetings, events,

Space:	and other types of programs that meet community needs
Family Development Programs:	full and part-day family resource and drop-in programs, parenting programs, and wellness programs.
Preschool Program:	a part day program for children that provides either morning or afternoon sessions anywhere between 2 up to a maximum of 4 hours each session
School Age Program:	a part day program offered before and/or after school. Full day programs may be offered when school is not in session
Operator:	the person, or entity, selected by the City of Richmond that manages and operates the Facility
Child Care License:	refer to British Columbia's Community Care and Assisted Living Act and Child Care Licensing Regulation

Licensed child care statute and regulation references:

- *Community Care and Assisted Living Act*
- *Child Care Licensing Regulation*

OVERVIEW

1



PROJECT DESCRIPTION



PROJECT DESCRIPTION

1. INTRODUCTION

The City of Richmond is committed to the delivery of accessible, affordable and quality child care facilities and to providing these in service hubs particularly in the City Centre, to promote the health and wellbeing of children and families, to help foster overall economic stability and to support growth in Richmond.

Creating high quality, accessible, early childhood development hubs with child care spaces is a Council priority. To deliver the much-needed facilities the City is working with the business community, senior levels of government and the non-profit sector to realize these facilities with new child care spaces and wrap around services for families. Council has directed that new facilities are to be designed and constructed to provide healthy, secure and inspiring environments for children while also addressing the needs of early educators, parents and caregivers.

The Keltic Brighthouse Village project is a mixed-use development. As part of the development the developer will deliver the construction an Early Childhood Development Hub to the City of Richmond.

The Early Childhood Development Hub air space parcel occupies areas on the first and second level for access lobbies and on the third floor where most of the program spaces are located. The Hub is accessed from the street and the parking garage thru lobbies where dedicated stair and elevator are located.

The range and variety of programs and services offered at the ECD Hub are intended to serve the community in many ways and will include:

1. A licensed combined Group Care Under 36 Months program with 12 spaces for children between the ages of birth to 36 months.
2. A licensed Group Care 30 Months to School Age program with twenty-five spaces for children between the age of 30 months to school age (5 years).
3. A licensed Preschool Care program with twenty spaces for no more than four hours of care for children between the ages of 30 months to school age.
4. A licensed School Age Care program with 30 spaces for children up to 12 years old providing no preschool child or child in Grade 1 is present.
 - Child and family development programs serving a various ages.

The Hub may operate seven days a week. The child care component will at a minimum operate five days a week from 7:30am to 6:00pm. Child and Family Development programs may be offered during the day, evenings and on weekends. The Hub will deliver a variety of services to families. Administrative staff, licensed full-time and part-time early childhood educators, program and other support staff, will deliver the services. Families will come in search of information, attend programs; child care parents will come and go when

they drop off and pick up their child, or children; and, community service specialist consultants and personnel will also visit from time to time.

A child will, on average, spend many more hours awake in a child care centre than they will spend in their home. The detail design of the indoor and outdoor environments is important. In addition to ensuring the safety of the children the following core principles will guide their design:

- community/urban design connectivity
- sensitive and thoughtfully detailed connected indoor and outdoor
- play-based learning places
- the fostering of the spectrum of early childhood development
- variety of experiences, non-institutional in feel and spirit
- efficient functional spaces for the caregivers
- flexibility and adaptability
- best practices in the development of child care facilities
- best practices for sustainable development
- accessible and universal design
- resiliency
- durability
- differentiation between each program

2. Keltic Brighthouse Village

Keltic Canada Development (KCD) is proposing to develop a mixed-use project at the village centre of Brighthouse Village, as per the City Centre Area Plan. The project is located at 6340 No 3 Road and faces No 3 Road to the west, Cook Road to the south, a new pedestrian mews to the east and a new Bus Mall to the north. The commercial and residential components of the project are designed to achieve Step 2 of the BC Energy Step Code, incorporating 70% renewable energy and allowing for a future tie-in to the Lulu Island Energy Company (LIEC) district energy system.

KCD is proposing the mixed-use 15-storey podium-four tower development to be comprised of:

- Early Childhood Development Hub,
- 543 market residential units,
- 27 non-market low-end of market rental (LEMR) units,
- Shared indoor and outdoor amenity spaces,
- 10 levels of office space,
- Commercial/Retail Units (CRU) along the Bus Mall, No 3 and Cook Roads at grade,
- 2 levels of underground and 2 levels of above-ground parking,

The Early Childhood Development Hub is proposed to be located on the third floor of an office building fronting No. 3 Road in an air space parcel connected to the street and parking levels by a dedicated elevator and stairway. The facility will have dedicated vehicle parking and loading areas plus bicycle parking. The child and family development programs and up to four licensed child care programs will be provided on Level 3.

3. City of Richmond Early Childhood Development Hub

Goals

- a. To provide one stop shop service center for families providing them with supports such as licensed child care, early childhood development, family strengthening, and wellness programs. The facility is intended to help enhance children's readiness for school, help families connect with each other and community services.
- b. Is envisioned to serve as a meeting place. It will also assist economic development by supporting working families.
- c. To provide a welcoming space for children and families.

Qualitative Aspects of ECD Hub in Brighthouse Village

- a. Visitors to the ECD Hub should have a positive entry experience to the facility from both the street and parking levels (e.g. safe; following the best practices from CPTED - Crime Prevention Through Environmental Design and spacious) allowing for movement of people and strollers in opposite directions at peak times.
- b. As some of the services could be directed to families whose children require extra supports, some thought needs to be given to the location of loading zones or near-by parking stalls for the disabled.

- c. The arrival at Level 3 via a dedicated commercial elevator or communicating stair should be welcoming and provide space for client to sit and mingle.
- d. The Child and Family Development component of the Hub will have office spaces, meeting rooms and large multipurpose room which will include storage room for equipment and a dividing acoustic wall for programming. A commercial kitchen and large outdoor patio will be located in the vicinity of the multipurpose rooms. Storage and other support spaces should be located at the back of the house. An area for parent stroller storage is needed and will be located near the entrance.

PROJECT DESCRIPTION

- e. The arrival at Level 3 via a dedicated commercial sized elevator with the option of using an staircase should be welcoming and provide space for people to sit. The Child and Family Development component of the Hub should have multi-purpose rooms, a commercial kitchen and an outdoor patio area. Storage and other support spaces should be back of house. Parent stroller storage near the entrance should be considered as well.
- f. Each Child Care Program will be separate and secured spaces. The Child Care Program will include space for Infant / Toddlers; 3-5 age group; Preschoolers and School age group. The activity spaces for each program should have a contiguous relationship to the outdoor play areas. The idea is for children to be able to flow from the indoor activity to their dedicated outdoor play area yet be easily supervised as they play. Some support spaces may be shared (e.g. kitchen, washroom).
- g. The recommended number and size of program spaces, support spaces and other spaces are noted in this document in Section 4 Technical Requirements. The developer's consultants should also refer to the City of Richmond Child Care Design Guidelines, January 2016 and the City of Richmond Policies and Guidelines for the Development of City-owned Child Care Facilities, December 2016 and licensing information referenced in the Appendices.
- h. Circulation corridors within the facility should not separate children's indoor spaces from their access to the outside. Aim to avoid long corridors.
- i. A dedicated elevator will be required. It should be of sufficient capacity to handle tripple, or quad strollers, with high ceiling to accommodate moving furniture and equipment as well as landscape supplies to the gardens on Level 3.
- j. A dedicated garbage/recycling room is required, close to the garbage collection point. Ensure that there is an accessible path to it.
- k. Parking and loading needs to be in a convenient location for pick-up and drop off of children, as close as possible to the elevator. Some staff parking spots are required for staff who will open and close the facility. See the COR Parking Bylaw. City of Richmond parking requirements can be found in the Richmond Zoning Bylaw 8500, Part A Procedures and Regulations: Section 7 -parking and Loading-see 7.7.2.3.General Parking Requirement -Child Care.

Anticipated Number of Children, Staff and Clients

1. Child Care Centre Space
 - up to 87 Children
 - ages: birth-12 years old
 - up to 15 staff
2. Early Child and Family Development Program Space
 - up to 15 staff (FT and PT)
 - up to 100 clients dropping in for services, of those 50 may be children

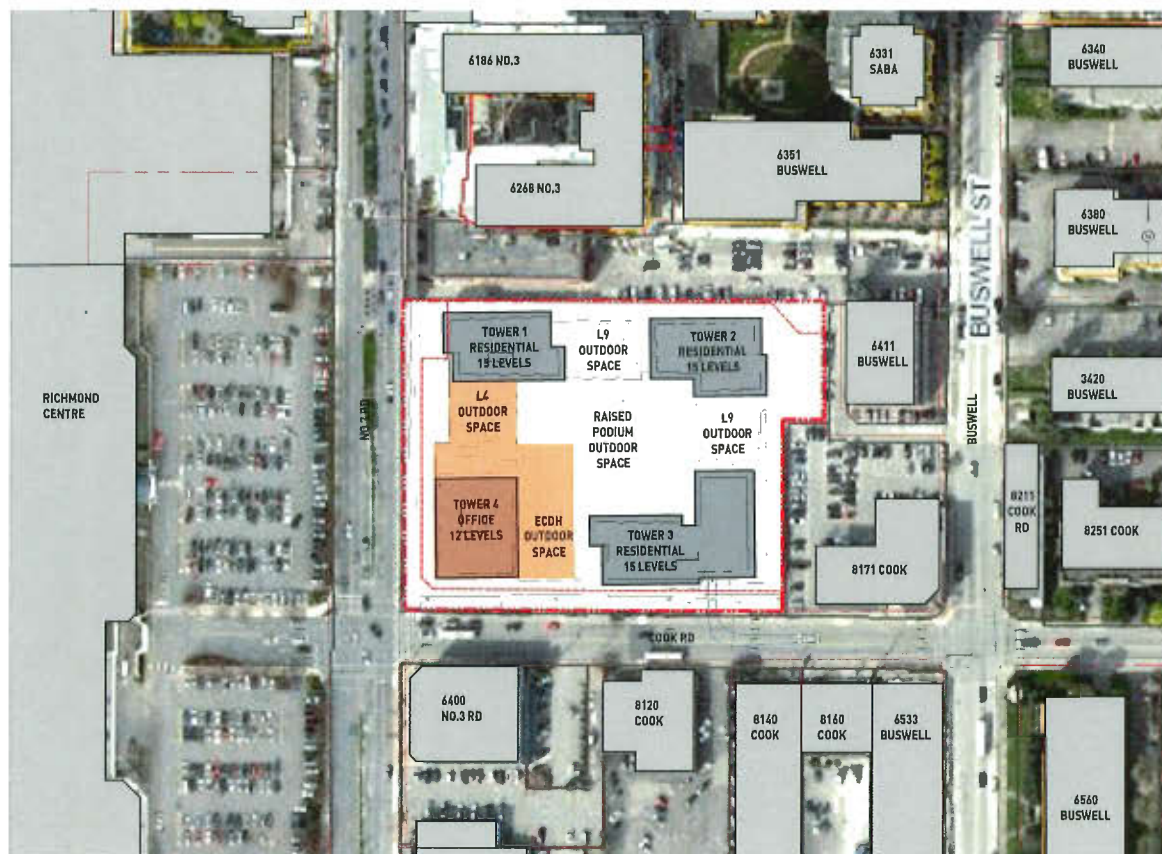
The ECD Hub will need to comply with Municipal and Provincial regulations. In particular, the licensed child care programs must meet the Child Care Licensing Regulation.

Site Context

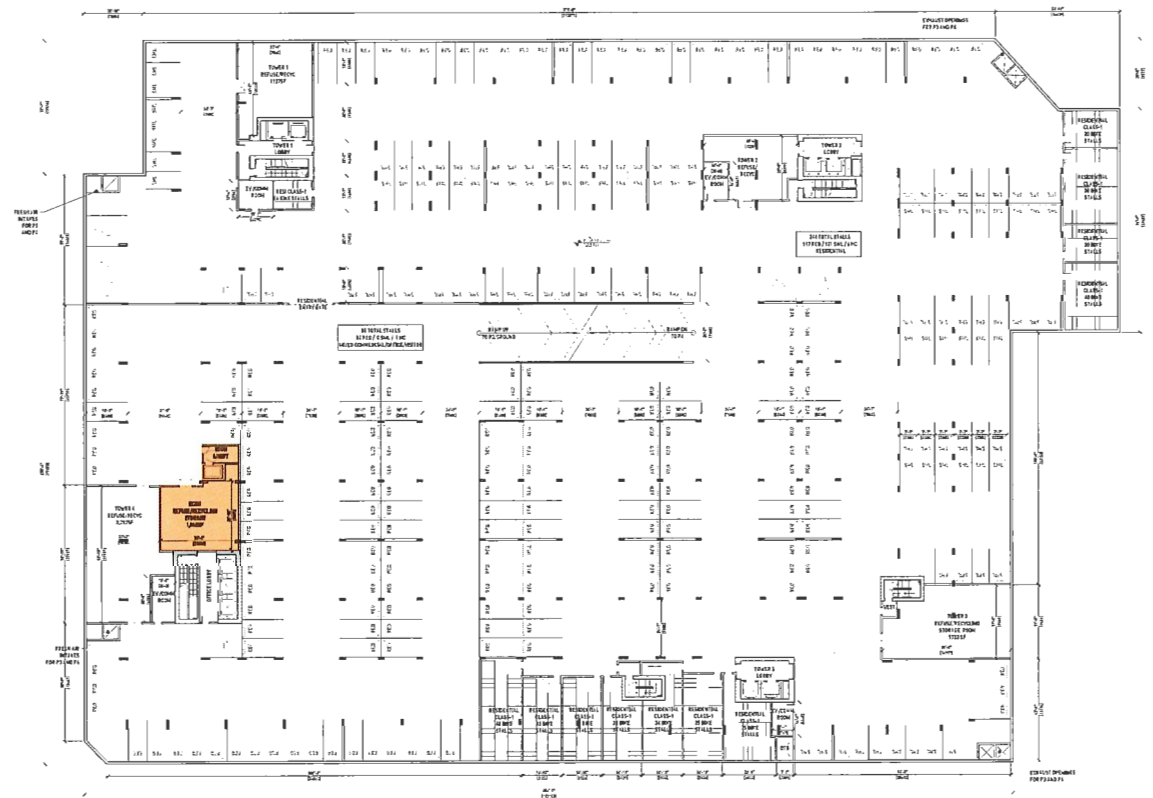


PROJECT DESCRIPTION

Context Plan

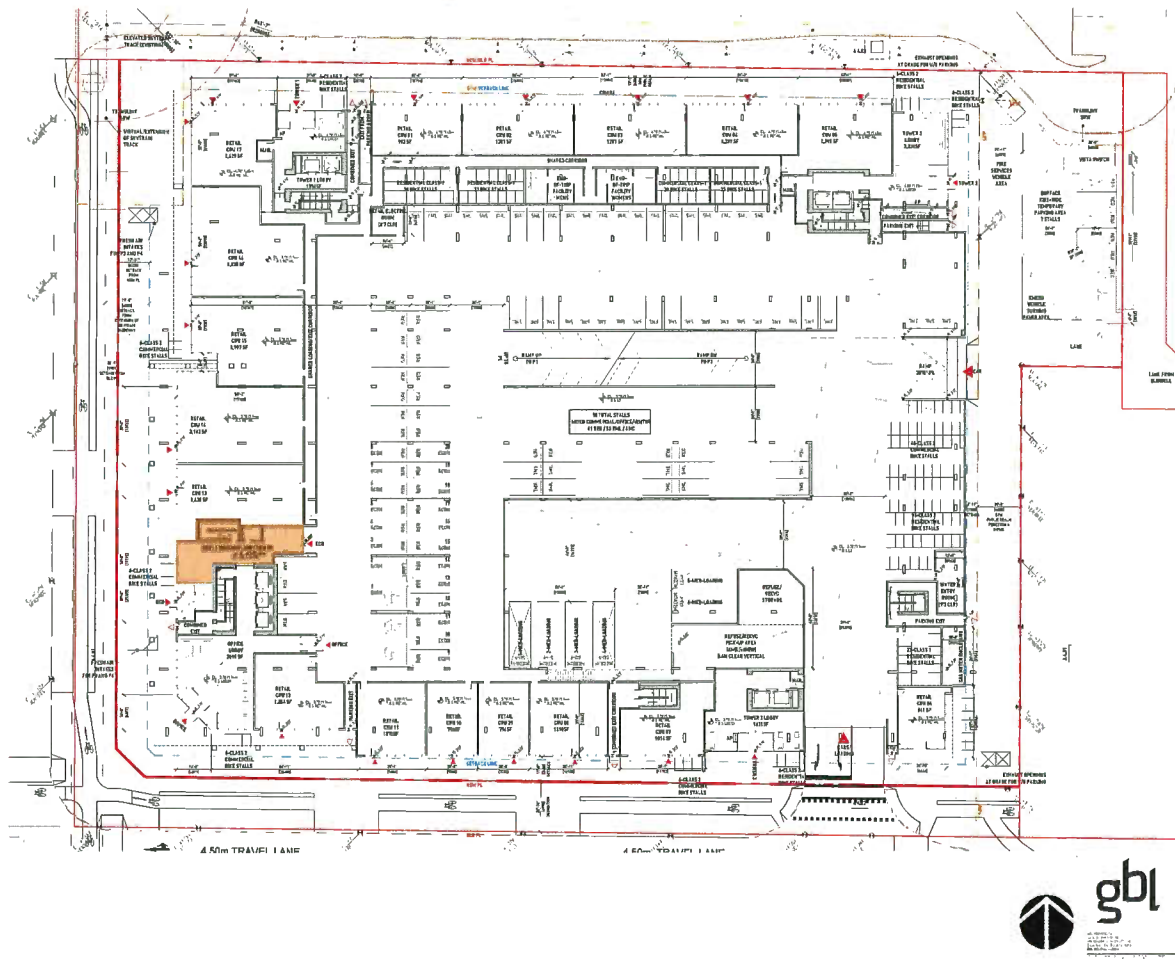


P3 Parking Plan



PROJECT DESCRIPTION

Level 1 Plan - P2 Parking Plan



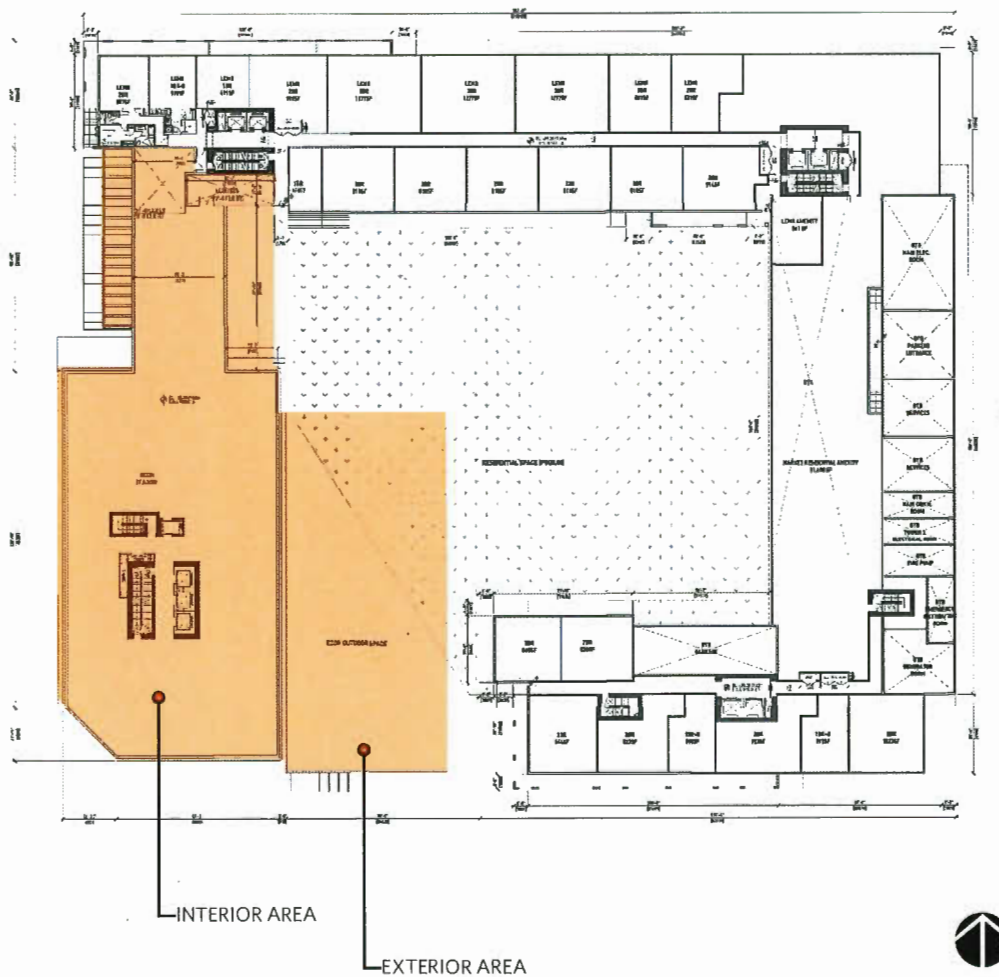
This architectural drawing is a detailed floor plan of the University of Illinois at Chicago Library building. The plan shows a large, rectangular main structure with various internal divisions. Key areas include:

- Top Section:** Labeled "LIBRARY LOAN DEPARTMENT". It contains several smaller rooms like "STUDY ROOMS", "SERIALS ACQUISITION", and "REFERENCE".
- Middle Section:** A large open area labeled "STACKS" with numerous rows of shelving units.
- Bottom Section:** Includes a "RECEPTION AREA", "CIRCULATION DESK", and "STAFF OFFICES". There are also restrooms and utility spaces.
- Right Side:** A vertical strip of space containing more specialized areas like "PERIODICALS" and "MICROFILM".
- Entrances:** Multiple entrances are marked with red arrows and labels such as "ENTRANCE", "ENTRANCE TO EAST WING", and "ENTRANCE TO WEST WING".
- Dimensions and Notes:** Various dimensions are noted throughout the plan, along with specific room numbers and functional descriptions.

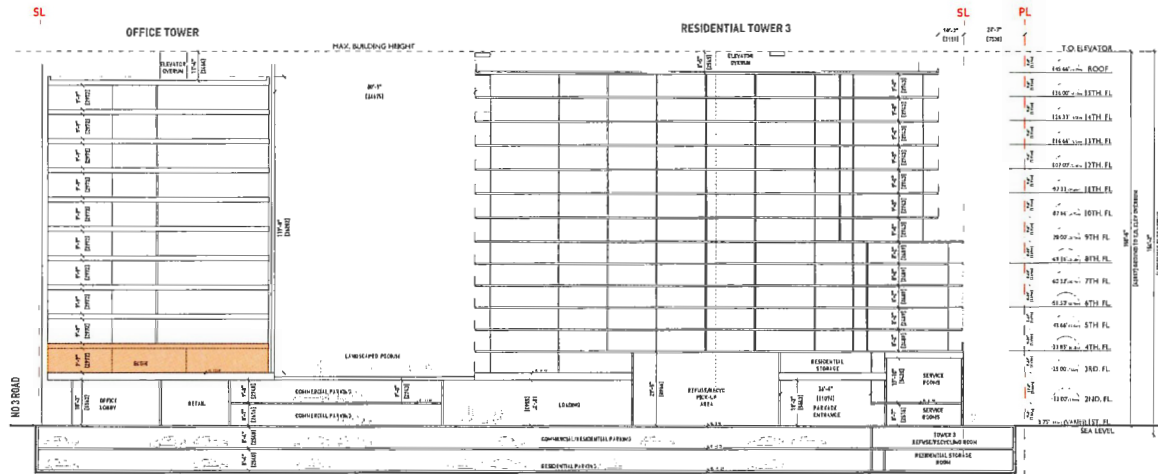
The drawing uses standard architectural symbols for doors, windows, walls, and furniture. Dashed lines indicate structural grid lines or section cut locations.

PROJECT DESCRIPTION

Level 3 - Early Childhood Development Hub



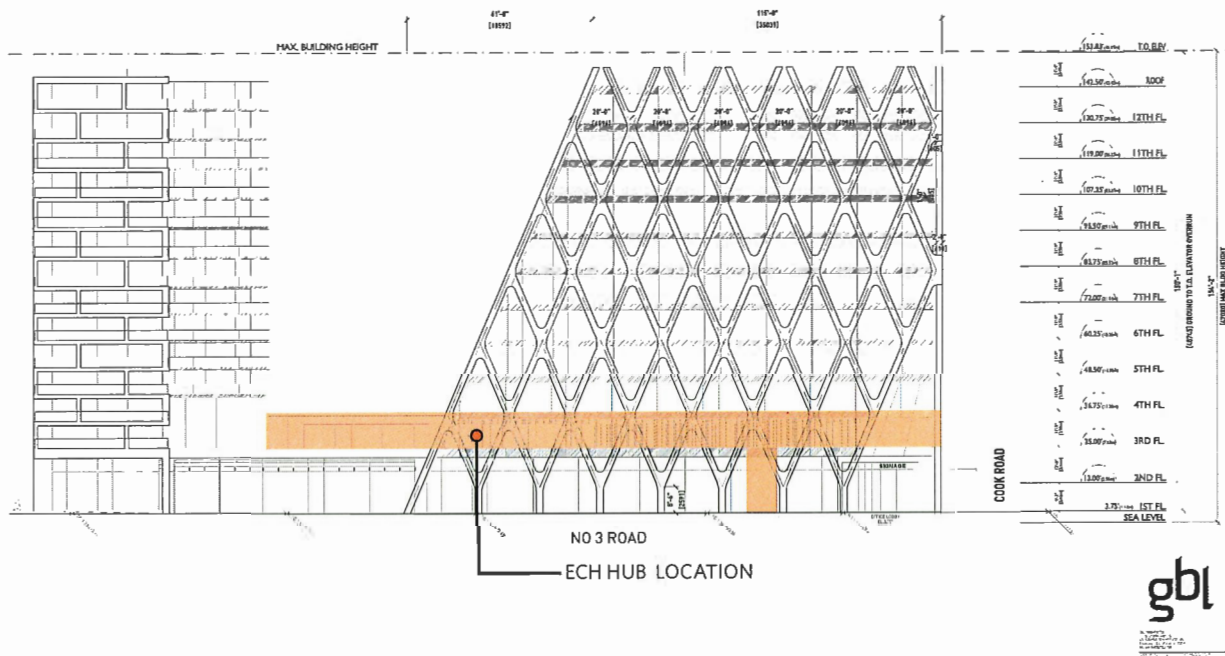
Section



gbl

PROJECT DESCRIPTION

West Elevation



3D View



PROJECT DESCRIPTION

Outdoor Podium Level Daycare - Preliminary Concept



*Technical guidelines for the ECD hub outdoor space are currently under preparation and will inform design development of the landscape plan.

FACILITY REQUIREMENTS



"The essence of our effort, to see that every child has a chance, must be to assure each an equal opportunity, not to become equal, but to become different – to realize whatever unique potential of body, mind, and spirit he or she possesses."

-John Fischer



FACILITY REQUIREMENTS

BRIGHOUSE VILLAGE EARLY CHILDHOOD DEVELOPMENT HUB

1. Intent

The Early Childhood Development Hub facility must:

- a. Have a total floor area of 1,765 m² (19,000 ft²) comprised of the T6 Child Care bonus, the Village Centre Bonus (VCB) and an additional Voluntary Development Supplement to the satisfaction of the City;
- b. Provide space for up to four licensed child care programs serving children from birth to 12 years old (e.g. 12 spaces of Group Care Under 36 Months, 25 spaces of Group Care 30 Months to School Age, 20 spaces of Preschool and 30 spaces of School Age Care);
- c. Provide space for early childhood development and family support programs that include multi-purpose rooms that can be convertible for community use in the evenings and on weekends;
- d. Satisfy the minimum recommended sizes for the child care component of the facility as per the City of Richmond Child Care Design Guidelines (or the applicable City policy in effect at the time the facility is to be developed);
- e. Ensure that the child care spaces

are designed to be licensable by the Vancouver Coastal Health Community Care Facilities Licensing and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial Child Care Regulation and BC Community Care and Assisted Living Act;

- f. On an ongoing basis, be both functioning and fully operational, to the satisfaction of the City (see "Performance" under Development Processes/ Considerations);
- g. Provide functional space to meet the City Centre Area Plan objectives for non-residential uses such as a community hub for early childhood development where a continuum of services can be provided; and
- h. Be designed, developed and operated within the spirit of the City's Child Care Development Policy (#4017) which states that:
 - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.

2. Development Processes/ Considerations

- a. **City staff, City representative/ Operator involvement:**
 - The indoor floor plan and the outside play area for the child care facility and for the associated early childhood development and family support area should be developed in collaboration with the City, its representatives (e.g. consulting architect, etc.), and if available at the time of design development, the Council approved non-profit operator.
 - To ensure the facility is satisfactory for licensable child care programs, and well designed for early childhood development and family support programs plus convertible community use space resulting, the City, its representative and the operator, if approved, should have input into:
 - Space needs and design;
 - Operation and function of the facility;
 - Fittings and finishes;
 - Mechanical, Electrical and other equipment; and
 - Related considerations
- b. **Child Care Licensing Officer involvement** – The application of the Provincial Child Care Regulation can vary based on the local Child Care Licensing Officer's interpretation of programs' needs; it is therefore essential that the Licensing

Officer be involved with the design and development of the facility from the outset (the City will involve VCH representatives in the review of the design from rezoning through to building occupancy).

- c. **Performance** – As a condition of Development Permit, to ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, its representatives (e.g. architectural and other consultants), the operator, and other affected parties, to define a standard of performance, and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance).
- d. **Sustainability** – The ECD Hub is to meet LEED Gold v 4 for ID+C Commercial Interiors.

3. Facility Description

- a. **General Considerations** - As noted above (see Intent), the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of development.

For reference purposes

Early Childhood Development Hub:

- Indoor – 19,000 ft² (1,766 m²)
 - Outdoor – 11,300 ft² (1051 m²)
- maximum to be comprised of:

Child Care Programs

The minimum net floor area and outdoor play area recommended for the child care component to allow for up to 87 children of various ages (infants to 12 years of age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:

- Indoor floor area – 7,835 ft² (728.2 m²)
- Outdoor area – 9,000 ft² (836 m²)

Early Childhood Development and Family Support Programs

The minimum net floor area and outdoor area recommended for multi-purpose rooms, a commercial kitchen, offices, public washrooms, staff washroom, staff break room and reception area is:

- Indoor floor area – 7,050 ft² (655 m²)
- Outdoor area – 2,300 ft² (213.8 m²)

Internal Walls, Circulation, and Service Areas

It is recommended that there be a space allowance for internal walls, circulation, and service areas such as a mechanical room, electrical room, data/communications room, and a dedicated garbage recycling room:

- Internal walls, circulation, lobbies, and service areas – 4,093 ft² (380 m²)

It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the operator, and/or other considerations.

- b. **Access** - Safe, secure, and convenient access for children, staff, and parents is key to the viability of an ECD Hub. As the facility will be located above the ground floor, special attention will be required to how the facility is accessed (e.g., by foot, by car, in an emergency), the distance travelled, convenience, and related considerations. Where determined necessary, the City may require that the facility is equipped with special features designed to address the challenges of locating a child care facility in a high-density, mixed-use development including, but not limited to:

- A dedicated, over-sized elevator capable of accommodating triple child strollers, large groups of people, and landscape materials (to be transported to the roof deck play area);
- Parking and loading features required with respect to the ECD Hub entirely on-site and shall include, but may not be limited to, the following:
 - i. For the child care and community services uses, 15 Class 1 bicycle spaces;
 - ii. For the child care and community services uses, Class 2 bicycle

FACILITY REQUIREMENTS

spaces in accordance with the site-specific bylaw and located close to the ground level entry lobby;	close proximity to the garbage collection area equipped with a mop sink, hose bib and floor drain; and	hours of which should occur during typical playtimes 9:30 a.m. to 11:30 a.m. or 1:30 p.m. to 4:00 p.m.
<ul style="list-style-type: none"> iii. For the child care uses, vehicle parking for a minimum of 11 staff vehicles and 9 non-staff vehicles (minimum non-staff space size of 2.65m. x 5.5 m.); iv. For the community services uses, vehicle parking for a minimum of 11 staff vehicles and 10 non-staff vehicles; v. For after-hours ECD Hub parking (approximately 8 spaces), use of the parking within the shared parking areas of the parkade; vi. Handicapped vehicle parking spaces provided consistent with the provisions of the Richmond Zoning Bylaw vii. Loading area space for use by a passenger van or similar-sized delivery van, with associated clear headroom and adjacent loading marshalling area (approximate area 5.0 m. x 11.0 m.) and <ul style="list-style-type: none"> ▪ Legal agreements are registered on title to secure adequate access in favour of the ECD Hub for shared use of on-site SU-9 loading spaces, to the satisfaction of the City, as determined via the Development Permit* design, review, and approval processes; ▪ A dedicated garbage room in 	<ul style="list-style-type: none"> ▪ Private/secured entry from the fronting public street and private/secured entry from the parkade. <p>c. Outdoor Space</p> <p>The outdoor play space for the child care programs must be:</p> <ul style="list-style-type: none"> ▪ Provided with covered and open play areas; ▪ Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the City of Richmond and its approved operator; ▪ Include outdoor storage for children's play equipment and gardening tools, etc.; ▪ Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening; ▪ Situated with good access to sunlight for at least three hours per day at winter solstice, two 	<ul style="list-style-type: none"> ▪ Located where it is protected Atraffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes); ▪ Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space; ▪ Safe and secure from interference by strangers and others; ▪ Situated to avoid conflict with nearby uses (e.g., residential); and ▪ If multiple age groups of children are to be accommodated within the space, demised with fencing and be tailored to meet the various developmental needs of the ages of children being served. <p>The outdoor space for the early childhood development and family support plus convertible community use space must be:</p> <ul style="list-style-type: none"> ▪ Situated so it is contiguous with the multi-purpose rooms; ▪ Have access to good sunlight; ▪ Be fully landscaped with planted areas and hardscape areas;

- Include some sun protection; and
- Outdoor storage for gardening tools, etc.

windows on No. 3 Road and spaces such as a multi-purpose room, lounge and reception should be visible.

- Operable, exterior windows; and
- Noise attenuation to the satisfaction of the City.

d. Noise Mitigation

Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, ensuring no mechanical equipment that generates noise, vibration or noxious fumes is placed directly on or above the child care program spaces or in the outdoor play areas).

- e. Height Above Grade** – The facility is not to be located above the fourth floor of the project, except where this is determined to be to the satisfaction of the City.

- f. Natural light & ventilation** – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process.

- g.** The facility should have an active visual presence from the street, e.g., support spaces should be placed away from the front

4. Level of Finish

The ECD Hub must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings, toys, and related items). This includes, but is not limited to, the following requirements:

- Finished floors installed (e.g. vinyl and/or carpet);
- Walls and ceiling painted and wall protection installed;
- Window coverings installed (curtains or blinds);
- A commercial kitchen with fire suppression and servery kitchens fully fitted out, including major appliances (e.g., stove/ovens, refrigerators, microwaves) and cabinets;
- Washrooms fully fitted out, including sinks, toilets, and cabinets;
- Wired for cablevision, internet, phone, and security;
- Non-movable indoor millwork, including kitchen cabinets, cubbies, parent sign-in counters, etc.;
- All outdoor landscaping, including all permanently mounted play equipment and furnishings and an irrigation system;

5. Tenure

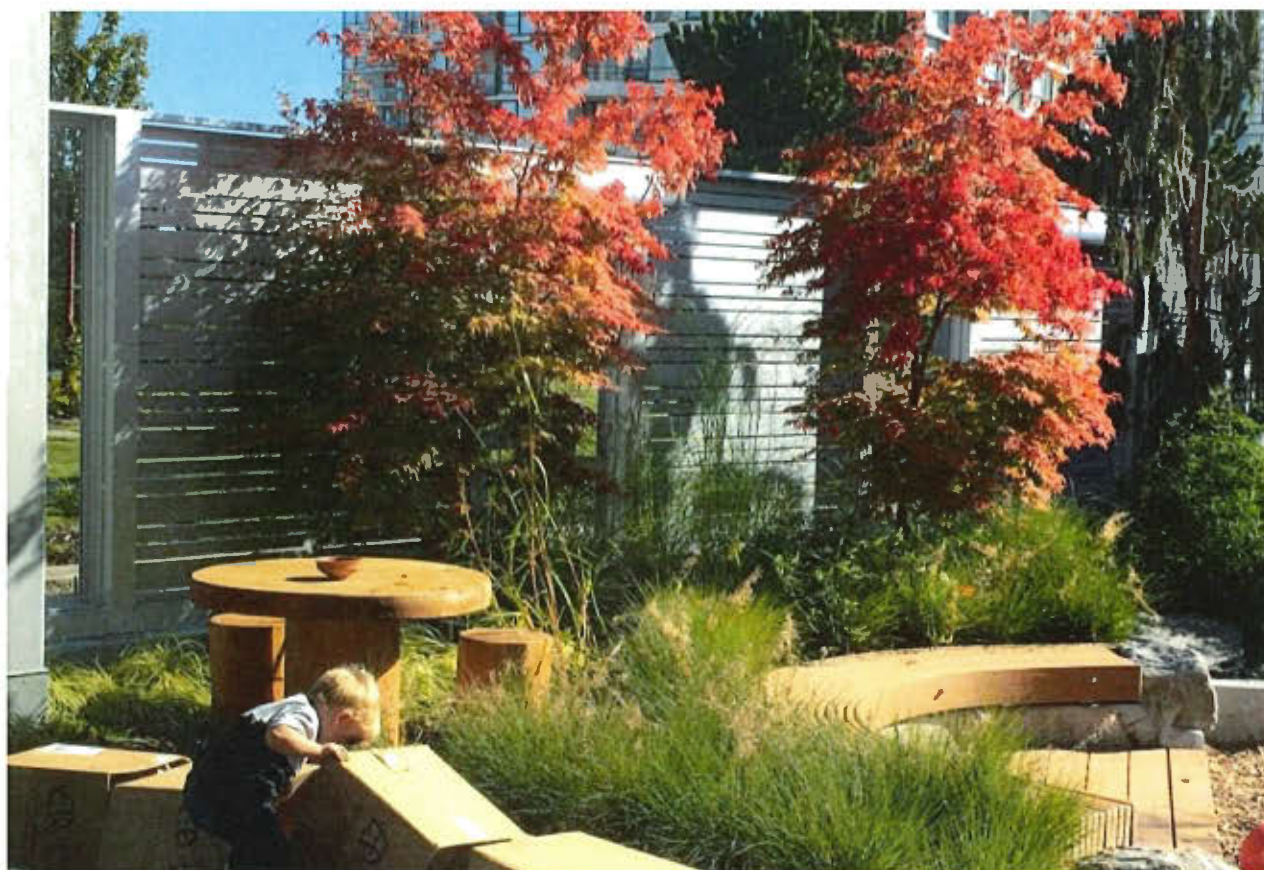
Parcel: Air space parcel

Ownership: Developer transfers ownership to the City

6. Legal

As a condition of completing the pending rezoning, legal documents will be required to secure the ECD Hub facility contribution, including a "no-development" covenant, a Letter of Credit, and/or other measures as determined to the satisfaction of the City.

FACILITY REQUIREMENTS





FACILITY REQUIREMENTS

LEED CERTIFICATION CONTENT:

1. Summary Prepared for by Integral Group (email)
2. Preliminary LEED Score Card

May 24, 2018

Planning and Development Services
City of Richmond

Re: ECDH – Summary of Proposed Sustainability Measures

The applicant and design team are committed to incorporating green building principles into the design and long term operations of the proposed ECDH fit out of the 6340 No. 3 Road. The project will be registered with the Canada Green Building Council's LEED v4 rating system for Interior Design and Construction (ID+C) rating system and will utilize a 60+ point strategy to be equal to a Gold level of design. The following list, along with a LEED checklist, highlights prominent sustainable features which will achieve a preliminary 60 points.

The development will support a Gold level of performance for the ECDH through the following strategies.

Sustainable Sites

The development's design densifies the existing site to maximize land usage. The site is located within a short walking distance (50 m) of No. 3 Road and the good variety of amenities at the Richmond Center. This location also provides optimum connectivity to pedestrian, bicycle and public transit options. The No. 3 Road roads offer access to the Canada line, 301, and 340 encouraging building occupants to utilize alternative transportation opportunities, reducing dependence on single occupancy vehicles. The location along transit corridors combined with secured storage for bicycles and electric vehicle charging within the proposed building affords a distinct advantage for carless commuters.

Water Use Efficiency

The project will address water management through two design approaches. Firstly, water conservation through low flow plumbing fixtures, the project will be targeting a 35% reduction in the use of potable water through selection of plumbing fixtures.

The fixture flows proposed for the targeted 35% reduction include the following:

- 4.2/ 3 LPF Dual Flush Water Closet
- 1.3 LPM Lavatory (Non-metering)
- 5.7 LPM Kitchen Faucet
- 5.7 LPM Shower

Energy Performance

The project's goal is to satisfy as many of the prescriptive energy performance criteria as possible. This will be done through a combined effort by both the design team and the daycare provider to identify and implement the necessary measures. At an early stage of design the following measures are proposed to save energy in the ECDH space.

HVAC Systems and Zoning- The space will be designed to identify and provide thermal comfort control to each anticipated thermal zone in the space. This will ensure the thermal comfort can be met for each space type without having to waste energy also conditions other spaces which may not need the same space conditioning.

Interior Lighting Power- The space will be designed to utilize lighting which can demonstrate a minimum reduction of 25% from the ASHRAE 90.1-2010 baseline values.

Interior Lighting Controls- The space will include daylight responsive controls at the perimeter to reduce electrical lighting power when the daylighting is sufficient for the space. The lighting controls will also be fitted with occupancy sensors to ensure spaces not in use will have the lighting turned off to avoid energy waste.

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Equipment and Appliances- The spaces appliances (fridges, dishwashers, etc.) and applicable IT equipment (computers, printers, AV equipment, etc.) will be selected to be EnergyStar certified to ensure they are the most energy efficient equipment available on the market.

In addition to high performance system design, the development will introduce an energy metering scheme for the space to be used in the performance based commissioning of the space to make sure all systems are operation according the performance assumptions targeted for the project.

Building Materials

Construction waste management will be an integral part of the building process, firstly through source minimization, smart product selection, packaging and transport. Recycled content and regionally sourced materials will be preferred through the selection process, focusing on steel, concrete and glass components, reducing the impact of extracting of virgin resources. These materials retain their high value in the recycling chain and so once the service life of the proposed building comes to an end, re-use and integration into new building materials is a viable option. Furthermore, waste generated on site during construction will be addressed through a comprehensive waste management plan, detailing recycling facilities and documenting the diversion of standard debris from landfill.

To reduce the impacts of the materials used in the fit out of the ECDH, products with Environmental Product Declarations will be used to help disclose and inform the selection of the most environmentally products possible. This will extend beyond the construction of the space and include the selection of the furniture and fittings in the space. The fit out will also be encouraged to consider flexibility and adaptive design to minimize the increased use of materials should the space undergo renovation years after occupancy.

Indoor Environment

Outdoor air ventilation will be implemented, adhering to ASHRAE 62.1-2007 to reduce occupant exposure to indoor pollutants by ventilating with outdoor air. Airflow supplied to the space will be monitored to ensure ongoing compliance with the ASHRAE 62.1 -2010 ventilation requirements. In densely occupied spaces CO2 monitoring will be provided to alert occupants when CO2 concentrations become too high.

To further improve the indoor air quality of the building, interior finishes and coatings will be specially selected to limit the quantities of harmful volatile organic compounds (VOCs) which would be off-gassed after installation.

Lighting design and views will be optimized in the proposed fit-out of the space.

The above noted strategies support a holistic approach to addressing the requirements of the City of Richmond's sustainability requirements for the ECDH space. Implementing these strategies through design and construction will produce an intelligently designed project capable of delivering enhanced building performance while also improving indoor environmental quality for occupants. A LEED checklist is included with the application for review.

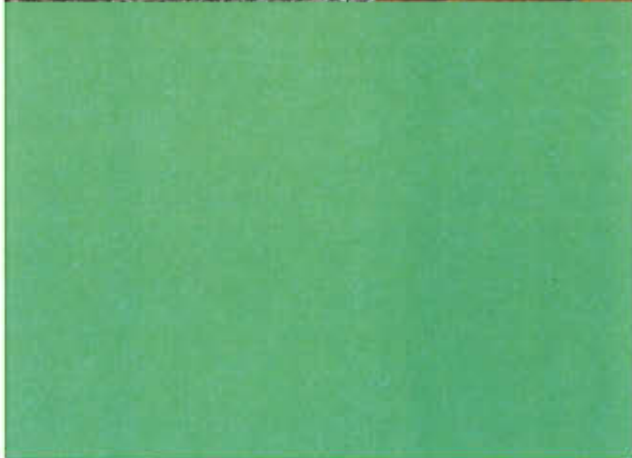




6340 No. 3 Road ECDH- Preliminary LEED Checklist

Certified: 40 to 49 points. **Silver:** 50 to 59 points. **Gold:** 60 to 79 points. **Platinum:** 80+

TECHNICAL REQUIREMENTS



TECHNICAL REQUIREMENTS

1. NET ACTIVITY AREA SUMMARY

Number	Activity	Min. Net Activity Floor Area to be provided	
		SQ. FT	SQ. M
P1.1	Vertical Circulation/floor		
P1.1.1	Elevator		
	Garbage and Recycling	886	82.3
	Loading Bay		
	Visitor Car Parking		
	Visitor Bicycle Parking - Class 2		
	Building Services		
	Mechanical		
	Electrical		
	I/T- Data and Security		
	Secure Staff Parking		
	Secure Bicycle Parking - Class 1		
	Vestibule to Parking Garage (non-FAR)		
	NET TOTAL	886	82.3
CHILD & FAMILY DEVELOPMENT PROGRAM HUB (CFDH)			
LEVEL 1 - STREET & PARKING ENTRANCE (P2)			
1.1	Parking Vestibule Entrance (non FAR)		
1.2	Public Street Vestibule Entrance	80	7.4
1.3	Public Lobby from Street & Parking	500	46.5
1.4	Interconnecting Stair	160	14.4
1.5	Elevator	75	6.9
	SUB-TOTAL	740	68.8
LEVEL 2 - PARKING ENTRANCE LEVEL (P1)			
2.1	Vestibule to Parking (non-FAR)		
2.2	Public Lobby from Parking	440	40.9
2.3	Interconnecting Stair	0	0
2.4	Elevator	0	0
	SUB-TOTAL	440	40.9
LEVEL 3 - ECD HUB			
3.1	Lobby	300	27.9
3.2	Reception	200	18.6
3.3	Interconnecting Stair	0	0.0
3.4	Elevator	0	0.0
3.5	Office -1	120	11.2

Number	Activity	Min. Net Activity Floor Area to be provided	
		SQ. FT	SQ. M
3.6	Shared Office - 2	200	18.6
3.7	Shared Office - 3	200	18.6
3.8	Break Out Rooms 2 @ 50	100	9.3
3.9	Copier and Mail/Paper Storage	90	8.4
3.10	Meeting Room 1	400	37.2
3.11	Meeting Room 2	120	11.2
3.12	Male public washroom (at CFDH Lobby)	100	9.3
3.13	Female Public Washroom (at CFDH Lobby)	210	19.5
3.14	Multi-Purpose and Family Activity Room	2,500	232.3
3.15	Commercial kitchen *	400	37.2
3.16	Multi Purpose Program storage	160	14.9
3.17	Storage	100	9.3
3.18	Staff Room	140	13.0
3.19	Staff Washroom - Single Occupancy with Shower	110	10.2
3.20	Staff Washroom - Single Occupancy	40	3.7
3.21	Men's Washroom (North)	100	9.3
3.22	Women's Washroom (North)	170	15.8
3.23	Public Accessible Washroom	40	3.7
3.24	Janitor	70.0	6.5
	LEVEL 1 - NET TOTAL	740	68.8
	LEVEL 2 - NET TOTAL	440	40.9
	LEVEL 3 INDOOR (CFDH component) - NET TOTAL	5,870	545.5
	TOTAL ECD Child and Family Development Area	7,050	655
FAMILY DEVELOPMENT/COMMUNITY OUTDOOR AREA			
	Outdoor Storage		
	Outdoor Terrace and Gardens	2300	213.8
	Covered **		
	Outdoor		
	NET TOTAL	2300	213.8
LICENSED CHILD CARE PROGRAMS AND ADMINISTRATION PUBLIC AND SHARED SUPPORT FUNCTIONS			
3.30	Lobby	400	37.2
3.31	Parent Stroller Storage	70	6.5
3.32	Parent Meeting	80	7.4
3.33	CC Office	105	9.8
3.34	Electrical	100	9.3
3.35	Program Stroller Storage	100	9.3
3.36	Accessible Washroom	45	4.2
	Shower Shared with CFD	0	0.0
3.37	Janitor & Laundry	75	7.0

* Technical requirements for the commercial kitchen are under development and will inform the design development of this space.

** Technical guidelines for the ECD hub outdoor space are currently under preparation and will inform design development of the landscape plan.

TECHNICAL REQUIREMENTS

Number	Activity	Min. Net Activity Floor Area to be provided	
		SQ. FT	SQ. M
3.38	Staff Washroom	30	2.8
3.39	Staff Room	120	11.2
	NET TOTAL	1125	104.6
3.5	LICENSED INFANT/TODDLER CHILD CARE PROGRAM		
3.51	Cubby and Parent Sign In	152	14.1
3.52	Main Activity Room		
3.52.1	Open Play Area	215	20.0
3.52.2	Table/Art Area	215	20.0
3.52.3	Quiet area	101	9.4
3.53	Small Nap Room	100	9.3
3.54	Large Nap Room	180	16.7
3.55	Large Nap Room Storage	50	4.6
3.56	Shared Kitchen (with 3-5 program)	100	9.3
3.57	Children's Washroom	80	7.4
3.58	General Storage	86	8.0
3.59	Staff Office	100	9.3
	Staff Counter & Storage	32	3.0
	NET TOTAL INDOOR	1,411	131.1
	INFANT/TODDLER OUTDOOR PLAYGROUND		
	Outdoor Storage	86	8.0
	Covered Play	323	30
	Open Area	646	60
	NET TOTAL OUTDOOR	1,055	98
3.6	LICENSED 3-5 CARE PROGRAM		
3.61	Cubby and Parent Sign In	172	16.0
3.62	Main Activity Room		
3.62.1	Open Play Area	549	51.0
3.62.2	Quiet Room	100	9.3
3.62.3	Table/Art Area	360	33.5
3.63	Gross Motor/ Nap Room	360	33.5
3.64	Gross Motor/Nap Room Storage	50	4.6
3.65	Children's Washroom	118	11.0
3.66	General Storage	100	9.3
3.67	Staff Office	100	9.3
3.68	Shared Kitchen (with I/T Program)	100	9.3
	Staff Counter & Storage	32	3.0
	NET TOTAL INDOOR	2,041	189.7
	3-5 GROUP OUTDOOR PLAYGROUND		
	Outdoor Storage	100	9.3

Number	Activity	Min. Net Activity Floor Area to be provided	
		SQ. FT	SQ. M
	Covered Play	628	58.4
	Open Area	1,256	116.7
	NET TOTAL OUTDOOR	1,984	184.4
3.7	LICENSED PRESCHOOL CARE PROGRAM		
3.71	Cubby and Parent Sign In	142	13.2
3.72	Main Activity Room		
3.72.1	Open Play area	490	45.5
3.72.2	Quiet Room	100	9.3
3.72.3	Table/Art Area	210	19.5
3.73	General Storage	100	9.3
3.74	Children's Washroom	97	9.0
3.75	Shared Kitchen (with School Age Program)	100	9.3
3.76	Staff Office	100	9.3
	Staff Counter & Storage	32	3.0
	NET TOTAL INDOOR	1,371	127.4
	PRESCHOOL CARE OUTDOOR AREA		
	Storage	86	8.0
	Covered Play	506	47.0
	Open Area	1,001	93.0
	NET TOTAL OUTDOOR	1,593	148
	LICENSED SCHOOL AGE CARE PROGRAMS		
	Main Activity Room	1195	111.1
	Cubby and Parent Sign In	202	18.8
	Washrooms	150	13.9
	General Storage	100	9.3
	Staff Office	100	9.3
	Shared Kitchen (with Preschool Program)	108	10.0
	Staff Counter & Storage	32	3.0
	NET TOTAL INDOOR	1,887	175.4
	SCHOOL AGE PLAYGROUND		
	Storage	86	8.0
	Covered Play	753	70
	Open Area	1,507	140
	NET TOTAL OUTDOOR	2,346	218
	CHILD CARE LEVEL BUILDING SERVICES & CIRCULATION		
	Elevator	T.B.D.	
	Interconnecting Stair	T.B.D.	
	Building Services	T.B.D.	
	Mechanical	T.B.D.	
	Electrical	T.B.D.	

TECHNICAL REQUIREMENTS

Number	Activity	Min. Net Activity Floor Area to be provided	
		SQ. FT	SQ. M
	I/T- Data and Security	T.B.D.	
	Corridors/Horizontal Circulation	T.B.D.	
	TOTAL	T.B.D.	
SUMMARY OF INTERIOR NET CHILD CARE PROGRAM AREAS			
	Total Net Public and Support Activities	1,125	104.6
	Total Net Interior Infant Toddler Program Activity Area	1,411	131.1
	Total Net interior 3-5 Program Activity Area	2,041	189.7
	Total Net Interior Preschool Activity Area	1,371	127.4
	Total Net Interior School Age Children	1,887	175.4
	TOTAL	7,835	728.2
SUMMARY OF OUTDOOR PODIUM ROOF TOP AREAS			
	Total I/T Outdoor Play	1,055	98.0
	Total 3-5 Group Outdoor Play	1,984	184.4
	Total Preschool Outdoor Play	1,593	148.0
	Total School Age Outdoor play	2,346	218.0
	Outdoor Deck- East of MP Rooms	1,500	139.4
	Outdoor Deck- west of MP Rooms (Family Dev. Space)	800	74.3
	Common Play Area/ Community Garden	2,022	187.9
	TOTAL OUTDOOR AREA	11,300	1051
SUMMARY OF ECD HUB INTERIOR PRIMARY FUNCTION MINIMUM NET AREAS			
1st level	Child Care & CFDH Entrance	740	68.8
2nd level	Child Care & CFDH Entrance	440	40.9
3rd level	CFDH Program (3rd Floor)	5,870	545.5
	Child Care Programs	7,835	728.2
	TOTAL INDOOR AREA	14,885	1,383
	gross up factor of 27.5% for circulation and services (does not include identified lobby spaces)	4,093	380
	TOTAL INDOOR AREA (including gross up)	18,978	1,764

TECHNICAL REQUIREMENTS

2. ACTIVITY AREA DESCRIPTIONS

Number	Activity	Programmatic Notes and Requirements
NON-FAR AREAS IN PARKING ON LEVEL 1 - PARKING AND FACILITY SUPPORT SPACES		
P1.1	Vertical Circulation/floor	
P1.1.1	Elevator	<ul style="list-style-type: none"> • Key Function: Access to ECD Hub from Parking and between floors (refer to Appendices) • Locate so that there is visual connection to ECD Hub lobbies on each level • Elevator to be easily accessible from the loading area to facilitate delivery of items for routine maintenance such as sand and engineered wood chips • Elevator to be able to accommodate freight for the purposes of maintaining the play areas (for example: to move heavy loads for sand replacement and top-up) – recommended minimum capacity for 4000lbs • The elevator lobby should not open directly into any secure child care space • Cab size and layout to accommodate three, 3-position parent strollers and/or the Program's quad stroller – Sizes of strollers vary, but as a guideline, use 1.9m (75") long, by 0.6m (24") wide, by 1m (40") high. Ensure circulation space from entrance to elevator accommodates the turning radius of the stroller • Ability to schedule door activation, fob control, times • Security camera • Hardy wall protection (strollers and playground material delivery will use the elevator)
	Garbage and Recycling	<ul style="list-style-type: none"> • Key Function: Close to garbage and recycling collection point • Provide a safe and accessible route from the elevator, no impediments such as columns or parking spaces in front of door or access route. • Requires Mop sink, floor drain and hose bib • Requires ventilation to remove odours • Double solid core doors with heavy duty hardware, hold open, kick plates and door edge protection • Occupancy sensor • Hardy wall protection up to 42" high for walls that are not cast-in-place concrete or block
	Loading Bay	
	Visitor Car Parking	9 for Daycare + 8 for ECDH visitors = 17
	Visitor Bicycle Parking - Class 2	
	Building Services	
	Mechanical	
	Electrical	
	I/T- Data and Security	
	Secure Staff Parking	11 for Daycare program staff + 21 for ECDH program staff = 32
	Secure Bicycle Parking - Class 1	
	Vestibule to Parking Garage (non-FAR)	

Number	Activity	Programmatic Notes and Requirements
CHILD & FAMILY DEVELOPMENT PROGRAM HUB (CFDH)		
LEVEL 1 - STREET & PARKING ENTRANCE (P2)		
1.1	Parking Vestibule Entrance (non FAR)	<ul style="list-style-type: none"> • Function: Entry to ECD Hub from visitor parking • Independently secured and accessed from this area with FOB or Video enter phone • Security camera • FOB / Video enter phone
1.2	Public Street Vestibule Entrance	<ul style="list-style-type: none"> • Function: Inform, direct to activity spaces • Function: Access point for public, parents, staff and other community members, delivery and courier personnel. • Independently secured and accessed from this area with FOB or Video enter phone • Security camera • FOB / Video enter phone • Walk-off mat (min. 6' by with of doors with child safe recessed grille)
1.3	Public Lobby from Street & Parking	<ul style="list-style-type: none"> • Function: Inform, direct to activity spaces • Accessible from street and parking to stairs and elevators for staff and child care families only with FOB and entry phone before and after hours. Open to public during Child and family Development program hours • All Family Development functions secure during non-operational times from Entry Lobby • Adjacencies to stairs and elevator • Mail box • Seating area • Wall mounted LCD screen for program info (power /data req'd) • Program pamphlets board
1.4	Interconnecting Stair	<ul style="list-style-type: none"> • stairs to meet current Building Code requirements • locate stairs near the building entrance; be visual from building exterior and allow for natural daylight within the space • make stairs wide enough to accommodate travel in both directions • stair risers to be 7" (178mm) maximum with treads to be 11" minimum (280mm) in order to be more comfortable for children • provide handrails set at 2 different heights; upper handrail to meet current building code; lower handrail at maximum 28" high (710mm) with a vertical clearance between upper and lower handrail of 9" (230mm) • provide slip resistant floor finishes
1.5	Elevator	<ul style="list-style-type: none"> • Key Function: Access to ECD Hub from Parking and between floors (refer to Appendices) • Locate so that there is visual connection to ECD Hub lobbies on each level • Elevator to be easily accessible from the loading area to facilitate delivery of items for routine maintenance such as sand and engineered wood chips • Elevator to be able to accommodate freight for the purposes of maintaining the play areas (for example: to move heavy loads for sand replacement and top-up) – recommended minimum capacity for 4000lbs • The elevator lobby should not open directly into any secure child care space • Cab size and layout to accommodate three, 3-position parent strollers and/or the Program's quad stroller – Sizes of strollers vary, but as a guideline, use 1.9m (75") long, by 0.6m (24") wide, by 1m (40") high. Ensure circulation space from entrance to elevator accommodates the turning radius of the stroller • Ability to schedule door activation, fob control, times • Security camera • Hardy wall protection (strollers and playground material delivery will use the elevator)

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
LEVEL 2 - PARKING ENTRANCE LEVEL (P1)		
2.1	Vestibule to Parking (non-FAR)	<ul style="list-style-type: none"> • Function: Entry to ECD Hub from visitor parking • Independently secured and accessed from this area with FOB or Video enter phone • Security camera • FOB / Video enter phone
2.2	Public Lobby from Parking	<ul style="list-style-type: none"> • Function: Inform, direct to activity spaces • Access from parking to stairs and elevators for staff and child care families only with FOB and video enter phone before and after hours. Open to public during Child and family Development program hours • All Family Development functions secure during non-operational times from Entry Lobby • Adjacencies to stairs and elevator
2.3	Interconnecting Stair	<ul style="list-style-type: none"> • stairs to meet current Building Code requirements • locate stairs near the building entrance; be visual from building exterior and allow for natural daylight within the space • make stairs wide enough to accommodate travel in both directions • stair risers to be 7" (178mm) maximum with treads to be 11" minimum (280mm) in order to be more comfortable for children • provide handrails set at 2 different heights; upper handrail to meet current building code; lower handrail at maximum 28" high (710mm) with a vertical clearance between upper and lower handrail of 9" (230mm) • provide slip resistant floor finishes
2.4	Elevator	<ul style="list-style-type: none"> • Key Function: Access to ECD Hub from Parking and between floors (refer to Appendices) • Locate so that there is visual connection to ECD Hub lobbies on each level • Elevator to be easily accessible from the loading area to facilitate delivery of items for routine maintenance such as sand and engineered wood chips • Elevator to be able to accommodate freight for the purposes of maintaining the play areas (for example: to move heavy loads for sand replacement and top-up) – recommended minimum capacity for 4000lbs • The elevator lobby should not open directly into any secure child care space • Cab size and layout to accommodate three, 3-position parent strollers and/or the Program's quad stroller – Sizes of strollers vary, but as a guideline, use 1.9m (75") long, by 0.6m (24") wide, by 1m (40") high. Ensure circulation space from entrance to elevator accommodates the turning radius of the stroller • Ability to schedule door activation, fob control, times • Security camera • Hardy wall protection (strollers and playground material delivery will use the elevator)

Number	Activity	Programmatic Notes and Requirements
LEVEL 3 - ECD HUB		
3.1	Lobby	<ul style="list-style-type: none"> Function: Inform, direct to activity spaces Arrival from stairs and elevators for staff and child care families before, during and after hours. Adjacencies to stairs, elevator, reception, stroller storage Community Notice board Program pamphlet board Security camera
3.2	Reception	<ul style="list-style-type: none"> Function: Reception, security Adjacencies: Lobby, office, and meeting rooms Reception desk with upstand and storage cabinets under Grommets in counter Outlets for equipment Video monitor and phone Phone Data
3.3	Interconnecting Stair	<ul style="list-style-type: none"> stairs to meet current Building Code requirements locate stairs near the building entrance; be visual from building exterior and allow for natural daylight within the space make stairs wide enough to accommodate travel in both directions stair risers to be 7" (178mm) maximum with treads to be 11" minimum (280mm) in order to be more comfortable for children provide handrails set at 2 different heights; upper handrail to meet current building code; lower handrail at maximum 28" high (710mm) with a vertical clearance between upper and lower handrail of 9" (230mm) provide slip resistant floor finishes
3.4	Elevator	<ul style="list-style-type: none"> Key Function: Access to ECD Hub from Parking and between floors (refer to Appendices) Locate so that there is visual connection to ECD Hub lobbies on each level Elevator to be easily accessible from the loading area to facilitate delivery of items for routine maintenance such as sand and engineered wood chips Elevator to be able to accommodate freight for the purposes of maintaining the play areas (for example: to move heavy loads for sand replacement and top-up) – recommended minimum capacity for 4000lbs The elevator lobby should not open directly into any secure child care space Cab size and layout to accommodate three, 3-position parent strollers and/or the Program's quad stroller – Sizes of strollers vary, but as a guideline, use 1.9m (75") long, by 0.6m (24") wide, by 1m (40") high. Ensure circulation space from entrance to elevator accommodates the turning radius of the stroller Ability to schedule door activation, fob control, times Security camera Hardy wall protection (strollers and playground material delivery will use the elevator)
3.5	Office -1	<ul style="list-style-type: none"> Private room Window blinds electrical outlets per code 1 telephone 1 data outlet Independent lighting control Locked with access card reader
3.6	Shared Office - 2	<ul style="list-style-type: none"> Window blinds 2 – electrical outlets per person minimum 1 – telephone jack per person 1 – data outlet per person Floor data and electrical outlets to allow for open space office layout Independent lighting control Locked with access card reader

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.7	Shared Office - 3	<ul style="list-style-type: none"> • Window blinds • 2 – electrical outlets per person minimum • 1 – telephone jack per person • 1 – data outlet per person • Floor data and electrical outlets to allow for open space office layout • Independent lighting control • Locked with access card reader
3.8	Break Out Rooms 2 @ 50	<ul style="list-style-type: none"> • Function: Small meeting space for 1-2 people • Visual connection to circulation • 1 electrical outlets per room • 1 telephone jack per person • Window blinds
3.9	Copier and Mail/Paper Storage	<ul style="list-style-type: none"> • electrical outlets per code • 1 telephone • 1 data outlet • 6' long counter, 36" high with upper and lower storage. All counters to have electrical outlets above counter • Task lighting under shelving over work counters • Independent lighting control • Bulletin board
3.10	Meeting Room 1	<ul style="list-style-type: none"> • Function: Small and large meetings, flexible meeting space • Adjacencies: Reception, Street Entry Lobby • Primary Users: Staff, External consultants, Agencies, Community • Independent lighting control • 1 Data outlet • 1 telephone outlet • Acoustic separation STC 50 • Visual connection and blinds for sun control and/or privacy to street and Hub
3.11	Meeting Room 2	<ul style="list-style-type: none"> • Function: Small and large meetings, flexible meeting space • Adjacencies: Reception, Street Entry Lobby • Primary Users: Staff, External consultants, Agencies, Community • Independent lighting control • 1 Data outlet • 1 telephone outlet • Acoustic separation STC 50 • Visual connection and blinds for sun control and/or privacy to street and Hub

Number	Activity	Programmatic Notes and Requirements
3.12	Male public washroom (at CFDH Lobby)	<ul style="list-style-type: none"> • Function: Child and Adult Washroom • Location visual connection from Activity Room • Drop down stainless steel diaper changing table that supports static loads up to 200 lbs. complete with child protection straps • Interior floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel. • Tank type toilet with locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and dual flush. Toilets to meet a Maximum Performance (MaP) Test of 500g or better. Flush Valves to be Sloan Dual Flush or approved equal. • Sink with lever handles, tempered water set to 38-40 degrees Celsius prior to Occupancy • Sink counter at 32" AFF • Toilet accessories: Wall recessed paper towel dispenser/disposal, large roll toilet paper dispenser, mirror above counter, soap dispenser • Door locks to be inaccessible to 3-5 year olds (56" AFF) and able to be unlocked from corridor <p>To keep in line with industry facility programming, it would be acceptable to group male and female washrooms to create non-gender washrooms provided that:</p> <ul style="list-style-type: none"> • Toilet stalls are enclosed from floor to underside of the ceiling • Urinal stalls, if provided, are identified with appropriate signage • Number sink or faucets, if communal sink is proposed, meet the building code requirements
3.13	Female Public Washroom (at CFDH Lobby)	<ul style="list-style-type: none"> • Function: Child and Adult Washroom • Location visual connection from Activity Room • Drop down stainless steel diaper changing table that supports static loads up to 200 lbs. complete with child protection straps • Interior floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel. • Tank type toilet with locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and dual flush. Toilets to meet a Maximum Performance (MaP) Test of 500g or better. Flush Valves to be Sloan Dual Flush or approved equal. • Sink with lever handles, tempered water set to 38-40 degrees Celsius prior to Occupancy • Sink counter at 32" AFF • Toilet accessories: Wall recessed paper towel dispenser/disposal, large roll toilet paper dispenser, mirror above counter, soap dispenser • Door locks to be inaccessible to 3-5 year olds (56" AFF) and able to be unlocked from corridor <p>To keep in line with industry facility programming, it would be acceptable to group male and female washrooms to create non-gender washrooms provided that:</p> <ul style="list-style-type: none"> • Toilet stalls are enclosed from floor to underside of the ceiling • Urinal stalls, if provided, are identified with appropriate signage • Number sink or faucets, if communal sink is proposed, meet the building code requirements

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.14	Multi-Purpose and Family Activity Room	<ul style="list-style-type: none"> • Function: Activity space for a variety of programmed and non-programmed play areas and range of activities for young children with parents • Good visual connection to outdoors • Adjacencies: Commercial kitchen, public washroom • Primary users: Parents with children • Acoustic moveable wall to divide the room in two activity rooms • 1 activity room to have; Art Sink Area with; • 10" deep stainless steel art sink with floor mounted sediment trap Zurn Z1180 Solids Interceptor or pre-approved alternate • Tempered water set to 38-40 degrees Celsius prior to occupancy • Minimum 8' long counter with cabinets above and below, lighting under upper cabinets • Acoustics: provide appropriate acoustic surface treatment for interior finishes: • Ceiling to meet NRC (noise reduction coefficient) = 0.70 or better, or room design shall meet an equivalent acoustical performance • Ceilings are not to exceed 3m (10'0"); should a deviation to this be accepted, additional acoustic treatment is required • Doors into Activity Room be glazed in such a way to see in and out of the room, and to see children playing on either side of the door • Independent lighting control, Zone lighting, Multi-level switching • TV cable • Telephone • Child proof electrical outlets with childproof and shatterproof faceplates and tamper resistant receptacles • Wall protection to 30" AFF • Window blinds with manual or electrical control

Number	Activity	Programmatic Notes and Requirements
3.15	Commercial kitchen *	<ul style="list-style-type: none"> • Key Functions: The kitchen will be used for hot meals and cooking for family events and teaching as part of the Child and Family Development Program. • Adjacencies: Multi-Purpose Room • To be accessible from Multipurpose Room and main circulation • Space to include pantry • Adjustable wire shelving • Broom closet with shelving for cleaning supplies • Locked with access card reader • Kitchen to have ability to close off one or both sides with rolling acoustic closure • Work Island w/ hand sink, coved corners for ease of cleaning • LED under cabinet counter lighting to light work surfaces • Cabinets to be 1'-6" Max. above countertop • (2) Commercial fridges, min. 21 cu.ft. per fridge, energy star rated with environmentally friendly R290 hydro carbon refrigeration, bottom mount compressor • Commercial freezers, min. 21 cu.ft., energy star rated with environmentally friendly R290 hydro carbon refrigeration, bottom mount compressor • Energy Star rated 26: Wide 4 burner electric stove top with controls on countertop • Self Cleaning Wall Ovens (1 to be a convection oven) • Dishwasher: Energy Star rated commercial style dishwasher, high temperature, cold water supply only with energy recovery, high temperature sanitizing with built-in booster, stainless steel interior, backflow preventer valve & corrosion resistant pump • Commercial 100-200 watt, 2 cu.ft. microwaves, on microwave shelf w/ closed ends • Energy Star rated 21 cu.ft. frost free fridge with freezer on bottom (no icemaker) • Exhaust hood to meet NFPA 96 standard, seismically braced • Stainless steel 2 compartment sink (10" deep), coved corners for ease of cleaning, faucet ledge, commercial grade faucet, high temperature water between 46°C and 48°C • Stainless Steel hand sink , coved corner for ease of cleaning, faucet ledge, commercial grade faucet w/ gooseneck nozzle , high temperature water between 46°C and 48°C • Provision for garbage/recycling/compost containers • incl. 100 sf pantry
3.16	Multi Purpose Program storage	<ul style="list-style-type: none"> • Function: program storage and extra tables and chairs • Adjacency: meeting rooms • 6' long x 3 x 15" deep shelving to be located above full table and chair dollies • Occupancy sensor Program Storage • Occupancy sensor • Step ladder storage • Door to open out • Locked with access card reader
3.17	Storage	<ul style="list-style-type: none"> • Function: program storage and extra tables and chairs • Adjacency: meeting rooms • 6' long x 3 x 15" deep shelving to be located above full table and chair dollies • Occupancy sensor Program Storage • Occupancy sensor • Step ladder storage • Door to open out • Locked with access card reader

* The list of commercial kitchen equipment will be provided with the technical requirements for this space.

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.18	Staff Room	<ul style="list-style-type: none"> • Key Functions: Staff work room, storage, etc. • 12'-0"± long counter (3-drawer lateral files to fit under) and closed upper cabinet, LED lighting under cabinet • Kitchenette, Dining & Sitting Areas • Provision for garbage/recycling/compost containers • Kitchenette to Include: <ul style="list-style-type: none"> • Stainless Steel Sink, 10" Deep, coved corners for ease of cleaning, complete with faucet ledge, high temperature water between 46°C and 48°C • Minimum 6'-0" long counter with cabinets below and above with under counter LED lighting • Commercial 110 watt min., 2 cu ft. microwave, on microwave shelf with closed sides • Coffee Maker w/ hot water spigot • Energy Star rated fridge 17 cu. Ft. frost free with freezer compartment • Dishwasher: Energy Star rated commercial style dishwasher, high temperature, cold water supply only with energy recovery, high temperature sanitizing with built-in booster, stainless steel interior, backflow preventer valve & corrosion resistant pump • Bulletin Board • Data Outlets (2 required) • Telephone • Appliance outlets above counter for toaster, kettle, blender, etc. • 10 half lockers
3.19	Staff Washroom - Single Occupancy with Shower	<ul style="list-style-type: none"> • Function: non-gender staff washroom with shower for Daycare and CFD staff • Adjacency: CFD Staff Room • Bench • 3 coat hooks • Counter with mirror • Locked with access card reader
3.20	Staff Washroom - Single Occupancy	<ul style="list-style-type: none"> • non-gender single occupancy • Locked with access card reader • Interior floor drain to be provided. Floor drain to have pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel • Cabinet for personal storage; fixtures and accessories as required

Number	Activity	Programmatic Notes and Requirements
3.21	Men's Washroom (North)	<ul style="list-style-type: none"> • Function: Child and Adult Washroom • Location visual connection from Activity Room • Drop down stainless steel diaper changing table that supports static loads up to 200 lbs. complete with child protection straps • Interior floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel. • Tank type toilet with locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and dual flush. Toilets to meet a Maximum Performance (MaP) Test of 500g or better. Flush Valves to be Sloan Dual Flush or approved equal. • Sink with lever handles, tempered water set to 38-40 degrees Celsius prior to Occupancy • Sink counter at 32" AFF • Toilet accessories: Wall recessed paper towel dispenser/disposal, large roll toilet paper dispenser, mirror above counter, soap dispenser • Door locks to be inaccessible to 3-5 year olds (56" AFF) and able to be unlocked from corridor <p>To keep in line with industry facility programming, it would be acceptable to group male and female washrooms to create non-gender washrooms provided that:</p> <ul style="list-style-type: none"> • Toilet stalls are enclosed from floor to underside of the ceiling • Urinal stalls, if provided, are identified with appropriate signage • Number sink or faucets, if communal sink is proposed, meet the building code requirements
3.22	Women's Washroom (North)	<ul style="list-style-type: none"> • Function: Child and Adult Washroom • Location visual connection from Activity Room • Drop down stainless steel diaper changing table that supports static loads up to 200 lbs. complete with child protection straps • Interior floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel. • Tank type toilet with locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and dual flush. Toilets to meet a Maximum Performance (MaP) Test of 500g or better. Flush Valves to be Sloan Dual Flush or approved equal. • Sink with lever handles, tempered water set to 38-40 degrees Celsius prior to Occupancy • Sink counter at 32" AFF • Toilet accessories: Wall recessed paper towel dispenser/disposal, large roll toilet paper dispenser, mirror above counter, soap dispenser • Door locks to be inaccessible to 3-5 year olds (56" AFF) and able to be unlocked from corridor <p>To keep in line with industry facility programming, it would be acceptable to group male and female washrooms to create non-gender washrooms provided that:</p> <ul style="list-style-type: none"> • Toilet stalls are enclosed from floor to underside of the ceiling • Urinal stalls, if provided, are identified with appropriate signage • Number sink or faucets, if communal sink is proposed, meet the building code requirements

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.23	Public Accessible Washroom	<ul style="list-style-type: none"> • Function: Child and Adult Washroom • Location visual connection from Activity Room • Drop down stainless steel diaper changing table that supports static loads up to 200 lbs. complete with child protection straps • Interior floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel. • Tank type toilet with locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and dual flush. Toilets to meet a Maximum Performance (MaP) Test of 500g or better. Flush Valves to be Sloan Dual Flush or approved equal. • Sink with lever handles, tempered water set to 38-40 degrees Celsius prior to Occupancy • Sink counter at 32" AFF • Toilet accessories: Wall recessed paper towel dispenser/disposal, large roll toilet paper dispenser, mirror above counter, soap dispenser • Door locks to be inaccessible to 3-5 year olds (56" AFF) and able to be unlocked from corridor
3.24	Janitor	<ul style="list-style-type: none"> • Key function: Child care program laundry and janitorial storage • Adjacencies: infant/toddler program; accessible from public area by other programs • 1 - large capacity stacking washer • 1 - large capacity stacking, loading, dryer • 3' folding counter open below with cabinets above • Minimum 3' sink counter with upper and lower cabinets • 10" deep large single stainless sink complete with faucet ledge, high • Temperature water and gooseneck faucet with paddle handles • Floor mounted mop sink complete with approved backflow preventer valve, high temperature water • Interior floor drain to be provided. Floor drain to have pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel • Wall mounted hooks for mops • Storage area for storing buckets, mops, brooms, vacuum, ladder • Shelving for supplies for cleaning, paper products, light bulbs, etc. • Wall protection around mop sink • Locked with access card reader
FAMILY DEVELOPMENT/COMMUNITY OUTDOOR AREA		
	Outdoor Storage	<ul style="list-style-type: none"> • Vented waterproof storage for outdoor play equipment • Shelving • Occupancy sensors
	Outdoor Terrace and Gardens	
	Covered **	<ul style="list-style-type: none"> • Covered play to be within range of 553 to 655 sf of total outdoor area • Frost proof hose bib • Close proximity to the Multipurpose room and commercial Kitchen - activities will spill out into this area during summer and offers covered play opportunities in inclement and hot weather • Landscape lighting on light level sensor that can be turned off in evenings when playground is not in use • Provide electrical or gas BBQ connection

** Technical guidelines for the ECD hub outdoor space are currently under preparation and will inform design development of the landscape plan.

Number	Activity	Programmatic Notes and Requirements
	Outdoor	<ul style="list-style-type: none"> • Outdoor play areas to be effectively acoustically buffered from any noise from traffic, mechanical equipment or other disruptive noises to achieve a maximum sound pressure level of 55 dB(A) 24 hour equivalent sound level • 8' high perimeter glazing at building roof edges • Lighting on light level sensor • Refer to Roof Landscape and Irrigation Guidelines in City of Richmond's: City Owned Child Care Facility Policies and Guidelines December 2016
	LICENSED CHILD CARE PROGRAMS AND ADMINISTRATION PUBLIC AND SHARED SUPPORT FUNCTIONS	(Based on 6,484 sf net for primary activity areas) The child care program is located on Level 3 of the development. All points of entry in and out of Daycare program to be secure.
3.30	Lobby	<ul style="list-style-type: none"> • Function: central access to child care programs; acts as informal gathering, waiting and conversation • Accessible only by FOB / video phone from elevator lobby and only during child care program. • Adjacencies: Parent Room, child care office, washroom, parent stroller storage • Security camera
3.31	Parent Stroller Storage	<ul style="list-style-type: none"> • Function: Open area to store 15-20 strollers • Adjacencies: Multi-Purpose Children and Family Room; Accessible to all programs • Wall protection • Locked with access card reader
3.32	Parent Meeting	<ul style="list-style-type: none"> • Function: meetings with parents, consultants • 4' counter with storage cabinets below • Tack board • locking with card reader access
3.33	CC Office	<ul style="list-style-type: none"> • 6' counter desk height with pedestal and upper cabinets • Bulletin board B1
3.34	Electrical	
3.35	Program Stroller Storage	<ul style="list-style-type: none"> • Function: to store 2 oversize strollers (triple 58" L x 21" W and quads 57" L x 33" W) required to take children on outings • Adjacency: Lobby, infant / toddler care program • 3 wall mounted 15" deep shelves mounted 42" above floor x 8' long • wall protection 42" high • locking with card reader access
3.36	Accessible Washroom	H/C with a fold down change table located closer to the Preschool/School Age Program
	Shower Shared with CFD	<ul style="list-style-type: none"> • Bench • 3 coat hooks • Counter with mirror

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.37	Janitor & Laundry	<ul style="list-style-type: none"> • Key function: Housekeeping of child care program, laundry, and janitorial storage • Adjacencies: infant/toddler program; accessible from public area by other programs; office; staff room • 1 - large capacity stacking washer • 1 - large capacity stacking, loading, dryer • 3' folding counter open below with cabinets above • Minimum 3' sink counter with upper and lower cabinets • 10" deep large single stainless sink complete with faucet ledge, high • Temperature water and gooseneck faucet with paddle handles • Floor mounted mop sink complete with approved backflow preventer valve, high temperature water • Interior floor drain to be provided. Floor drain to have pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel • Wall mounted hooks for mops • Storage area for storing buckets, mops, brooms, vacuum, ladder • Shelving for supplies for cleaning, paper products, light bulbs, etc. • Wall protection around mop sink • Locked with access card reader
3.38	Staff Washroom	<ul style="list-style-type: none"> • Interior floor drain to be provided. Floor drain to have pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel • Cabinet for personal storage; fixtures and accessories as required
3.39	Staff Room	<ul style="list-style-type: none"> • Key Functions: Staff work room, storage, etc. • 12'-0"+ long counter (3-drawer lateral files to fit under) and closed upper cabinet, LED lighting under cabinet • Kitchenette, Dining & Sitting Areas • Provision for garbage/recycling/compost containers • Kitchenette to Include: <ul style="list-style-type: none"> • Stainless Steel Sink, 10" Deep, coved corners for ease of cleaning, complete with faucet ledge, high temperature water between 46°C and 48°C • Minimum 6'-0" long counter with cabinets below and above with under counter LED lighting • Commercial 110 watt min., 2 cu ft. microwave, on microwave shelf with closed sides • Coffee Maker w/ hot water spigot • Energy Star rated fridge 17 cu. Ft. frost free with freezer compartment • Dishwasher: Energy Star rated commercial style dishwasher, high temperature, cold water supply only with energy recovery, high temperature sanitizing with built-in booster, stainless steel interior, backflow preventer valve & corrosion resistant pump • Bulletin Board • Data Outlets (2 required) • Telephone • Appliance outlets above counter for toaster, kettle, blender, etc. • 10 half lockers

Number	Activity	Programmatic Notes and Requirements
3.5	LICENSED INFANT/TODDLER CHILD CARE PROGRAM	<ul style="list-style-type: none"> • Program area licensed for 12 children age under 36 months • All points of entry in and out of the program to be secure • Exterior noise, such as traffic, mechanical equipment or other disruptive noises is to be controlled by appropriate acoustical design of the exterior partitions to meet the allowable noise level for residential living, dining, and recreation rooms as defined in the local zoning by-law • Under no circumstances is the exterior noise to exceed a sound pressure level of 45 dB(A) 24 hour equivalent sound level in the interior of the Facility in all spaces occupied by children • Interior noise within a child care group is to be controlled with appropriate acoustic surface treatment for interior finishes: • 75% of ceiling area shall be T-bar ceiling with NRC (noise reduction coefficient)= 0.70 or better, or • Alternately the room design shall meet an equivalent acoustical performance • Ceilings are not to exceed 3m (10'0"); should a deviation to this be accepted, additional acoustic treatment is required • All millwork corners to be minimum 1/8" radius • 12 Licensed spaces (area based on based on 3.7m2 x 12 x 10.76 = • (Based on 75 SF x kids = 900 SF)
3.51	Cubby and Parent Sign In	<ul style="list-style-type: none"> • Key Functions: Storage of children's outdoor clothing, personal supplies, extra clothing, Parent sign in and information/communications • Adjacencies and visual connection: Lobby, Activity Room, Children's Washroom, Outdoor Play • 14 cubbies and storage units for each cubby • Teacher coat and shoe storage for 3 teachers • Parent Sign counter and storage cabinet • Bulletin board at Parent Sign In
3.52	Main Activity Room	<ul style="list-style-type: none"> • Key Function: The interior program play and eating space • Adjacencies: cubby, staff communication, kitchen, children's washroom/ Staff communication and storage to be near cubby area to allow staff to monitor entry and activity room • Includes: Table area, open play area, quiet areas, staff communication, art sink, and art material cabinets • Layout of space to accommodate play centres and ancillary functions, visual connection, adjacencies, etc. • Look for opportunity to have views between programs to quiet or activity rooms • Doors into activity room be glazed in such a way to see in and out of the room, and to see children playing on either side of the door • Independent lighting control, zone lighting, multi-level switching • TV Cable • Telephone • Child proof electrical outlets with childproof and shatterproof faceplates and tamper resistant receptacles • Thermostat control for each zone • Wall protection to 30" AFF • Bulletin board at staff communication and storage • Window blinds
3.52.1	Open Play Area	
3.52.2	Table/Art Area	<ul style="list-style-type: none"> • Table area (min. 20sm/215SW), art sink, and supply storage • 10" deep stainless steel art sink with floor mounted sediment trap Zurn Z1180 Solids Interceptor or pre-approved alternate • Tempered water set to 38-40 deg C. Prior to occupancy • Min. 8' long counter with cabinets above and below, lighting under upper cabinets
3.52.3	Quiet area	<ul style="list-style-type: none"> • Includes 35sf for Staff Communications and • 48sf for bottle Warming station with large capacity fridge, counter with stainless steel sink, upper and lower cabinets and microwave • Wall Protection to 36" AFF

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.53	Small Nap Room	<ul style="list-style-type: none"> • Key functions: Nap room for infants and younger toddlers and may be used for other activities if no infants in program • Locate away from kitchen, washroom, mechanical equipment, and cubbies • Adjacencies: nap room storage • Allow 24" between cribs (4 cribs in total) • Music shelf @ 42" AFF with electrical outlet at 48" AFF • Wall scones – dimmable • Door to have window at visual connection at adult height, black out blind on door to be located on activity room side • No unswitched lights such as security lighting • Multi-level switching to be located outside of the room • Carbon dioxide monitor • Thermostat control • Wall protection @ 42" Minimum • Sun and blackout window blinds
3.54	Large Nap Room	<ul style="list-style-type: none"> • Key functions: Nap and gross motor play • Adjacencies: Main activity room • Locate away from kitchen, washroom, cubbies, and mechanical equipment • Allow 24" between cots (8 mats in total) • Music shelf @ 42" AFF with electrical outlet at 48" AFF • Wall scones – dimmable • Door to have window at visual connection at adult height, black out blind on door to be located on activity room side • No unswitched lights such as security lighting • Multi-level switching to be located outside of the room • Carbon dioxide monitor • Thermostat control • Wall protection @ 42" Minimum • Sun and blackout window blinds
3.55	Large Nap Room Storage	<ul style="list-style-type: none"> • Key Function: Storage of 1- cot carrier, gross motor play equipment and children's personal nap belongings • Adjustable three rows 15" deep shelves on one wall to start at 30" at one wall AFF (gross motor play equipment stored) • Occupancy sensor • connect with double doors to Activity Room
3.56	Shared Kitchen (with 3-5 program)	<ul style="list-style-type: none"> • Open to Activity Room with good visual connection • Gate Access from Activity Room • Provision for Garbage/Recycling Bin & Compost Containers • Two Compartment Stainless Steel Sink c/w faucet ledge, coved corners for ease of cleaning, commercial grade faucet, high temperature water between 46°C and 48°C • Minimum 6'-0" Long Counter with cabinets below and above, LED lighting under upper cabinets, cabinets to be 1'-6" Max. above countertop • 3'-0" Long low counter section for children at 24" A.F.F. • Commercial 1000-1200 watt min. 2 cu f.t microwave on microwave shelf with closed sides • Energy Star fridge –freezer frost free • Dishwasher: Energy Star rated commercial style dishwasher, high temperature, cold water supply only with energy recovery, high temperature sanitizing with built-in booster, stainless steel interior, backflow preventer valve & corrosion resistant pump

Number	Activity	Programmatic Notes and Requirements
3.57	Children's Washroom	<ul style="list-style-type: none"> • Adjacencies: Visual connection to activity room, kitchen, doors to covered play • Gate between children's washroom and activity room • Room for two potties (NIC) • Stacked Washer and Dryer • Exhaust so no smells enter activity rooms – exhaust fan to be below 45 decibels • Interior floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind access panel • 2-round bowl tank type toilets, 15" high, closed front seats, locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and duel flush. Toilets to meet a max performance (MaP) test of 500g or better. Flush valves to be Sloan Duel Flush or approved equal • 2- Children's sink with lever handles, tempered water set to 38-40deg. C prior to occupancy. Install sinks as close to front of counter as possible • Children's sink counter at 18" AFF • Wall cabinet for paper storage • 2-15" deep x 14' minimum shelving for each child's diaper and personal baskets for paper storage • Toilet accessories: 1 – paper towel dispenser at accessible height, large roll toilet paper dispenser at each toilet, mirror above counter • Toothbrush holder (14 toothbrushes) • Change table with: <ul style="list-style-type: none"> • Moveable stairs for children to access • Room for laundry hamper and diaper pail • No exposed luminaire shining directly onto prone child • Single compartment sink complete with a faucet ledge, minimum 300mm (12") deep, with swing tap (gooseneck preferred), paddle handles, and spray attachment • Paper towel dispenser • Whiteboard
3.58	General Storage	<ul style="list-style-type: none"> • Shelving • Wall Protection to 36" AFF • Locked with access card reader
3.59	Staff Office	<ul style="list-style-type: none"> • Key function: Staff work area and Infant Toddler Activity Room observation • Adjacencies: Main Activity Room • one way vision glass from Staff Office into Activity Room • Work counter with pedestal under and shelf over with lighting under for one person • Bulletin board between shelf and work counter
	Staff Counter & Storage	<ul style="list-style-type: none"> • Adjacency: staff office • Counter with lockable storage below and whiteboard above

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
	INFANT/TODDLER OUTDOOR PLAYGROUND	
	Outdoor Storage	<ul style="list-style-type: none"> • Verified waterproof storage for outdoor play equipment • 3 x 15" deep x 6' long metal shelving arm bike • Occupancy sensors
	Covered Play	<ul style="list-style-type: none"> • Directly accessed from Main Activity Area - indoor activities will spill out into this area during summer and offers covered play opportunities in inclement and hot weather • Frost proof hose bib • Landscape lighting on light level sensor that can be turned off in evenings when playground is not in use • Inter-program gates to be equipped with child-proof latches. • All gates to be self-closing • Covered play to be within range of 600 to 620 sf. of total outdoor area
	Open Area	<ul style="list-style-type: none"> • provide a good range of play opportunities for each child care program • Outdoor play areas to be effectively acoustically buffered from any noise from traffic, mechanical equipment or other disruptive noises to achieve a maximum sound pressure level of 55 dB(A) 24 hour equivalent sound level • 30" fence with child proof latched gate between Infant Toddler and adjacent playgrounds • Exposure to sunlight for at least three hours per day at the winter solstice, two hours of which occur between 9:30-11:30am or 1 :30- 4:00pm • 8' high perimeter glazing at building roof edges • Frost proof hose bib • Lighting on light level sensor • Refer to Roof Landscape and Irrigation Guidelines in City of Richmond's: City Owned Child Care Facility Policies and Guidelines December 2016 • Inter-program gates to be equipped with child-proof latches. • Include seating for supervisors • Sand play structure to be located away from building • All gates to be self-closing • Provide shade for each sand play area (either with trellis structure, or with trees) • Ensure edible planters are raised • Provide a preliminary plant palette, typical cross sections (noting minimum soil depths) and preliminary details/sketches for major elements/structures with the DP submission • Include a Cruiser Rail

Number	Activity	Programmatic Notes and Requirements
3.6	LICENSED 3-5 CARE PROGRAM	<ul style="list-style-type: none"> • Licensed for 25 spaces for children 30 months to school age • Adjacencies: Cubby, Staff Communication, Kitchen, Children's Washroom. Staff Communication and Storage to be near Cubby area to allow staff to monitor entrance and Activity Room • The Preschool/School Age Activity Room may extend into the 3-5 Group Activity Program on weekends and evenings • Could share Kitchen with Infant/Toddler program. • All points of entry in and out of the program to be secure • Exterior noise, such as traffic, mechanical equipment or other disruptive noises is to be controlled by appropriate acoustical design of the exterior partitions to meet the allowable noise level for residential living, dining, and recreation rooms as defined in the local zoning by-law • Under no circumstances is the exterior noise to exceed a sound pressure level of 45 dB(A) 24 hour equivalent sound level in the interior of the Facility in all spaces occupied by children • Interior noise within a child care group is to be controlled with appropriate acoustic surface treatment for interior finishes: • 75% of ceiling area shall be T-bar ceiling with NRC (noise reduction coefficient)= 0.70 or better, or • Alternately the room design shall meet an equivalent acoustical performance • Ceilings are not to exceed 3m (10'0"); should a deviation to this be accepted, additional acoustic treatment is required • All millwork corners to be minimum 1/8" radius
3.61	Cubby and Parent Sign In	<ul style="list-style-type: none"> • Key Functions: Storage of children's outdoor clothing, personal supplies, extra clothing, Parent sign in and information/communications • Adjacencies and visual connection: Lobby, Activity Room, Children's Washroom, Outdoor Play • 27 cubbies and storage units for each cubby • Teacher coat and shoe storage for 4 teachers • Parent Sign counter and storage cabinet • Bulletin board at Parent Sign In • Whiteboard
3.62	Main Activity Room	<ul style="list-style-type: none"> • Key Function: The interior program play and eating space • Adjacencies: cubby, staff communication, kitchen, children's washroom/ Staff communication and storage to be near cubby area to allow staff to monitor entry and activity room • Includes: Table area, open play area, quiet areas, staff communication, art sink, and art material cabinets • Layout of space to accommodate play centres and ancillary functions, visual connection, adjacencies, etc. • Look for opportunity to have views between programs to quiet or activity rooms • Doors into activity room be glazed in such a way to see in and out of the room, and to see children playing on either side of the door • Independent lighting control, zone lighting, multi-level switching • TV Cable • Telephone • Child proof electrical outlets with childproof and shatterproof faceplates and tamper resistant receptacles • Thermo stat control for each one • Wall protection to 30" AFF • Bulletin board at staff communication and storage • Window blinds
3.62.1	Open Play Area	
3.62.2	Quiet Room	<ul style="list-style-type: none"> • Includes 35sf for Staff Communications and • 48sf for bottle Warming station with large capacity fridge, counter with stainless steel sink, upper and lower cabinets and microwave • Wall Protection to 36" AFF

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.62.3	Table/Art Area	<ul style="list-style-type: none"> • Table area (min. 20sm/215SW), art sink, and supply storage • 10" deep stainless steel art sink with floor mounted sediment trap Zurn Z1180 Solids Interceptor or pre-approved alternate • Tempered water set to 38-40 deg C. Prior to occupancy • Min. 8' long counter with cabinets above and below, lighting under upper cabinets
3.63	Gross Motor/ Nap Room	<ul style="list-style-type: none"> • Key Functions: Nap and gross motor play • Adjacencies: Main Activity Room, nap room storage • Locate away from Kitchen, Washroom and Cubbies, mechanical equipment • Allow 24" between cots • Music Shelf @ 42" AFF with electrical outlet at 48" AFF • Wall sconces- dimmable • Door to have window at visual connection at adult height, black out blind on door to be located on Activity Room side • No un-switched lights such as security lighting • Multi- level switching to be located outside room a Carbon dioxide monitor • Thermostat control • Wall protection @ 42" minimum • Window blinds
3.64	Gross Motor/Nap Room Storage	<ul style="list-style-type: none"> • Wall protection
3.65	Children's Washroom	<ul style="list-style-type: none"> • Adjacencies: Visual connection to activity room, kitchen, doors to covered play • Gate required between children's washroom and activity room • Room for two potties (NIC) • Exhaust so no smells enter activity rooms – exhaust fan to be below 45 decibels • Floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind access panel • 3-round bowl tank type toilets, 15" high, closed front seats, locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and dual flush. Toilets to meet a max performance (MaP) test of 500g or better. Flush valves to be Sloan Dual Flush or approved equal • 3- Children's sink with lever handles, tempered water set to 38-40deg. C prior to occupancy. Install sinks as close to front of counter as possible • Children's sink counter at 18" AFF • Wall cabinet for paper storage • 2-15" deep x 14' minimum shelving for each child's diaper and personal baskets for paper storage • Toilet partitions stalls complete with doors • Toilet accessories: 1 – paper towel dispenser at accessible height, large roll toilet paper dispenser at each toilet, mirror above counter • Toothbrush holder (program children number + 2 extra) • Room for laundry hamper and diaper pail • No exposed luminaire shining directly onto child eyes • Single compartment sink complete with a faucet ledge, minimum 300mm (12") deep, with swing tap (gooseneck preferred), paddle handles, and spray attachment set in counter with lower storage • Paper towel dispenser • Whiteboard
3.66	General Storage	<ul style="list-style-type: none"> • Adjustable three rows 15" deep shelves to start at 30" AFF to allow storage of program rolling storage units on one or two walls only

Number	Activity	Programmatic Notes and Requirements
3.67	Staff Office	<ul style="list-style-type: none"> • Key function: Staff work area and Group 3-5, Activity Room observation • Adjacencies: Main Activity Room, Infant/Toddler program • Shared with I/T program to be directly accessible by each program • One way vision glass from Staff Office into Activity Room • Work counter with pedestal under and shelf over with lighting under for one person • Bulletin board between shelf and work counter
3.68	Shared Kitchen (with I/T Program)	<ul style="list-style-type: none"> • Open to Activity Room with good visual connection • Gate Access from Activity Room • Provision for Garbage/Recycling Bin & Compost Containers • Two Compartment Stainless Steel Sink c/w faucet ledge, coved corners for ease of cleaning, commercial grade faucet, high temperature water between 46°C and 48°C • Minimum 6'-0" Long Counter with cabinets below and above, LED lighting under upper cabinets, cabinets to be 1'-6" Max. above countertop • 3'-0" Long low counter section for children at 24" A.F.F. • Commercial 1000-1200 watt min. 2 cu f.t microwave on microwave shelf with closed sides • Energy Star fridge –freezer frost free • Dishwasher: Energy Star rated commercial style dishwasher, high temperature, cold water supply only with energy recovery, high temperature sanitizing with built-in booster, stainless steel interior, backflow preventer valve & corrosion resistant pump
	Staff Counter & Storage	<ul style="list-style-type: none"> • Adjacency: staff office • Counter with lockable storage below and whiteboard above
	3-5 GROUP OUTDOOR PLAYGROUND	<ul style="list-style-type: none"> • Outdoor play areas to be effectively acoustically buffered from any noise from traffic, mechanical equipment or other disruptive noises to achieve a maximum sound pressure level of 55 dB(A) 24 hour equivalent sound level. • 3-5 Outdoor Play areas to be interconnected with the Preschool/School Age • Outdoor Play to provide expanded play opportunities • 30" fence with child proof latched gate between adjacent playgrounds • (Based on 75 SF / kid= 1,875 SF)
	Outdoor Storage	<ul style="list-style-type: none"> • Vented waterproof storage for outdoor play equipment • Shelving • Occupancy sensors
	Covered Play	<ul style="list-style-type: none"> • Directly accessed from Main Activity Area - indoor activities will spill out into this area during summer and offers covered play opportunities in inclement and hot weather • Frost proof hose bib • Landscape lighting on light level sensor that can be turned off in evenings when playgrounds are not in use • Inter-program gates to be equipped with child-proof latches. • All gates to be self-closing • Covered play to be within range of 630sf - of total outdoor play area

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
	Open Area	<ul style="list-style-type: none"> • Outdoor play areas to be effectively acoustically buffered from any noise from traffic, mechanical equipment or other disruptive noises to achieve a maximum sound pressure level of 55 dB(A) 24 hour equivalent sound level • provide a good range of play opportunities for each child care program • Exposure to sunlight for at least three hours per day at the winter solstice, two hours of which occur between 9:30-11:30am or 1:30- 4:00pm • 8' high perimeter glazing if at edge of building • Frost proof hose bib • Lighting on light level sensor • Refer to Roof Landscape and Irrigation Guidelines in City of Richmond's City Owned Child care Facility Policies and Guidelines December 2016 • Inter-program gates to be equipped with child-proof latches. • All gates to be self-closing • Include a trike path • Include seating for supervisors • Sand play structure to be located away from building • Provide shade for each sand play area (either with trellis structure, or with trees) • Ensure edible planters are raised • Provide a preliminary plant palette, typical cross sections (noting minimum soil depths) and preliminary details/sketches for major elements/structures with the DP submission
3.7	LICENSED PRESCHOOL CARE PROGRAM	<ul style="list-style-type: none"> • Licensed for 20 spaces of Preschool • Could share Kitchen with School age care group. • All points of entry in and out of the program to be secure • (20 Licensed Preschool spaces)
3.71	Cubby and Parent Sign In	<ul style="list-style-type: none"> • Cubby and parent sign in • Key Functions: Storage of children's outdoor clothing, personal supplies, extra clothing, Parent sign in and information/communications • Adjacencies and visual connection: Lobby, Activity Room, Children's Washroom, Outdoor Play • 24 cubbies and storage units for each cubby • Teacher coat and shoe storage for 2 teachers • Parent/Children Sign counter and storage cabinet • Bulletin board at Parent Sign In
3.72	Main Activity Room	<ul style="list-style-type: none"> • Key Function: The interior program play and eating space • Adjacencies: cubby, staff communication, kitchen, children's washroom/ Staff communication and storage to be near cubby area to allow staff to monitor entry and activity room • Includes: Table area, open play area, quiet areas, staff communication, art sink, and art material cabinets • Layout of space to accommodate play centres and ancillary functions, visual connection, adjacencies, etc. • Look for opportunity to have views between programs to quiet or activity rooms • Doors into activity room be glazed in such a way to see in and out of the room, and to see children playing on either side of the door • Independent lighting control, zone lighting, multi-level switching • TV Cable • Telephone • Child proof electrical outlets with childproof and shatterproof faceplates and tamper resistant receptacles • Thermo stat control for each one • Wall protection to 30" AFF • Bulletin board at staff communication and storage • Window blinds

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
3.76	Staff Office	<ul style="list-style-type: none"> • Key function: Staff work area and Preschool/School Age Activity Room observation • Adjacencies: Main Activity Room • one way vision glass from Staff Office into Activity Room • Work counter with pedestal under and shelf over with lighting under for one person • Bulletin board between shelf and work counter • Locked with access card reader
	Staff Counter & Storage	<ul style="list-style-type: none"> • Adjacency: staff office • Counter with lockable storage below and whiteboard above
PRESCHOOL CARE OUTDOOR AREA		
	Storage	<ul style="list-style-type: none"> • Vented waterproof storage for outdoor play equipment • Shelving • Occupancy sensors • could be shared with older kids
	Covered Play	Covered play to be within range of 506 to 603sf of total outdoor play area
	Open Area	<ul style="list-style-type: none"> • Outdoor play areas to be effectively acoustically buffered from any noise from traffic, mechanical equipment or other disruptive noises to achieve a maximum sound pressure level of 55 dB(A) 24 hour equivalent sound level • Preschool/School Age Outdoor Play to be interconnected with the 3- 5 Outdoor Play to provide expanded play opportunities • be shared so as to not duplicate play opportunities • The two areas will be fenced at a height of 30" with gates and latches • provide a good range of play opportunities for each child care program • Exposure to sunlight for at least three hours per day at the winter solstice, two hours of which occur between 9:30-11:30am or 1 :30- 4:00pm • Frost proof hose bib • Lighting on light level sensor • Refer to Roof Landscape and Irrigation Guidelines in City of Richmond's City Owned Child care Facility Policies and Guidelines December 2016 • Inter-program gates to be equipped with child-proof latches. • All gates to be self-closing • Include seating for supervisors • Sand play structure to be located away from building • Provide shade for each sand play area (either with trellis structure, or with trees) • Ensure edible planters are raised • Provide a preliminary plant palette, typical cross sections (noting minimum soil depths) and preliminary details/sketches for major elements/structures with the DP submission

Number	Activity	Programmatic Notes and Requirements
	LICENSED SCHOOL AGE CARE PROGRAMS	30 Licensed School Age (Area based on 40 SF x 30 kids = 1200 SF)
	Main Activity Room	<ul style="list-style-type: none"> • Key Function: The interior program play and eating space • Adjacencies: cubby, staff communication, kitchen, children's washroom/ Staff communication and storage to be near cubby area to allow staff to monitor entry and activity room • Includes: Table area, open play area, quiet areas, staff communication, art sink, and art material cabinets • Layout of space to accommodate play centres and ancillary functions, visual connection, adjacencies, etc. • Look for opportunity to have views between programs to quiet or activity rooms • Doors into activity room be glazed in such a way to see in and out of the room, and to see children playing on either side of the door • Independent lighting control, zone lighting, multi-level switching • TV Cable • Telephone • Child proof electrical outlets with childproof and shatterproof faceplates and tamper resistant receptacles • Thermo stat control for each one • Wall protection to 30" AFF • Bulletin board at staff communication and storage • Window blinds • Table / Art area (min. 20sm/215 sf), art sink, and supply storage • 10" deep stainless steel art sink with floor mounted sediment trap Zurn Z1180 Solids Interceptor or pre-approved alternate • Tempered water set to 38-40 deg C. Prior to occupancy • Min. 8' long counter with cabinets above and below, lighting under upper cabinets
	Cubby and Parent Sign In	<ul style="list-style-type: none"> • Key Functions: Storage of children's outdoor clothing, personal supplies, extra clothing, Parent sign in and information/communications • Adjacencies and visual connection: Lobby, Activity Room, Children's Washroom, Outdoor Play • 34 cubbies and storage units for each cubby • Teacher coat and shoe storage for 3 teachers • Parent Sign counter and storage cabinet • Bulletin board at Parent Sign In
	Washrooms	<ul style="list-style-type: none"> • Three separate toilet rooms provided to facilitate multi age groups and license requirements for 30 children • Key Function: Child and Adult Washroom • Visual connection to Activity Room • Drop down diaper changing table that supports static loads up to 200 lbs. complete with child protection straps in one washroom only • One washroom to meet code requirements for H/C washroom - grab bars located • Interior floor drain to be provided. Floor drain to have a pre-approved trap primer. The trap primer is to be accessible within the same room as the floor drain behind an access panel • Round bowl tank type toilet 15" high, closed front seats, locked tank with lids, sealed to floor. Provide low-flow, gravity standard, and dual flush. Toilets to meet a Maximum Performance (MaP) Test of 500g or better. Flush Valves to be Sloan Dual Flush or approved equal • Sink with lever handles, tempered water set to 38-40deg. C prior to Occupancy • Sink counter at 28" AFF • a Toilet accessories: Wall recessed paper towel dispenser/disposal, large roll toilet paper dispenser, mirror above counter, soap dispenser • Door locks to be inaccessible to 3-5 year olds (56" AFF) and able to be unlocked from Activity Room side • Exhaust so no smells enter Activity Room - exhaust fan to be below 45 decibels • One washroom to meet code requirements for H/C accessibility. Grab bar to be mounted at 27" a.f.f.

TECHNICAL REQUIREMENTS

Number	Activity	Programmatic Notes and Requirements
	General Storage	<ul style="list-style-type: none"> Adjustable three rows 15" deep, 8' long shelves to start at 36" AFF to allow storage of program rolling storage units on one or two walls only Occupancy sensor Step ladder storage
	Staff Office	<ul style="list-style-type: none"> Key function: Staff work area and School Age Activity Room observation Adjacencies: Main Activity Room one way vision glass from Staff Office into Activity Room Work counter with pedestal under and shelf over with lighting under for one person Bulletin board between shelf and work counter Locked with access card reader
	Shared Kitchen (with Preschool Program)	<ul style="list-style-type: none"> Open to Activity Room with good visual connection Gate Access from Activity Room Provision for Garbage/Recycling Bin & Compost Containers 3'-0" Long low counter section for children at 18" A.F.F. Commercial 1100 watt min., 2 cu.ft. microwave on microwave shelf with closed sides Energy Star rated 21 cu.ft. frost free fridge with freezer on bottom (no icemaker) Energy Star rated 4 burner 30" wide electric stove (coil burners), with controls at back, self-cleaning oven cycle Exhaust Hood, Energy Star rated, quiet, high exhaust, seismically braced if required, direct vent to outside Dishwasher: Energy Star rated commercial style dishwasher, high temperature, cold water supply only with energy recovery, high temperature sanitizing with built-in booster, stainless steel interior, backflow preventer valve & corrosion resistant pump Broom Closet and pantry wall cupboard with pull out shelves Stainless Steel Double Sink (min. 10" deep) w/ faucet ledge, coved corners for ease of cleaning, commercial grade faucet, high temperature water between 46°C and 48°C Stainless Steel Hand Sink with faucet ledge, high temperature water between 46°C and 48°C Minimum 6'-0" long counter with cabinets below and LED lighting under cabinets, cabinets to be 1'-6" Max. above countertop
	Staff Counter & Storage	<ul style="list-style-type: none"> Adjacency: staff office Counter with lockable storage below and whiteboard above
SCHOOL AGE PLAYGROUND		(based on 75 SF x 30 kids = 2,250 SF)
	Storage	<ul style="list-style-type: none"> Vented waterproof storage for outdoor play equipment Shelving Occupancy sensors could be shared with older kids
	Covered Play	<ul style="list-style-type: none"> Directly accessed from Main Activity Area - indoor activities will spill out into this area during summer and offers covered play opportunities in inclement and hot weather Frost proof hose bib Landscape lighting on light level sensor that can be turned off in evenings when playgrounds are not in use Inter-program gates to be equipped with child-proof latches. All gates to be self-closing Covered play to be within range of 506 to 603sf of total outdoor play area

Number	Activity	Programmatic Notes and Requirements
	Open Area	<ul style="list-style-type: none"> • Outdoor play areas to be effectively acoustically buffered from any noise from traffic, mechanical equipment or other disruptive noises to achieve a maximum sound pressure level of 55 dB(A) 24 hour equivalent sound level • provide a good range of play opportunities for each child care program • Exposure to sunlight for at least three hours per day at the winter solstice, two hours of which occur between 9:30-11:30am or 1 :30- 4:00pm • 8' high perimeter glazing • Frost proof hose bib • Lighting on light level sensor • Refer to Roof Landscape and Irrigation Guidelines in City of Richmond's City Owned Child care Facility Policies and Guidelines December 2016 • Inter-program gates to be equipped with child-proof latches. • All gates to be self-closing • Include a trike path • Include seating for supervisors • Sand play structure to be located away from building • Provide shade for each sand play area (either with trellis structure, or with trees) • Ensure edible planters are raised • Provide a preliminary plant palette, typical cross sections (noting minimum soil depths) and preliminary details/sketches for major elements/structures with the DP submission
CHILD CARE LEVEL BUILDING SERVICES & CIRCULATION		
	Elevator	<ul style="list-style-type: none"> • Key Function: Access to ECD Hub from Parking and between floors (refer to Appendices) • Locate so that there is visual connection to ECD Hub lobbies on each level • Elevator to be easily accessible from the loading area to facilitate delivery of items for routine maintenance such as sand and engineered wood chips • Elevator to be able to accommodate freight for the purposes of maintaining the play areas (for example: to move heavy loads for sand replacement and top-up) – recommended minimum capacity for 4000lbs • The elevator lobby should not open directly into any secure child care space • Cab size and layout to accommodate three, 3-position parent strollers and/or the Program's quad stroller – Sizes of strollers vary, but as a guideline, use 1.9m (75") long, by 0.6m (24") wide, by 1m (40") high. Ensure circulation space from entrance to elevator accommodates the turning radius of the stroller • Ability to schedule door activation, fob control, times • Security camera • Hardy wall protection (strollers and playground material delivery will use the elevator)
	Interconnecting Stair	<ul style="list-style-type: none"> • stairs to meet current Building Code requirements • locate stairs near the building entrance; be visual from building exterior and allow for natural daylight within the space • make stairs wide enough to accommodate travel in both directions • stair risers to be 7" (178mm) maximum with treads to be 11" minimum (280mm) in order to be more comfortable for children • provide handrails set at 2 different heights; upper handrail to meet current building code; lower handrail at maximum 28" high (710mm) with a vertical clearance between upper and lower handrail of 9" (230mm) • provide slip resistant floor finishes
	Building Services	
	Mechanical	
	Electrical	
	I/T- Data and Security	
	Corridors/Horizontal Circulation	

TECHNICAL REQUIREMENTS

4

FUNCTIONAL REQUIREMENTS





FUNCTIONAL REQUIREMENTS

1. Outline of Requirements

Designing for Families and Children

The design of the Early Childhood Development Hub facility will:

- Provide interior and exterior environments designed to support the development of the children and their physical, social and emotional growth
- Provide interior and exterior environments designed to support staff in their work with Richmond families

The Facility Program document sets out specific functional requirements for the City of Richmond's Early Childhood Development Hub.

The City of Richmond's City-Owned Child Care Facility Policies and Guidelines, December 2016 sets out general requirements for City owned child care facilities.

The Vancouver Coastal Health Design Resource for Child Care Facilities (September 2016) contains detail design information and recommendations for licensed child care centres that is not included in either the Facility Program or Policy and Guideline documents.

The references listed in sections 2-6 of the Appendices provide additional information to assist and inform the design of the family centred facility.

In addition to addressing the family/ child-centred design

requirements of the Hub the facility will meet:

- a. Applicable codes and bylaws
- b. Current BC Community Care and Assisted Living Act, Child Care Licensing Regulation for a:
 - licensed 12 space Group Care Under 36 Months Program
 - licensed 25 space Group Care 30 Months to School Age Program
 - licensed 20 space Preschool program
 - licensed 30 space School Age Program
- c. Local Community Care Facilities Licensing approval of the facility

Building for Durability

Other design considerations are durability, livability, security, ease of operation and maintenance of the facility. These will also inform the design, specifications and demands of workmanship. The selection of all materials and finishes and details will address the need for minimal maintenance, durability, health and ease of cleaning. Workmanship, material choices and design will together ensure that a ten year life expectancy of interior finishes, millwork, equipment and fixtures. While the quality of the finishing materials and detailing should endure, they also need to fit the context of a child care facility by providing a warm,

comfortable, inviting and child-oriented environment that supports the developmental and daily needs of the children and the staff who work there.

The design goal is to provide a facility that has a look and feel that belies its hardness and institutional character. The choice of materials and detail design of the facility needs to be of a high standard appropriate for such an intensively used facility. Heavy-duty commercial or institutional standards should be applied. In some instances such as the child care programs quality residential appliances may be acceptable if they meet the City's performance criteria and if warranties are available for the intended use of the appliance.

Rough materials, sharp corners, uneven surfaces, and trip hazards will attract a very high level of scrutiny by Community Care Facilities Licensing once the building is completed. The goal of delivering a facility with licensable child care program spaces hinges on ensuring these issues do not present themselves at the end of construction.

As-built drawings, manuals, warranties, guarantees and a separate and complete maintenance manual must be provided as part of the project close-out procedure. Refer to Appendix 6.1 for list and City of Richmond's City Owned Child Care Facility Policies and Guidelines, December 2016.



***"To every child:
I dream of a world where you can **laugh, dance,
sing, learn, live in peace, and be happy.**"***

-Malala Yousafzai

FUNCTIONAL REQUIREMENTS

Equipment & Furnishings List

Activity Number	Activity	Typical Equipment & Furnishings by Operator
Level 1 Child and Child and Child and Family Development Program & ECD HUB ADMINISTRATION		
1.3	Entry Lobby Waiting and Elevator Lobby	<ul style="list-style-type: none"> • Rug 8' x 12' • Soft seating - 2 groupings of 5-6 people • coffee table
3.2	Reception	<ul style="list-style-type: none"> • Rug 6' x 8'
3.1	Lobby	<ul style="list-style-type: none"> • Soft seating - 1 grouping of 4 people • Coffee table
3.14	Multi Purpose Children and Family Activity Room	
	Eating	<ul style="list-style-type: none"> • 1 - 48" x 30" table • 6 - 10" high chairs
	Soft Climbing Area	<ul style="list-style-type: none"> • Playtime island 6' x 6' area • Soft tunnel set 6' x 6' area • Crawl through tunnel 6' x 1' • Soft house 2' x 3' • Rainbow arch 37" x 15" x 18" H • 2 mats - 5' x 5' • 1 - Shelving unit 48" x 15" x 24"
	Dramatic Play	<ul style="list-style-type: none"> • 3 - 4 piece Kitchen Set • 36" x 12" x 24" H shelving unit • Low table 28" x 18" x 14" H • 2 chairs 6" high • Child sofa 34" x 18" x 20" • Child armchair 23" x 18" x 20"
	Art/Creative/Sensory	<ul style="list-style-type: none"> • 1-shelving unit 48" x 15" x 24" • 1- Art easel - 25" x 27" x 48" H • 1 - Water table - 27" x 24" x 20" H • 1 - Sand table - 27" x 24" x 20" H • 2 - Tables 48" x 30" • 6 - Chairs @ 8" high
	Puzzles/Manipulatives	<ul style="list-style-type: none"> • 2 - Shelving units 48" x 15" x 24" H • 2 - 30" x 30" tables • 2 - mats 5' x 5' • 6 - Chairs 8" high
	Blocks/Construction	<ul style="list-style-type: none"> • 1 - Shelving Unit 48" W x 15" D x 30" H • 1 - Construction Rug 6' x 8' • 1 - Storage shelving unit 30" x 15" D x 24" H

Activity Number	Activity	Typical Equipment & Furnishings by Operator
	Quiet Area	<ul style="list-style-type: none"> • 1 - Shelving Unit 36" W x 15" D x 24" H • 1 - Bookstand - 30" x 15" x 14" H • 1 - Rug 6' x 8' • 2 - 2 Seater sofas • Cosy seating 48" x 18" x 20" H
	Meeting Rooms	
3.1	Meeting Room 1	<ul style="list-style-type: none"> • 36 stacking chairs • lecturn • screen • TV
3.11	Meeting Room 2	<ul style="list-style-type: none"> • 60" x 30" x 29" H table • 4 - stacking chairs
	Storage	<ul style="list-style-type: none"> • 2 - Table dollies • 2 - Chair dollies
	Administration	
3.5	Office	<ul style="list-style-type: none"> • 1 - Desk • 1 - Desk chair • 1 - 36" diameter table • 2 - side chairs • 1 3-drawer lateral file
3.6	Shared Office	<ul style="list-style-type: none"> • 3 workspaces with desk, chair and partitions • 2 3-drawer lateral filing cabinets
3.7	Shared Office	<ul style="list-style-type: none"> • 3 workspaces with desk, chair and partitions • 2 3-drawer lateral filing cabinets
3.8	Break Out Room	<ul style="list-style-type: none"> • 1 - 36" dia table • 2 - stacking chairs
3.9	Copier and Mail/Paper/Storage	<ul style="list-style-type: none"> • Floor size copier • Area for Shredding and other disposal containers (4' x 2') • Postal machine on counter • 2 - printers on counter • 6 3-drawer lateral filing cabinets under workcounter
3.17	Storage	<ul style="list-style-type: none"> • 2 - Table dollies • 2 - Chair dollies
3.18	Staff Room	<ul style="list-style-type: none"> • 1 - 48" x 30" table • 4 - stacking chairs • 3 - seater couch • coffee/side tables

FUNCTIONAL REQUIREMENTS

Activity Number	Activity	Typical Equipment & Furnishings by Operator
Public Area and Administration		
3.3	Lobby	<ul style="list-style-type: none"> • 4 - Club chairs • Area rug
3.32	Parent Meeting Room	<ul style="list-style-type: none"> • 48" diameter table • 4 - chairs
3.33	Child Care Office	<ul style="list-style-type: none"> • 2 - Office chairs • 1 - 36" table • 4 - chairs • 1 - 4 drawer lateral file cabinet
3.35	Program Stroller Storage	<ul style="list-style-type: none"> • 2 - Quad strollers - 75" long x 24" W x 40" high
3.5	Infant Toddler Program	
3.52	Main Activity Area	
	Eating	<ul style="list-style-type: none"> • 2 - 30" x 48" rectangular • 2- Transition Chair with transition table (for infants) • 12 - 10" high Child Chairs
	Art/Creative/Sensory	<ul style="list-style-type: none"> • 1-Table - 30" x 48" • 1 - 24" x 24" x 36" Art drying rack (mobile rack to fit into millwork - dimensions to be confirmed) • 1 - Storage unit 36" w x 15" d x 24" h • 1 - Art easel 28" w x 25" d x 47" h
	Manipulatives	<ul style="list-style-type: none"> • 1-30" x 36" table • 2-Storage units 48" w x 15" d x 24" h • 2-Activity Mats - 48" square
	Creative	<ul style="list-style-type: none"> • 1 - Sand 26.5" w x 24" d • 1 - 1 Water table 26.5" w x 24" d • 1 - Light table 24" x 24" x 20" h
	Dramatic Play	<ul style="list-style-type: none"> • 1 - Toddler Kitchen set - 3-4 pieces includes stove, sink, fridge • 1 - Dramatic Play Table - 28" x 20" d x 16" h • 2 - Dramatic Play Chairs - 8" high • 1 - Dress up storage to hang dress up clothes 25.25" w x 13.75" d • 1 - Mirror - shatterproof wall mounted • 1 - Child's armchair 23" w x 18" d x 20" h • 1 - Child's sofa 34" w x 18" d x 20" h • 1 - Storage Unit 48" w x 12" d x 24" high
3.52.3	Quiet Area/Reading	<ul style="list-style-type: none"> • 1 - Book Shelf - 20" h x 25" w x 11" d • 1 - Adult 2-seater love seat • 1 - Rug approx 4' x 6'
	Climbing, crawling, motor	<ul style="list-style-type: none"> • 1 - Riser kit - Community playthings (starter kit and rectangle or soft gym climbing equipment needs about a 6' radius)
	Blocks	<ul style="list-style-type: none"> • 2 - Storage Unit 48" w x 15" d x 20" h • 1 - Rug 4' x 6'
	Staff Communications & Storage	<ul style="list-style-type: none"> • 1 - Desk chair

Activity Number	Activity	Typical Equipment & Furnishings by Operator
	Other	<ul style="list-style-type: none"> • 3 - Adult Chairs - 14" high • Notice boards
3.53	(Small) Nap Room 1	<ul style="list-style-type: none"> • 4 - Compact Folding Cribs 39.6" long x 26" high x 34.25" wide • Music Player (CD player)
3.54	(Large) Interactive Nap Room 2	<ul style="list-style-type: none"> • 12 - Cots 40" long x 22" wide x 7" high, or mats • Music player (CD player)
3.55	Large Nap Room 2 Storage	<ul style="list-style-type: none"> • Cot carrier for 12 cots 52" long x 22" wide x 50" when stacked • Large motor equipment • 14 - Child Bins for child nap storage
3.56	Kitchen	<ul style="list-style-type: none"> • Bottle warmer • Coffee Maker • Blender • Electric Griddle • Kettle • Food processor • Hand held blender • Hand mixer • Toaster • Broom and Dustpan
3.57	Children's WC and Diapering	<ul style="list-style-type: none"> • 1 - Laundry hamper with lid • 1 - Diaper garbage with lid • 1 - Garbage container (one at side of child sink counter) • 1 - Change table mat • 14 - Diaper storage boxes for each child • 2 - Potties (floor plan to allow potties to be on hand at all times)
3.59	Staff Office	<ul style="list-style-type: none"> • 1 - Desk chair • 2 - Visitor chairs • 3 - Drawer lateral file • 4 - stacking chairs • 3 - seater couch • coffee/side tables • 1 - 48" x 30" table
	Covered Play (Extension of Activity Area)	<ul style="list-style-type: none"> • Art easel 46" x 22.5" • Sand and Water 35" x 25" w x 17-22" h • Table 24" x 35" x 17" h
3.6	3-5 Group Program Licensed for 25 Children	
3.62	Main Activity Area	
	Eating	<ul style="list-style-type: none"> • 1 - Table 60" x 30" • 1 - Table 48" x 30"
	Art/Creative/Sensory	<ul style="list-style-type: none"> • 1 - Storage Unit 48" w x 15" d x 24" h • 25 - Stacking children's chairs - 12" seat • 1 - Art Drying Rack 24" w x 24" d x 43" h • 1 - Paint Easel island 28" w x 25" d x 47" h • 3 - Tables - 30" x 30"
	Sand/Texture	<ul style="list-style-type: none"> • 1 - 45" x 24" Sand/Texture Table • 1 - Clear Water Table - 35" x 25" x 20" h
	Quiet Area and Reading	<ul style="list-style-type: none"> • See Quiet Room

FUNCTIONAL REQUIREMENTS

Activity Number	Activity	Typical Equipment & Furnishings by Operator
	Dramatic Play	<ul style="list-style-type: none"> • 1 - Dramatic Play 28" diameter table and two chairs • 1 - Kitchen Set - 4-5 pieces with connecting counter 24" long • 1 - Children's armchair - 25" w x 20" d x 21" h • 1 - Children's sofa - 36" w x 20" d x 21" h • 1 - Rug 6' x 4' • 1 - Community Playthings Dress up unit, mirror or wardrobe • 1 - Shelving Unit - 48" w x 30" h x 12" d
	Manipulative Toys	<ul style="list-style-type: none"> • 2 - Tables 30" x 30" • 1 - Shelving unit 48" x 30" x 12"
	Blocks	<ul style="list-style-type: none"> • 1 - Shelving Unit 48" W x 15" D x 30" H • 1 - Construction Rug 6' x 8' • 1 - Storage shelving unit 30" x 15" D x 24" H • 1 - Lego table 32" w x 27" d x 18" h
	Staff Communications & Storage	<ul style="list-style-type: none"> • 1 - Desk chair
	Other	<ul style="list-style-type: none"> • 4 - Stacking adult chairs - 16" seat • 6 - Stacking children chairs - 12" seat
3.62.2	Quiet Room	<ul style="list-style-type: none"> • 1 - Library Rack 37" w x 14" w x 31.5" • 1 - Adult sofa - 2 seater love seat • 1 - Rug 8' x 6' • 1 - Storage shelving unit - 48" x x 24" d x 24" h
3.63	Gross Motor/Nap Room	<ul style="list-style-type: none"> • 25 - Cots 52" long - 22" wide x 7" high or mats • Gross motor activity gym toys
3.65	Children's WC and H/C Diapering	<ul style="list-style-type: none"> • 1 - Garbage container - free standing beside counter • 1 - Laundry hamper under counter
3.64	Gross Motor/Nap Room Storage	<ul style="list-style-type: none"> • 2 - Cot carriers for 25 cots 52" long x 22" wide x 50" when stacked • Large gross motor/indoor 'gym' equipment
3.67	Staff Office	<ul style="list-style-type: none"> • 2 - Desk chairs • 2 - Visitor chairs • 3 - Drawer lateral file
3.38	Shared Kitchen	<ul style="list-style-type: none"> • 2 - Coffee Maker • 1 - Blender • 2 - Electric Griddles • 1 - Kettle • 1 - Food Processor • 1 - Handheld blender • 1 - Hand Mixer • 2 - Toasters • 1 - Broom and Dustpan
	Covered Play Area (Extension of Activity Area)	<ul style="list-style-type: none"> • 1 - Art Easel 36" w x 24" h
3.7	Preschool/School Age Licensed for 20/30 Children	
3.72	Main Activity Area	
	Eating	<ul style="list-style-type: none"> • 1 - 30" x 30" table • 1 - Table 48" x 30"

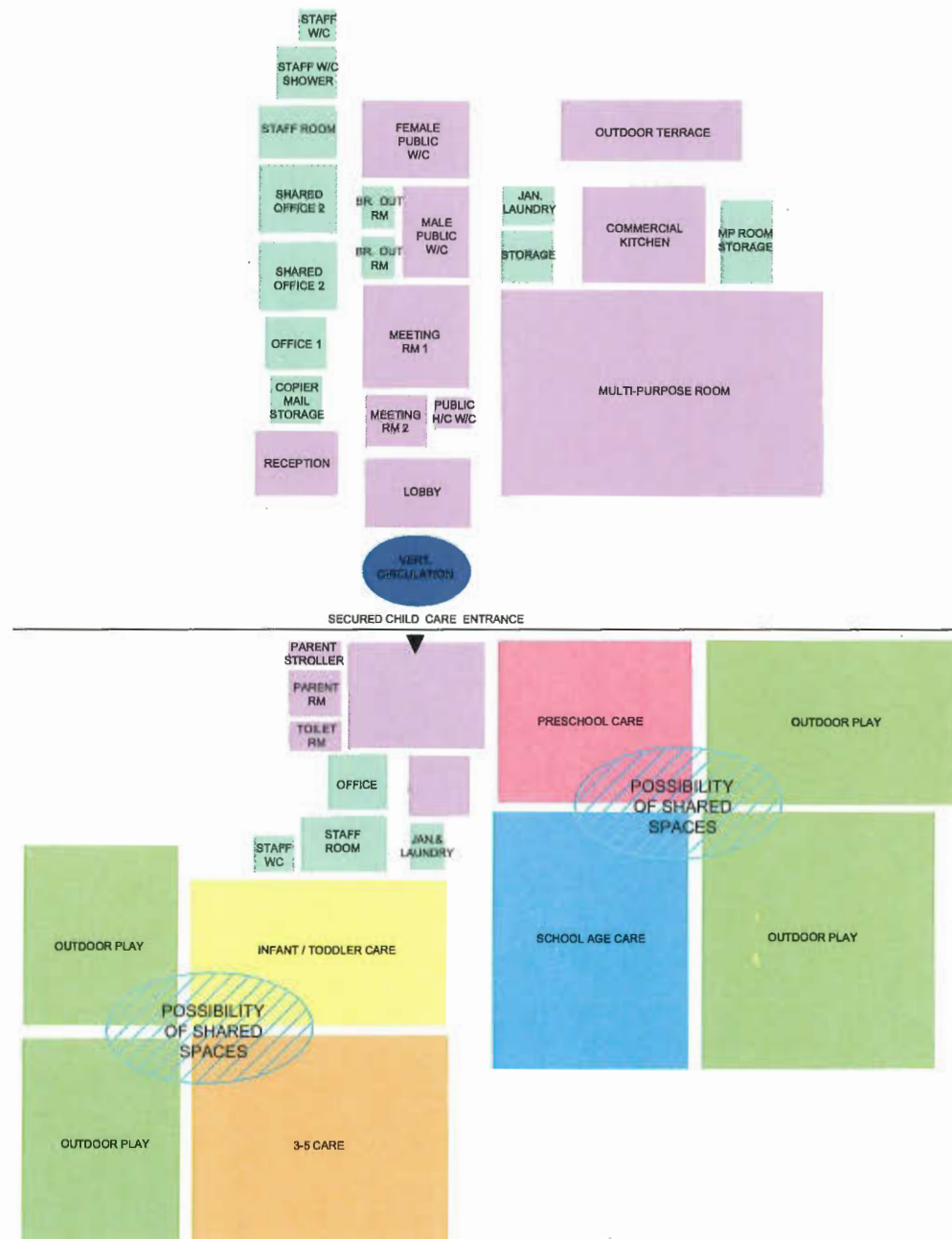
FUNCTIONAL REQUIREMENTS

Activity Number	Activity	Typical Equipment & Furnishings by Operator
	Art/Creative/Sensory	<ul style="list-style-type: none"> • 1 - Storage Unit 48" w x 15" d x 24" h • 20 - Stacking children's chairs - 12" seat • 1 - Art-drying rack 24" w x 24" d x 43" h (mobile unit to fit into millwork) • 1 - Paint Easel island 28" w x 25" d x 47" h • 3 - Tables - 30" x 30"
3.72.2	Quiet Area and Reading	<ul style="list-style-type: none"> • 1 - Library Rack 37" w x 14" w x 31.5" • 1 - Adult sofa - 2 seater love seat • 1 - Rug 8' x 6' • 1 - Storage shelving unit - 48" x 12" d x 24" h
	Dramatic Play	<ul style="list-style-type: none"> • 1 - Dramatic Play Round table and two chairs • 1 - Kitchen Set - 4-5 pieces with connecting counter 24" long • 1 - Children's armchair - 25" w x 20" d x 20" h • 1 - Children's sofa - 36" x 20" x 21" h • 1 - Rug 6' x 4' • 1 - Community Playthings Dresup unit, mirror or wardrobe • 1 - Shelving Unit - 48" x 24" x 24" h
	Manipulative Toys	<ul style="list-style-type: none"> • 2 - Table 30" x 30" • 2 - Shelving Unit 48" x 30" 12" • Light table 42" x 24" x 24" h
	Blocks	<ul style="list-style-type: none"> • 1 - Shelving Unit 48" W x 15" D x 30" H • 1 - Construction Rug 6' x 8' • 1 - Storage shelving unit 30" x 15" D x 24" H • 1 - Lego table 32" w x 27" d x 18" h
	Other	<ul style="list-style-type: none"> • 2 Stacking adult chairs - 18" seat
	Staff Communications & Storage	<ul style="list-style-type: none"> • 1 - Desk chair
3.74	Staff Office	<ul style="list-style-type: none"> • 1 - Desk chair • 1 - 3 Drawer lateral file • 2 - Visitor Chairs
3.73	General Storage	<ul style="list-style-type: none"> • The School Age program furniture listed below will be moved into Activity Room and the PreSchool Program furniture will be moved into Storage when Storage/Age furniture is in use: <ul style="list-style-type: none"> • 8 - Chairs 14" high • 8 - Chairs - 16" high • 4 - Folding tables 60" x 30" • 3 - Folding tables 48" x 30" • 4 - Storage units 48" x 15" x 36" h • 3 - Storage units 48" x 12" x 36" h • 1 - Outdoor storage unit 39" x 24" x 44" h • 1 - Bookshelf 46" x 13" x 26" h • 2 - 36" bean bag chairs • 4 - cozy seating 18" x 24" x 24" h
	Covered Play (Extension of Activity Area)	<ul style="list-style-type: none"> • 1 - Art easel 46" x 22.5"
	Air Space Parcel Service Spaces	
	Garbage Area	240 Litre Garbage Containers - 27.5" deep x 24.5" wide x 43.25" high

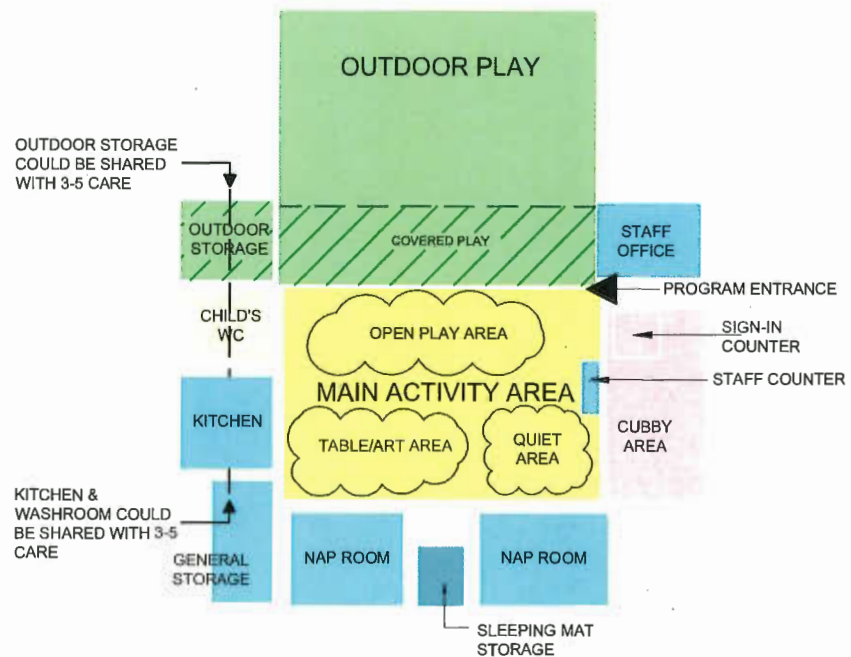


FUNCTIONAL REQUIREMENTS

Adjacency Diagrams: Overall Program Areas

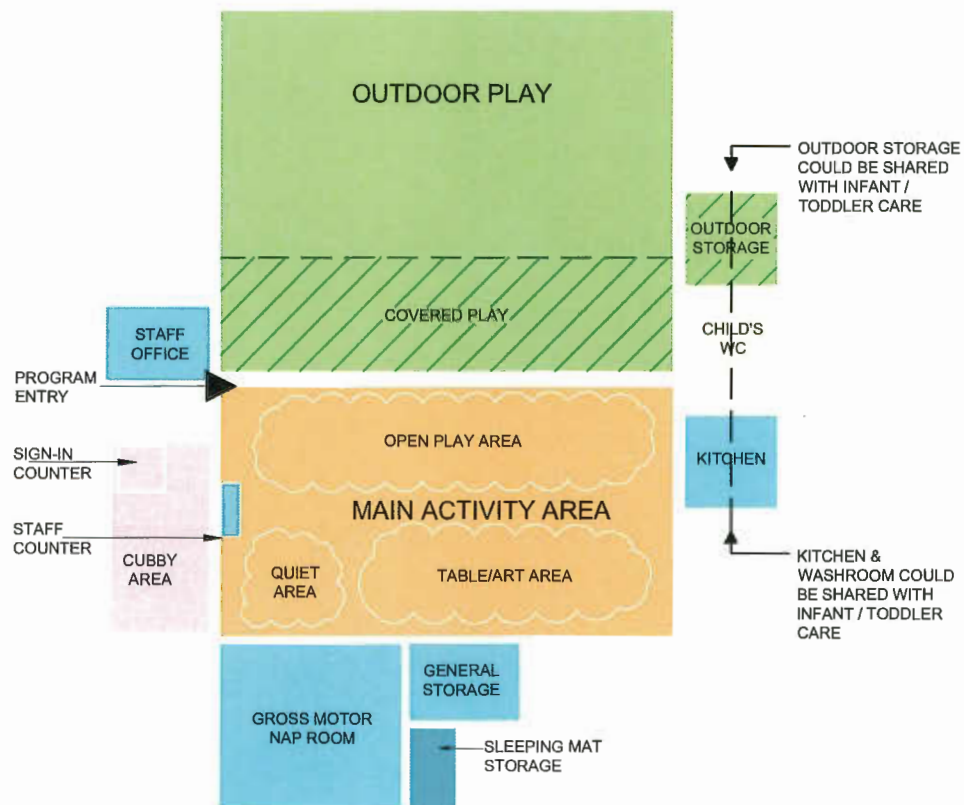


Infant/Toddler Care Program

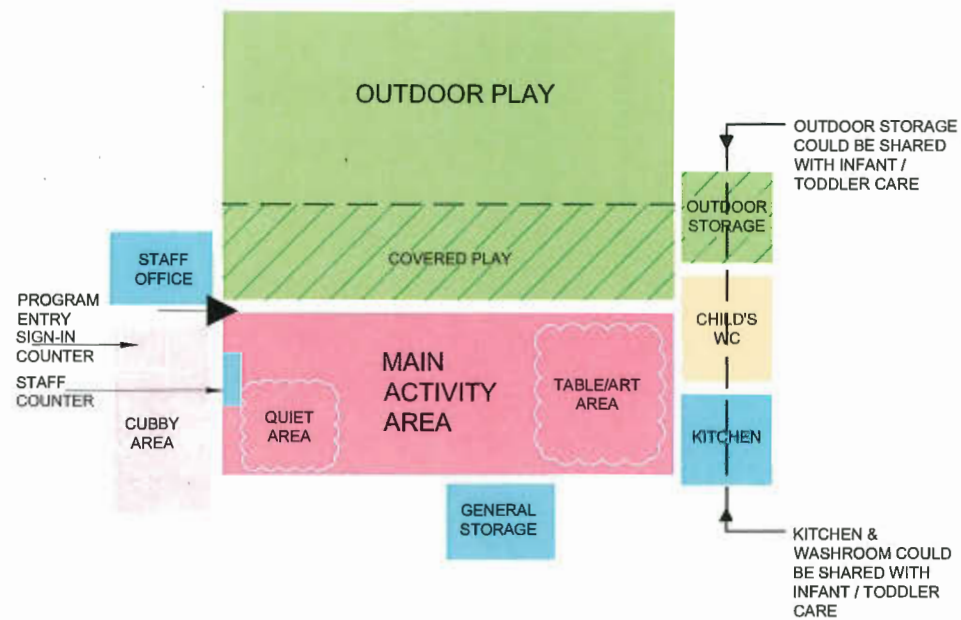


FUNCTIONAL REQUIREMENTS

3-5 Care Program

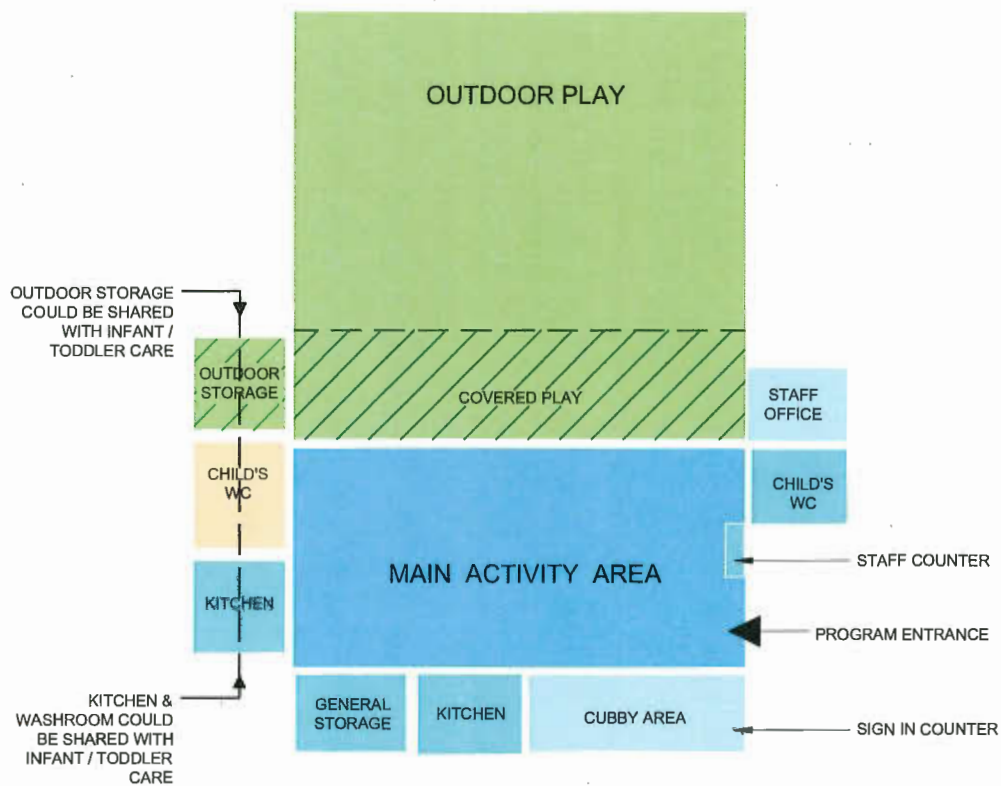


Preschool Care Program



FUNCTIONAL REQUIREMENTS

School Age Care Program



APPENDICES



APPENDICES

OTHER DESIGN GUIDELINES AND RESOURCES:

1. Vancouver Coastal Health Design Resource Guide for Child Care Facilities
<http://www.vch.ca/Documents/Design-resource-for-Child-care-facilities.pdf>
2. Director of Licensing Standards of Practice Safe Play Space
https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/child-day-care/safe_play_space.pdf
3. City of Richmond Policies and Guidelines for the Development of City-owned Child Care Facilities:
https://www.richmond.ca/_shared/assets/PoliciesandProceduresforCity-ownedchildcarefacilities45413.pdf
4. City of Richmond Child Care Design Guidelines:
https://www.richmond.ca/_shared/assets/designguidelines43266.pdf
5. City of Richmond Building Equipment, Monitoring, and Integration Requirements

OTHER USEFUL CHILD CARE DESIGN RESOURCES:

1. Children Height Requirements:
When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.
<https://inlinedesign.us/handrail-height-requirements-ada>



APPENDICES

1. PROJECT DOCUMENTATION REQUIREMENTS

As-built drawings, manuals, warranties, guarantees and a separate and complete maintenance manual must be provided as part of the project close-out procedure. Refer to City of Richmond's City Owned Child Care Facility Policies and Guidelines, December 2016.

In brief the following information will be required and should be part of the project's procurement documentation:

- a. Operations & Maintenance (O & M) Manuals — 2 hard copies, 1 digital copy — either usb stick, or downloadable;
- b. As-built Drawings — 2 hard copies, 1 digital copy — same as above;
- c. Warranties — to be included with Operations & Maintenance Manuals;
- d. Asset Labelling — all mechanical units, electrical panels require labels, detail to be provided
- e. Spare Materials - the following spare materials to be provided, amounts to be confirmed:
 - Carpet Tile
 - Paint
 - Sheet Flooring
 - Protective wall covering

1. DESIGN CONSIDERATIONS CHECKLIST

The following checklist is an extract from the Vancouver Coastal Health Design Resource for Child Care Facilities Appendix V - Page 24-7 and is provided for information. In some instances the VCH Guidelines differ from those of the City of Richmond. The City of Richmond's requirements take precedence.

GENERAL CONSIDERATIONS

INDOORS:

Natural Light

- all primary indoor activity spaces have a direct source of natural light equal to a minimum of 10% of the wall space

Windows

- child-accessible opening windows must be limited to a maximum opening of 4 in. for low-level windows, (i.e. sill less than 18 in. above floor) use tempered or laminated glass where impact with a window may occur
- if the window opens into a walkway or play area, provide either a sliding window or restrict window swing out to avoid creating a safety hazard outside
- window covering cords must be out of the reach of children
- all opening windows should be screened
- exterior windows should be at a height that children can see out of

Lighting

- provide a minimum lighting level of:
 - 30 ft. candles (320 lux) in nap rooms, quiet rooms, and infant activity room
 - 40 ft. candles (420 lux) in the 3-5, toddler, and school age activity rooms
 - 50 ft. candles (540 lux) in the kitchen and washrooms
- each room has its own light switch/controls provide two banks of lights on separate switches/controls in activity rooms provide dimmers in quiet rooms and gross motor/nap rooms

- diaper-changing areas must have glare shielding for overhead fixtures
- all fixtures to be properly shielded or use shatterproof bulbs

Floor Covering

- floor coverings in kitchens, washrooms, laundry, janitorial closets, and art areas must be smooth, non-absorbent, and washable
- other activity areas should have smooth, non-absorbent, and washable flooring
- nap rooms and quiet rooms should be carpeted
- all edges and base boards must be sealed

Heat

- where electric or hot water heat is being used, provide an individual thermostat in each activity room and sleep/gross motor room
- ensure the heating system does not limit the functional use of the space
- all baseboard heaters and radiators must be shielded to prevent child access to sharp edges and/or to hot surfaces

Electrical Outlets

- child-accessible electrical outlets must be childproof

Ventilation

- ensure all rooms are adequately ventilated to remove odours, especially from diapering, laundry, maintenance, and washroom areas
- avoid locating air intakes near sources of fumes (e.g. laneways) or dust (e.g. ducting low to the ground)

Counters, Ledges, Shelves and Cabinets

- round off all corners and edges
- all tall cabinets (> 4 ft.) must be secured to prevent tipping

APPENDICES

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Telephone Jacks

- provide a minimum of one jack in each activity room, kitchen, and staff office

Doors/Gates

- provide piano hinges on all gates
- ensure doors/gates can be secured in the open position
- provide a locking mechanism on all sliding doors in both the open and closed position (to prevent fingers/toes being pinched)

ACTIVITY AREAS:

Activity Rooms

- provide at adult height, a stainless steel art/ clean up sink with a riser tap
- provide a minimum of 3 ft. of counter space adjacent to the sink, with cupboards above and below
- a sediment trap is recommended

Gross Motor/Sleep Rooms (3-5 years of age and Toddlers)

- provide enclosed area for mat storage sufficient for licensed capacity (e.g. a sliding door cabinet)
- mats/cots may be stacked for storage
- provide individual storage for blankets and stuffies

- provide storage for extra clean sheets and blankets
- floor area must allow sufficient space between mats so that staff can move/sit comfortably between mats

Infant/Toddler Sleep Rooms

- provide two sleep rooms for infants to accommodate a total of twelve cribs/mats
- allow 2 ft. between each crib/mat, except where adjacent to a wall or partition a provide storage for extra clean sheets and blankets
- provide a baby monitor

SUPPORT AREAS:

Preschool Washrooms (for 25 children — 3-5 years of age)

- provide a diaper and/or soiled clothing change area with readily access water a provide three toilets sealed to the floor
- provide closed front toilet seats
- provide privacy for one toilet (e.g. using a low partition and 1/2 door)
- provide three hand basins, a maximum 2 ft. high with the bowl placed as close to the front of the vanity as possible and with lever faucets

- hand sink's maximum hot water temperature must not exceed 49°C (120°F)

- provide mirrors over the hand basins a provide back splash at all sinks

- provide location for child-accessible soap dispensers

- provide two paper towel dispensers at child height (ensure location and/or type does not pose risk of head injury) or provide alternate child-accessible storage for paper or cloth towels

- provide a toilet roll holder adjacent to each toilet at child height

- provide shelves at adult height for storage of toothbrushes and other supplies (toothbrushes must not touch each other)

NOTE: If adult-sized toilets are used the bowl should be round and a suitable child-sized seat insert available. A 6 in. step should be provided in front of the toilet.

Infant/Toddler Washrooms (for 12 children — under 3 years of age)

- provide two 10 in. toilets sealed to the floor
- provide closed front toilet seats
- provide a toilet roll holder adjacent to each toilet placed at child height
- provide two hand basins, a maximum of 18 in. high with the bowl placed as close to the front of the vanity as possible and with lever faucets
- provide location for child-accessible soap dispensers
- hand sink's maximum hot water temperature must not exceed 49°C (120°F)
- provide 1 change counter with cove tops, 3 ft. (length) x 2 ft. (width) x 3 ft. (height) NOTE: If only infants are being cared for provide 2 change counters.
- provide one stainless steel sink
- provide 1 ft. deep open shelves 2 ft. above the change counters
- provide a rack above the sink for storage of sanitizers, etc.
- provide a mirror above the hand basin
- provide a back splash at all sinks

- provide a full length, high quality mirror behind the change counter
- provide a paper towel dispenser in the vicinity of the change sink (ensure the location does not pose a risk of injuring a child while being changed or limit the use of the change counter)
- provide enough open space for two potties
- provide shelves for storage of toothbrushes and other supplies (toothbrushes must not touch each other)
- provide steps for children to access the change table
- provide space for diaper buckets

Staff Washrooms

- provide a change counter, wide sink, and storage shelf if no other diaper change counter is provided in the centre
- provide a towel and soap dispenser and provide a back splash at the sink

Staff Offices

- provide storage shelves/cupboards
- provide space for a lockable filing cabinet and place interior windows to ensure maximum visibility of activity space

Staff Rooms

- provide individual storage for staff belongings

Janitorial Closets (may be combined with the laundry area)

- ensure adequate space to store mops, brooms, ladder, cleaning chemicals, and personal safety equipment
- place janitorial sink at floor level; equip the sink with an approved back-flow preventer valve
- provide storage shelves
- provide an inside releasing-locking mechanism for securing the door

Laundry Areas

- provide a washer and dryer durable enough for the number of children enrolled and the volume of laundry
- provide an area for folding clothes
- provide separate storage areas for both soiled and clean laundry
- recommend two washers/dryers when capacity exceeds 37 children

Cubbies

- provide a sufficient number for the licensed capacity and an extra 20% for part-time children

APPENDICES

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Storage

- provide adequate storage space for supplies and equipment, both inside and outside

Building Security

- all gates to be equipped with child-proof latches
- provide storage for centre strollers and 3 parent strollers, car seats, etc.
- utilize an appropriate entry security system (e.g. bell, buzzer, intercom, etc. which will operate during program hours)
- ensure all fire alarms, building alarms, speakers, etc. can be heard in the outdoor play space

Kitchen

- provide at least 100 sq. ft. (9.3 sq. m.) of floor space. When the capacity exceeds 25 children and a kitchen is to be shared, provide an additional 3 sq. ft. per licensed space
- walls and ceiling surfaces to be non-absorbent, smooth, crack-free, and easily washable
- provide a two-compartment sink plus dishwashing machine which operates with a sani- cycle. If the licensed capacity exceeds 25 children, a commercial dishwasher might be more practical.
- provide a paper towel dispenser and a soap dispenser by the two-compartment sink and hand sink
- provide one refrigerator per program that is equipped with a thermometer

- provide a microwave oven and a domestic stove. A stove canopy exhausting to the outside is required.

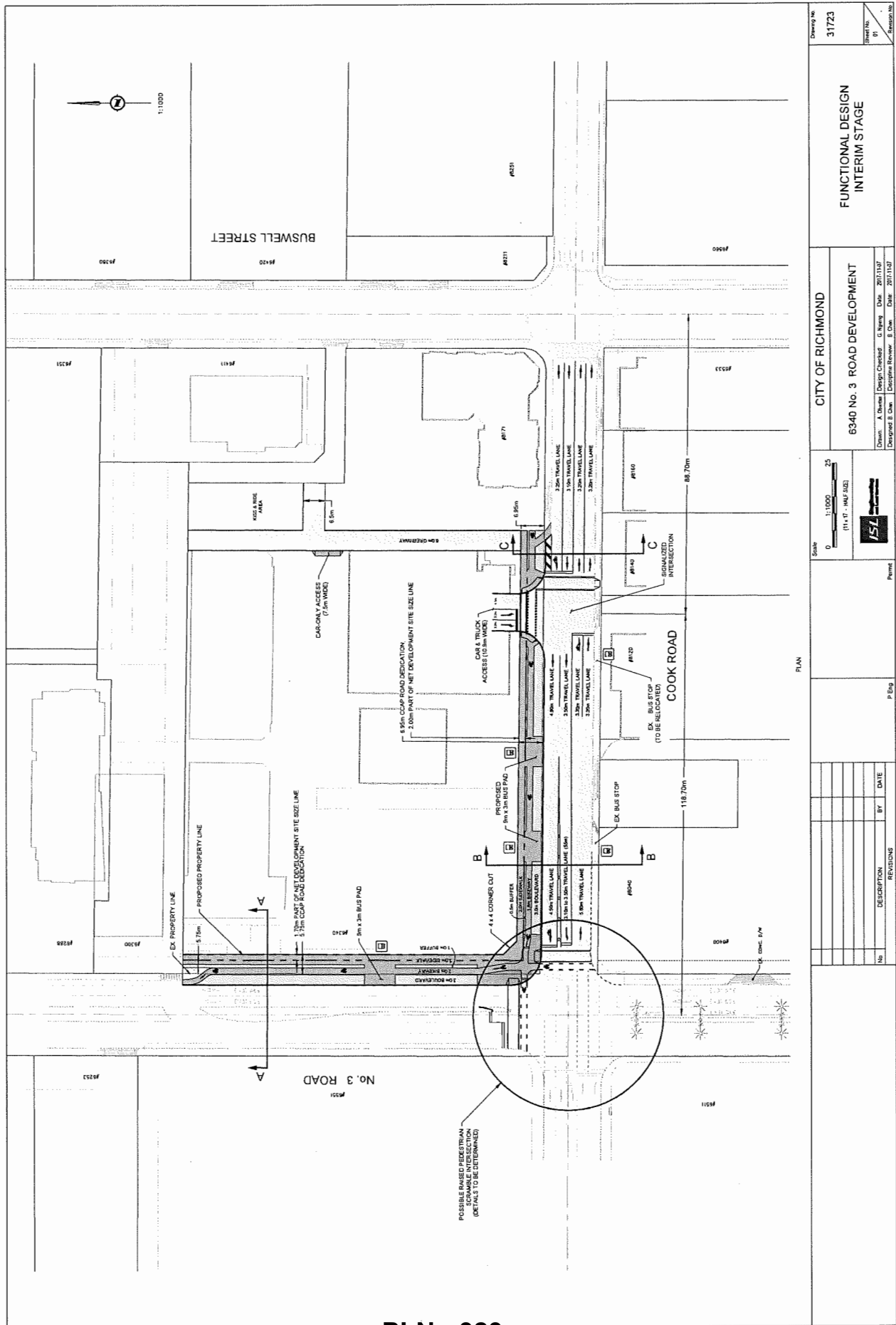
- overhead counters should not obstruct views of the activity areas, etc.

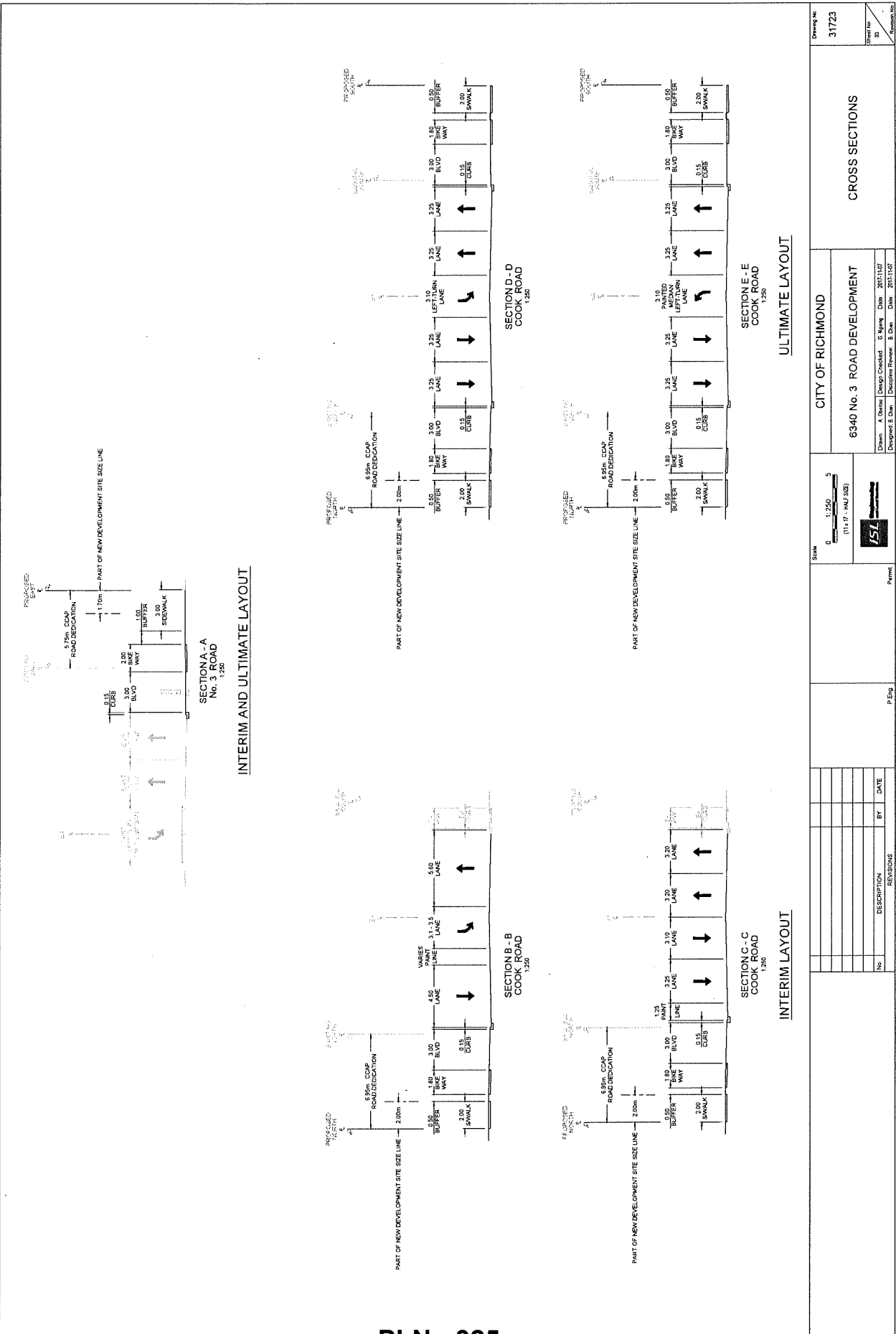
- in a multi-program facility, in addition to the main kitchen, provide a small kitchen (approx. 40 sq. ft.) in the infant room to accommodate a full fridge, microwave, and single sink

NOTE: If a food permit is required, there may be additional requirements for the kitchen (e.g. additional hand sink, commercial dishwasher, stove hood).



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DIAMOND HEAD



Richmond Zoning Bylaw 8500
Amendment Bylaw 9859 (RZ 17-773703)
6340 No. 3 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 into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.37 High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)

20.37.1 Purpose

The **zone** provides for a broad range of **commercial, office, service, institutional, entertainment and residential uses** typical of the **City Centre**. Additional **density** is provided to achieve, amongst other things, **City** objectives related to the **development of affordable housing units, office uses and community amenities**, including an Early Childhood Development Hub.

20.37.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.37.3 Secondary Uses

- boarding and lodging
- home business
- home-based business

20.37.4 Additional Uses

- district energy utility

20.37.5 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a net **development site** area of 13,424.8 sq. m.
2. The maximum **floor area ratio** is "2.0" together with an additional:
 - a) "0.1" **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
3. Notwithstanding Section 20.37.5.2, the reference to "2.0" is increased to a higher **floor area ratio** of "4.007" if the **owner**:
 - a) provides 27 **affordable housing units** on the **site** and the combined **habitable space** of the **affordable housing units** is not less than 5% of the total residential **floor area**;
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) uses a minimum of "1.0" of the additional **floor area ratio** for non-residential **uses** only;
 - d) uses a minimum of "0.007" of the additional **floor area ratio** for **child care** and community services **uses** only;
 - e) grants to the **City**:
 - i) at least 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio**, or 377 sq. m., whichever is greater, toward an 1,765 sq. m. "Early Childhood Education Hub" **community amenity space**;
 - ii) at least 0.05 **floor area ratio**, or 671 sq. m., whichever is greater, toward an 1,765 sq. m. "Early Childhood Education Hub" **community amenity space**; and
 - iii) no less than 717 sq. m. toward an 1,765 sq. m. "Early Childhood Education Hub" **community amenity space**,
the whole of which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.
4. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**:

- a) common mechanical, heating, ventilation, air conditioning, electrical, telephone and similar type service rooms not co-located with an **enclosed parking** area and not intended as **habitable space**;
- b) unenclosed, above grade, covered **open space** provided for the use of **child care** facility outdoor activities, including deep roof overhang and standalone roof areas, to a maximum of 30% of the combined covered and uncovered **open space** area; and
- c) unenclosed, above grade, covered common **open space** provided for the use of **building** tenants and **building** residents outdoor activity, including deep roof overhang and standalone roof areas, to a maximum of 15% of the combined covered and uncovered common **open space** area.

20.37.6 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 90% for **buildings**.

20.37.7 Yards & Setbacks

- 1. Minimum **setbacks** shall be:
 - a) from a **road**, measured to the **lot line**, 6.0 m., except that a **road setback** may be reduced to:
 - i) 4.0 m., in the case of No. 3 Road, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**;
 - ii) 3.0 m., in the case of Cook Road, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - iii) 0.0 m. for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**;
 - b) from a **side lot line**, measured to the **lot line**, 5.5 m, except that a **side lot line setback** may be reduced to:
 - i) 4.0 m., for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - ii) 0.0 m., for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - c) from a **rear lot line**, measured to the **lot line**, 7.5 m, except that a **rear lot line setback** may be reduced to:
 - i) 6.0 m., for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - ii) 0.0 m., for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**.
- 2. Notwithstanding Section 20.37.7.1, minimum **setbacks** for parts of a **building** directly adjacent to **City** land or land secured for public use via **right-of-way**, measured to a **lot line** or the boundary of the **right-of-way**, shall be:

- a) where a door provides **access**, 1.5 m or the depth of the door swing, whichever is greater.
- 3. Notwithstanding Sections 4.11 and 4.12, projections into **setbacks** for architectural features, **cantilevered roofs**, **balconies**, **awnings**, sunshades, canopies, privacy screens or similar **building** elements located 3.0 m or more above **finished site grade** may be increased, subject to the depth of the associated **setback**, to a maximum of:
 - a) for **road setbacks**, 2.5 m., as specified in a Development Permit approved by the **City**;
 - b) for **side lot line** and **rear lot line setbacks**, 2.0 m., as specified in a Development Permit approved by the **City**.

20.37.8 Permitted Heights

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

20.37.9 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 12,600 sq. m.

20.37.10 Landscaping & Screening

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

20.37.11 On-Site Parking and Loading

- 1. On-site bicycle and **vehicle** parking and loading shall be provided according to the standards set out in Section 7.0.
- 2. Notwithstanding Section 20.37.11.1, the minimum number of required bicycle **parking spaces** shall be:
 - a) for Class 1, for the combined **child care** and community services **uses**, 15 spaces;
 - b) for Class 2, for **general retail**, **convenience retail**, **restaurant**, **office**, **child care**, community services and other non-residential **uses**, calculated as 0.1 spaces per 100.0 sq. m. of **floor area**; and
 - c) for Class 2, for residential **uses**, calculated as 0.1 spaces per **dwelling unit**.
- 3. Notwithstanding Section 20.37.11.1, the minimum number of **vehicle parking spaces** for the combined **child care** and community services **uses** shall be:

- a) for the **child care** staff, 11 **parking spaces**;
 - b) for the **child care** drop-off/pick-up, 9 **parking spaces**;
 - c) for the community services staff, 11 **parking spaces**; and
 - d) for the community services clients, 10 **parking spaces**.
4. Notwithstanding Section 20.37.11.1, the minimum number of **vehicle parking spaces** required for after-hours community use of the ECD Hub facility shall be 8 **parking spaces** and the **parking spaces** may be provided within the shared non-residential/visitor parking area.
 5. Notwithstanding Section 20.37.11.1, the **vehicle parking spaces** for **child care** pick-up/drop-off shall be no smaller than 2.65 m. wide by 5.5 m. long.
 6. Notwithstanding Section 20.37.11.1, the minimum number of truck **loading spaces** is:
 - a) no large size truck **loading spaces** for non-residential **uses** and residential **uses**;
 - b) 6.0 medium size truck **loading spaces** shared between all non-residential and residential **uses**; and
 - c) 1.0 small size van **loading space** with associated marshalling area, to be no less than 5.0 m. wide x 11.0 m. long, for the exclusive and shared use of the **child care** and community services **uses**.

20.37.12 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
 2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following parcel and by designating it **HIGH DENSITY MIXED USE AND ECD HUB (ZMU37) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

P.I.D. 000-586-919
 LOT 169 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
 DISTRICT PLAN 41547

3. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 062" ("Techram Securities Ltd. Land Use Contract Bylaw No. 3366, 1977" (RD50359)) from the following area:

P.I.D. 000-586-919

LOT 169 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 41547

4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9859**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICE



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 1, 2018
File: RZ 16-724589

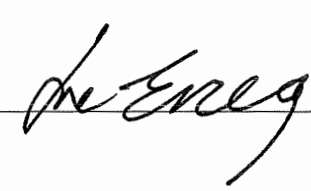
Re: Application by IBI Group on behalf of Goodwyn Enterprises (2015) LTD., Inc. No. 1056275 for Official Community Plan (OCP)/City Centre Area Plan (CCAP) amendment and rezoning at 7111, 7451 and 7531 Elmbridge Way, 7600, 7640, 7671 and 7880 Alderbridge Way, 5751 and 5811 Cedarbridge Way, 5003 Minoru Boulevard, from Industrial Retail (IR1) to a new site specific zone

Staff Recommendation

That the application to amend the Official Community Plan (OCP) and City Centre Area Plan (CCAP), and to rezone the subject properties, including 7111, 7451 and 7531 Elmbridge Way, 7600, 7640, 7671 and 7880 Alderbridge Way, 5751 and 5811 Cedarbridge Way, 5003 Minoru Boulevard, from Industrial Retail (IR1) to a new site specific zone be denied.


Wayne Craig
Director, Development

WC:dn
Att.

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

Staff Report

Origin

IBI Group, on behalf of Goodwyn Enterprises (2015) Ltd., Inc. No. 1056275, has applied to amend the Official Community Plan (OCP) and City Centre Area Plan (CCAP), to rezone the 10 subject properties, and to increase the permitted building height on 5 lots (Attachment 1).

The developer proposes to:

- Increase the CCAP supported residential density by 50%, from 2.0 Floor Area Ratio (FAR) to 3.003 FAR over 10 lots. The proposal would introduce approximately 57,277 m² (616,532 ft²) of additional residential floor area in a location where additional floor area is not supported by the CCAP; and
- Pre-zone 8 of the 10 lots while retaining existing uses for an unrestricted period of time. The developer provided timeframe for redevelopment extends to 2040.

Based on a comprehensive analysis of the application, the developer's proposal is not supported due to:

- Fundamental inconsistencies with key OCP and CCAP objectives;
- The precedent and related consequences of pre-zoning properties; and
- The significant imbalance between benefits to the developer and the lack of amenities of an equivalent value to the City, which includes consideration of the developer's proposal to transfer ownership of Lot 3 to the City.

The applicant's proposal is to provide 9,290 m² (100,000 ft²) of Affordable Housing (AH) (approximately 6% of anticipated residential floor area) in the first phase of development at 7600 Alderbridge Way (Lot 3) along with approximately 4,645 m² (50,000 ft²) of market rental housing (88 units) and voluntary transfer of Lot 3 to the City. This report includes a detailed analysis of the AH proposed by the applicant including, but not limited to the following considerations:

- The developer's proposal to provide approximately 6% of anticipated market residential development as AH is a slight increase over the 5% AH requirement that applied at the time the application was submitted to the City.
- Council amended the AH Strategy on July 24, 2017 to increase the required AH contribution from 5% of residential floor area to 10% of residential floor area. Grandfathering provisions that maintain the 5% requirement apply only until July 24, 2018.
- If the subject properties are rezoned at the time of future development, the applicant would be required to comply with the AH requirements that apply at the time. Applying the current AH Strategy requirement to secure 10% of residential floor area as AH and assuming redevelopment that is consistent with the CCAP (2.0 FAR) is anticipated to secure approximately 2,130 m² (22,960 ft²) more AH than is proposed by the subject proposal, although it would be secured at a future date.

This report:

1. Summarizes the developer's proposal.
2. Summarizes consultation with stakeholders and the public.

3. Analyzes the proposed OCP and CCAP amendments and the cumulative impacts on:
 - a. City Centre population projections;
 - b. Amenities and infrastructure; and
 - c. Anticipated urban form.
4. Evaluates the developer's proposal to pre-zone the properties and to use a Phased Development Agreement (PDA) to facilitate development including the impact on a future Council's discretionary authority to ensure a project's contributions to public amenities and off-site works reflect policies, requirements and Council objectives that are in place at the time of development.
5. Evaluates the community amenities and contributions that are proposed by the developer, including a comparative summary of the potential total value of the additional density to the developer and the amenities proposed to the City.
6. Suggests two options based on the findings of the analysis:
 - a. Option 1 (Recommended): Deny the OCP/CCAP amendment and rezoning application.
 - b. Option 2: That Council provide direction to staff related to specific elements of the developer's proposal (increasing residential density, pre-zoning properties, extending the Affordable Housing (AH) Strategy grandfathering provisions for 15 years, and accepting ownership of a property that is encumbered with housing agreements and a 60 year lease).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Background & Project Description

The development proposal includes the following defining characteristics:

- The development proposal includes ten properties that are dispersed within the Lansdowne Village but are located outside of a designated Village Centre where the CCAP supports the highest density and tallest building heights (Attachment 3).
- The maximum CCAP supported density for the subject properties is a Floor Area Ratio (FAR) of 2.0. The applicant proposes to amend the CCAP to permit an average of 3.003 FAR over the 10 subject lots. Although the density over the 10 lots is 3.003 FAR, the proposed density on individual lots ranges between 2.9 FAR to 3.6 FAR (Attachment 4).
- The proposal seeks to develop approximately 171,515 m² (1.84 million ft²) of floor area dispersed amongst the subject properties and includes approximately 57,277 m² (616,532 ft²) of additional residential floor area that was not anticipated in the planning process for the City Centre and is not supported by the CCAP. The proposal represents a 50% increase in the CCAP supported density over the subject properties, all of which is proposed as residential development.
- The applicant proposes to pre-zone eight of the ten lots and development is projected to occur in phases extending to 2040. The subject properties are currently developed with existing

commercial, office and warehouse uses, which the applicant proposes to maintain during the interim.

- Conceptual massing plans for the subject properties that reflect density and building heights that were initially proposed by the developer can be found in Attachment 5. The plans are a general representation of building forms that would accommodate the proposed building density, including an additional 57,277 m² (616,532 ft²) of building floor area on the properties. A typical rezoning application would require the applicant to provide more detailed plans than those that are attached to this report.
- The AH proposed by the developer includes the following features:
 - Upfront construction of all of the proposed AH at 7600 Alderbridge Way (Lot 3);
 - Approximately 9,290 m² (100,000 ft²) of AH, which is proposed to be allocated as a combination of 98 Low End Market Rental (LEMR) and 24 Non-Market units;
 - An AH unit mix that includes 10% bachelor, 30% 1 bedroom, 30% 2 bedroom, and 30% 3 bedroom units and is supported by staff;
 - Eighty eight (88) market rental units in the AH building;
 - Transferring ownership of Lot 3 to the City with a lease agreement in place that assigns operation and management to an experienced third party operator (e.g. S.U.C.C.E.S.S.);
 - Registration of legal agreements and covenants that would secure AH and market rental housing. The legal agreements and covenants, as well as the lease agreement with a housing operator, significantly impact the value of Lot 3; and
 - Inclusion of approximately 278 m² (3,000 ft²) of amenity space to offer support to residents.

Typically, AH units are dispersed through a development. The City's criteria for consolidating AH units are outlined in the Affordable Housing Special Development Circumstances criteria (Attachment 6).

- The developer justifies increasing the residential density supported by the CCAP by 50% based on the provision of approximately 6% of the anticipated total residential floor area (9,290 m² [100,000 ft²]) as AH in the first phase of development. 9,290 m² (100,000 ft²) of AH represents surplus AH *only if* Council supports extending grandfathering AH provisions beyond July 24, 2018 for the subject properties. The current policy requires 10% of residential floor area to be secured as AH. The applicant has requested that the AH requirement be grandfathered at 5% of residential floor area for a period of 15 years.
- With the exception of development on Lot 3, the rezoning requested by the developer would preserve the option of unrestricted market residential housing development on the properties (up to 156,930 m² [1.68 million ft²] of market residential development). While the applicant has referenced the possibility of including seniors oriented congregate housing and approximately 1,840 m² (19,797 ft²) of commercial space at 7640 Alderbridge Way (Lot 4), the developer would not commit to zoning bylaw restrictions to secure development of congregate housing on the property.

Surrounding Development

The subject sites are currently developed with uses that are permitted by the Industrial Retail (IR1) zone and accommodate a range of existing uses. Attachment 7 provides a detailed synopsis of adjacent land uses and designations.

Consultation

Signage notifying the public of the proposal to amend the OCP/CCAP and to rezone the ten properties has been installed on the subject lots. Comments received from the public include:

- General inquiries related to the scope of the application; and
- Inquiries whether the City would support similar increased density and building height elsewhere within the City Centre and/or Lansdowne Village neighbourhood.

Staff have met with and/or received correspondence from the following agencies, who have provided specific comments on the developer's proposal:

School District

According to the OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, the proposal to amend the OCP/CCAP and rezone the properties to increase permitted density by 1.003 FAR and potentially introduce approximately 106 additional school aged children (62 elementary students, 44 secondary students) to Richmond schools is required to be referred to the School District.

Staff have received an email response from the School District on May 29, 2018 that advises:

- An additional 5 classrooms (3 elementary classrooms and 2 secondary classrooms) would be required to accommodate an additional 106 school aged students.
- The subject properties are within an area where there is an existing need to introduce a new school to provide students within the City Centre with a local elementary school.
- Additional elementary school aged children will increase the already significant pressure on the area elementary school (Tomsett Elementary School) and should be considered as part of the school addition project.

The School District comments are specific to the number of additional school aged students specific to the proposal to increase residential density on ten properties. The cumulative impact of increasing residential density within the City Centre was not assessed and would be significant.

Richmond Chinese Community Society (RCCS)

Originally, the applicant proposed to allocate approximately 496 m² (5,340 ft²) of space within the building at Lot 4 for use by the Richmond Chinese Community Society (RCCS). In response to a Council referral, Community Services staff prepared a memo for Council's consideration (dated May 4, 2016) that reviewed the proposal to allocate space for exclusive use by RCCS. The applicant reassigned the space to the City and it is included in the approximately 930 m² (10,000 ft²) that was offered to the City.

Richmond Emmanuel Church

The Richmond Emmanuel Church operates out of the existing building at 7451 Elmbridge Way (Lot 1), which is included in the expected second phase of development (2020-2028). Staff have received written correspondence from the church that expresses their interest in remaining in the current location (Attachment 8). The CCAP supports mixed uses and may accommodate assembly use conditional to compliance with standard zoning and policy terms. The subject application does not include reference to assembly specific uses. Inclusion of assembly space would be secured by a private agreement with the property owner. The church has contacted the owner directly and staff have been advised by the applicant that it is premature to consider retention of the church. Rezoning of property, that will be developed at a future date (i.e. pre-zoning) does not provide staff with opportunity to facilitate reasonable discussion between interest groups and the developer.

S.U.C.C.E.S.S.

S.U.C.C.E.S.S. is a non-profit charitable organization that has been identified by the developer to purchase a lease hold interest from the applicant to manage and operate the proposed AH and market rental housing.

The developer has provided staff with six letters from S.U.C.C.E.S.S. that support the applicant's proposal (Attachment 9). The AH proposal has changed during the application review process and the series of attached letters demonstrates that S.U.C.C.E.S.S. has been kept up to date on the changes. The letters also reference a \$6 million grant from BC Housing, which is intended, but not required or restricted, to being used to subsidize market rental housing units. The use of the grant is consistent with the AH Strategy, which does not support using senior government funding to fulfill AH Strategy requirements. S.U.C.C.E.S.S.'s involvement in the project remains subject to their Board's approval.

Analysis

PART 1 – Official Community Plan (OCP) & City Centre Area Plan (CCAP) Amendments

The developer proposes to amend the OCP and the CCAP land use designations for the subject properties to permit high density development on the ten subject properties and to increase building height on five of the subject properties (Attachment 4). The proposed amendments raise fundamental concerns for staff that include:

- Establishing a repeatable precedent that may result in City Centre population targets being significantly exceeded and surpassing a higher growth scenario of 156,000 people in the City Centre. This higher growth scenario was previously specifically considered and rejected by Council as it would not be possible to maintain a strategic balance of population, parkland and employment with the additional population;
- A shortfall in amenities and services for City Centre residents;
- Financial impacts that affect the City and development community generally; and
- Development that is inconsistent with CCAP design objectives.

Precedent Setting

- Supporting the developer's application would set a repeatable precedent for a proportional 50% increase in CCAP supported residential density in exchange for upfront provision of AH as proposed by the developer.

Staff regularly receive inquiries and applications to increase residential density and building height that is inconsistent with the CCAP. Generally, these applications are not supported by staff and the applicant withdraws or revises the development proposal before it is considered by Council. Despite staff's expressed concerns, the developer proposes to increase density from 2.0 FAR to 3.003 FAR over 10 lots, which represents a 50% increase to the CCAP supported density for the subject properties.

The developer proposes a 50% increase in density conditional to providing approximately 6% of anticipated residential floor area as AH in the first phase of development. The applicant suggests that the development proposal is original and therefore not repeatable based on the following rationale:

- Total land area (including detached properties): The total land area included in the rezoning application (which includes non-contiguous properties) is greater than typical redevelopment sites in the City and as a result, the required AH contribution is substantial and reasonably suited to being consolidation in a designated rental building. The developer suggests limiting future applications from seeking a proportional 50% increase in density by requiring them to provide a minimum of 9,290 m² (100,000 ft²) of AH.
- AH is provided in the first phase of development: The applicant advises that developers would generally be reluctant to provide AH in the first phase of development because the obligation to provide AH is calculated based on the assumed future residential floor area, which may be converted to non-residential uses in the future and thereby result in the developer providing a surplus of AH to the City. Further, the City benefits from early delivery of AH while the property owner may be required to delay market redevelopment due to changing market conditions and/or a long term lease.
- Market rental housing: Eighty eight market rental housing units are proposed within the building at Lot 3.
- Non-market units: The developer voluntarily proposes to assign 24 of the proposed AH units as Non-market housing units, which would be rented at lower rents than the Low End Market (LEMR) units.

Staff believe that a proportional 50% increase in CCAP supported density would provide strong incentive for property owners to submit similar applications that seek increased density.

Therefore, staff remain concerned that the subject proposal will establish a significant and impactful precedent that others will seek to duplicate. Although the introduction of an additional 57,277 m² (616,532 ft²) of residential floor area within the City Centre is significant, it is secondary to the impacts associated with establishing a repeatable precedent for increasing residential density within the City Centre.

Impact on CCAP Population Target

- The Council approved population target for the City Centre is 120,000 people.
- The developer's proposal would set a precedent to support a 50% increase in residential density that may result in the City Centre population increasing by approximately 40,000 additional people, which would increase the projected population from 120,000 to 160,000 people.
- During the CCAP preparation process, Council and the community specifically considered and rejected a higher growth scenario of 156,000 people because a strategic balance of population, parkland and employment lands could not be maintained with an additional 36,000 people.

The process of preparing the CCAP, which included significant community consultation, established an acceptable growth scenario and the CCAP population target of 120,000 people. The existing CCAP population target supports a strategic balance of population, parkland and employment lands. Setting a precedent that would support a proportionate increase in residential density for properties with reasonable redevelopment potential may increase the City Centre population by 25% or approximately 40,000 people bringing the overall number of people in the City Centre to 160,000. 160,000 people within the City Centre is both greater than the CCAP population target of 120,000 people and exceeds a higher growth scenario of 156,000 people, which was considered during the CCAP preparation process and was rejected by the community and Council because a balance of population, parkland and employment lands could not be maintained with an additional 36,000 people. In addition, the existing strategic balance of population, parkland and employment lands that is achieved by the CCAP would be upset. Attachment 10 summarizes the potential population increase by Village Centre where residential use is permitted and includes only properties with reasonable redevelopment potential.

Impact on Amenities and Infrastructure

- Additional people over and above the Council approved population target for the City Centre would strain existing and planned amenities and infrastructure resulting in costly upgrades, strategic plan updates, and increases to development related fees.

Setting a precedent that increases residential density and the overall City Centre population has the potential to strain access to amenities (park space, community centre, libraries, art facilities), services (emergency services, health care facilities) and infrastructure (roads, utilities). As a result of up to 40,000 additional people within the City Centre, projections and strategic plans (Parks and Open Space Plan, City Centre Transportation Plan, City's Development Cost Charges program) that are based on the existing CCAP framework would no longer be valid and would require revision and expensive upgrades to ensure that the population receives an acceptable level of service.

Community Amenity, Parks and Open Space Plan Impacts

In order to meet the City's standards for quality and distribution of public amenities, an increase of 40,000 people would necessitate increasing City amenity spaces including:

- An additional 3,715 m² (40,000 ft²) of community centre space would be required to service an additional 40,000 people and planned facilities would need be larger, as well as potentially being required earlier.

- Additional City wide and City Centre specific parks and open space to comply with the park quantity standard established by the OCP and CCAP (3 hectares [7.66 acres]/1,000 people, of which 1.3 hectares [3.25 acres]/1,000 people is to be located within the City Centre). The projected additional population would require an additional 124 hectares (306 acres) of park land.

The costs associated with providing park space in accordance with Council approved rates is estimated at approximately \$723.5 million for land acquisition costs and \$218 million in park development costs. The additional park and open space required to provide sufficient amenities for use by the increased population may significantly impact future Development Cost Charges (DCC) programs. DCC rates for all developments would need to increase to fund associated land acquisition and park development costs. The increases are estimated at:

- Land acquisition cost of an additional 306 acres: 253% increase.
- Park development cost of the additional park acreage: 104% increase.

Transportation and City Infrastructure Plan Impacts

The projected additional 40,000 people would affect the City Centre Transportation Plan and City infrastructure plans, which were developed to accommodate a maximum of 120,000 people within the City Centre. Expanding City infrastructure would result in increases to DCC rates for all developments. The process of quantifying the cumulative impacts and identifying mitigation measures and costs would require repeating the technical work that was undertaken as part of the comprehensive process of developing the CCAP using updated population projections.

Staff have determined that based on the cost and scope of work involved in updating the plans, the quantitative assessment will not be undertaken in advance of resolution of the fundamental issues associated with the proposal, which includes impacts on population projections, and amenity and infrastructure impacts. Similarly, subsequent to initial review of the submitted Traffic Impact Study (TIS), staff have suspended the review process as its findings are not acceptable to staff. Specifically, the TIS has not assessed nor identified any further transportation improvements than those already identified in the CCAP to mitigate the additional transportation impacts associated with both the unexpected proposed increase in density on the subject properties, as well as the potential cumulative impact of approximately 40,000 additional people in the City Centre.

Impact on Urban Form and Transit Oriented Development

The CCAP is founded on the principle of creating six distinct urban Village Centres and supporting transit oriented development. As a result, the greatest building density and height is concentrated within identified Village Centres and in close proximity to a frequent transit network to support compact, mixed-use walkable communities. The resulting high density development planned to be located within identified Village Centres strategically contrasts with lower density development and building heights elsewhere within the City Centre.

- The developer proposes to accommodate the additional residential density in continuous and tall streetwalls and additional building height on some properties, which is inconsistent with CCAP urban design objectives.

To study the impact on urban design of introducing high urban density to the subject properties, which are outside a Village Centre, the developer prepared conceptual building massing plans (Attachment 5). In the absence of a concurrent Development Permit (DP) application, building massing, form, and character is subject to change. To accommodate the additional floor area, the developer proposes to introduce a mid-rise building typology that is characterized by long building façades and concentrated building massing, which is inconsistent with existing CCAP design guidelines and sub-area guidelines that apply to the subject properties. Buildings that exceed CCAP supported building heights are proposed on five lots to accommodate the proposed additional floor area (Lot 1, 4, 5, 9, 10).

To achieve the City's objectives to support the use of alternative modes of transportation, decisions about individual development applications need to consider important connections between the places where people live, work, shop and play, and where alternative transportation options are most concentrated. Supporting high density development outside a designated Village Centre undermines the City's efforts to introduce resilient, high-density, mixed use communities and to reduce car dependency within the City Centre.

Table 1: Summary of Proposed OCP/CCAP Amendment Impacts

Precedent setting	Proposal would set a precedent & expectation that the City would entertain increasing residential density in exchange for additional AH and transfer of ownership of AH to the City.
Proportionate 50% increase to properties with reasonable redevelopment potential may introduce 40,000 additional people resulting in the following impacts. Applied assumptions: <ul style="list-style-type: none"> - 50% increase in CCAP supported density applied to undeveloped parcels - 93m² average unit size - 2.1 people/unit 	
CCAP population target	<ul style="list-style-type: none"> - City Centre population may exceed CCAP 120,000 population target and increase to 160,000 residents. - During development of the CCAP, Council rejected a higher growth scenario of 156,000 people as the additional people would upset the existing CCAP strategic balance of population, parkland and employment lands.
Amenities & infrastructure	Additional people would necessitate increasing City facilities and services: <ul style="list-style-type: none"> - Additional 3,715 m² (40,000 ft²) of community centre space; - Planned facilities to be larger and potentially required earlier; - Additional 124 hectares (306 acres) of park (approximately \$723.5 million in land acquisition costs & \$218 million in park development costs to be collected through increased DCCs); - Impacts to strategic plans including City Centre Transportation & Infrastructure Plans. Transportation DCCs likely to increase, Engineering DCCs may increase.
Urban form	<ul style="list-style-type: none"> - High density building massing and taller buildings outside a Village Centre is contrary to the CCAP and sub-area guidelines, and City objectives to support the greatest building density and height within identified Village Centres, which contrast with strategically lower density development and building heights between Village Centres.

PART 2 – PROPOSED PRE-ZONING TO SITE SPECIFIC ZONE

The developer proposes to pre-zone eight of ten lots while retaining existing buildings and uses for an unrestricted period of time. Staff do not support the proposal to pre-zone ten properties as it

limits Council's discretionary authority and unnecessarily restricts the amenities and contributions that are secured through the future development process.

Pre-Zoning

- Council's discretionary authority to secure amenities and contributions is tied to rezoning. Pre-zoning removes Council's strongest tool to secure up to date and/or new contributions, amenities and off-site works that are in place at the time of redevelopment.

Negotiating amenities with the developer is undertaken through the rezoning application review process as rezoning is local government's strongest tool to secure community amenities. Pre-zoning compromises Council's discretionary authority to ensure that a project's contributions to public amenities and off-site works, which are expected to increase over time, reflect up to date policies, requirements, and Council objectives that are in place at the time of development. By pre-zoning property, Council would also forego the ability to require amenities and provisions that may be requirements in the future but have not yet been articulated (ex. sustainability initiatives such as green infrastructure and solar energy provisions, increases in AH requirements).

In comparison, the benefits to the developer associated with amending a property's zoning in advance of development include the following:

- Pre-zoning provides the developer with certainty regarding future land uses and permits the developer to realize the increased value of the property (i.e. the property can be sold at a price that reflects the increased permitted residential density).
- Zoning is secured at current amenity and contribution rates rather than at future rates, which are expected to increase.
- The developer avoids the obligation to provide any new amenities and/or contributions that are introduced in the future, which would typically be secured as a condition of rezoning bylaw adoption.

Updated or newly introduced amenities and contributions can be significant. For example, Council adopted amendments to the AH Strategy in July 2017 that increased the AH area requirements from 5% to 10% of market residential floor area. Grandfathering provisions apply only until July 24, 2018.

- The developer's proposal includes the provision of 9,290 m² (100,000 ft²) of AH. Providing approximately 6% of the residential floor area as AH is a slight increase over the 5% AH requirement that applied at the time the application was submitted to the City.
- The proposal would effectively extend the grandfathering provisions, which secure 5% rather than 10% of market residential floor area, for 15 years.
- If the properties are rezoned at the time they are anticipated to be redeveloped, they would be subject to the City's AH requirements that apply at that time. Given the update to the City's AH Strategy in July 2017, if the properties were rezoned in accordance with the CCAP (2.0 FAR), the requirement to secure 10% of residential floor area would result in more AH units, although these units would be realized at a future date. (A 10% AH requirement at 2.0 FAR, assuming the sites are developed solely for residential purposes [i.e. no market rental or commercial floor area], is anticipated to generate 11,420 m² [122,965 ft²] of AH.).

- If grandfathering provisions are not extended and the applicant's proposal remained the same (i.e. 50% increase in residential density with the inclusion of 4,645 m² (50,000 ft²) of market rental and limited commercial), the 10% AH requirement would generate approximately 7,145 m² (76,940 ft²) more AH floor area than the current proposal in order to comply with the current AH Strategy requirement (i.e. a total of 16,435 m² [176,940 ft²] of AH).

Within the City Centre, a number of properties with redevelopment potential are pre-zoned Downtown Commercial (CDT1) zone, which supports high density development. Redevelopment of these properties typically requires only a Development Permit application, which limits the contributions and amenities that can be secured through the development application review process. To secure suitable contributions and amenities at the time a pre-zoned property is redeveloped, existing bylaws and policies include incentives (e.g. exemptions from reduced City Centre parking rates, exemption from CCAP density bonusing provisions, density calculation based on gross site area to secure public amenities on private property, etc.).

Phased Development Agreement (PDA)

- A Phased Development Agreement (PDA) between a local government and a developer limits the ability of a future Council to secure up to date or new amenities that apply at the time of redevelopment while protecting the developer's zoning interests for a defined period of time.

The developer has requested use of a Phased Development Agreement (PDA) rather than the standard site specific rezoning and Development Permit process to facilitate the proposed development of the ten properties. The *Local Government Act* was expanded in 2007 to include PDAs. A PDA is an agreement that provides assurance, primarily to the benefit of the developer of a multi-phase project that may take years to complete. The PDA establishes fundamental terms of the development, including zoning, that are in place at the time of approval will not change before the final phase of development is complete. The standard timeframe for a PDA is 10 years; however, the developer proposes to extend the duration of the PDA to 15 years, which would be subject to approval by the Inspector of Municipalities. A project that is facilitated by a PDA is characterized by its associated substantive amenity package to the community. It is staff's suggestion that the subject development proposal does not include a sufficient range or scope of unique qualities that support use of a PDA rather than the standard site specific rezoning and Development Permit Process.

Although it is technically feasible to draft a PDA for the subject application, there is no associated benefit to the City to use a PDA.

- The standard application review process effectively facilitates development in Richmond, including large, multi-phased developments with a complicated and expansive amenity package. Further, upfront delivery of AH and market rental housing can be facilitated through the standard rezoning process and does not require use of a PDA.
- While a PDA provides the developer with a high level of certainty, it limits the decisions that can be made by a future Council when active redevelopment is undertaken including the ability to secure up to date and/or new amenities and/or contributions. A PDA does not address staff's pre-zoning concerns.

- A PDA would address the developer's expressed concern that even if the properties are successfully rezoned to support 50% additional density, the City retains the authority to down-zone the properties (i.e. local government initiated changes to the zoning bylaw or property zoning that narrows uses, changes permitted uses or reduces permitted density on a property). For context, City Council does not have a history of down-zoning properties with site specific zoning.

Legal Agreement with Escalation Clause

- During the 15 year term subsequent to rezoning bylaw adoption, the City would forgo supplementary AH and any new amenities and/or contributions.

The developer proposes to use a legal agreement to address staff concerns that pre-zoning and a PDA compromise the City's ability to secure required amenities that apply at the time of redevelopment. The applicant proposes a legal agreement with the following characteristics:

- The term of the agreement would extend for 15 years after the date of rezoning bylaw adoption (however, the applicant has advised that the owner is receptive to considering a shorter 10 year term).
- During the 15 year term, contributions for current amenities that are identified at the time of rezoning (i.e. public art and community planning) would be adjusted to reflect rates that are in effect at the Development Permit stage.
- The agreement would not apply to AH. Subsequent to securing 9,290 m² (100,000 ft²) of AH as a condition of rezoning, the City would be unable to secure any additional AH for the duration of the agreement irrespective of future policy amendments.
- At the end of the 15 year term, properties that have not yet developed would be required to comply with the AH requirements that apply at the time of redevelopment that are in addition to the AH secured by the grandfathering provision, which requires 5% of the residential floor area to be secured as AH. Using a legal agreement to secure a future obligation to provide supplementary AH, rather than using the rezoning process, is associated with a greater degree of risk to the City.

The City would be unable to collect any new amenities/contributions that are introduced during the term of the agreement, which include amenities and provisions that have not yet been articulated (ex. sustainability initiatives such as green infrastructure and solar energy provisions, increases in AH requirements). For those properties that do not redevelop within 15 years of rezoning bylaw adoption, the applicant proposes to include provisions in the agreement that would permit the City to collect up to date amenities/contributions, which would ordinarily be secured as a condition of rezoning.

Rezoning is local government's strongest tool to secure contributions, amenities and off-site works. Using a legal agreement to secure amenities, which are best collected through the rezoning process, unnecessarily exposes the City to risk as the validity of the agreement could be challenged in the future. Although the legal agreement can be drafted to minimize this risk, compared to rezoning, it is an inferior process to secure amenities.

Table 2: Summary of Proposed Pre-zoning Concerns and Developer's Proposal

Pre-zoning	<ul style="list-style-type: none"> - Rezoning is local government's strongest tool to secure contributions, amenities & off-site works. Using a legal agreement to secure amenities typically secured through the rezoning process increases the level of risk assumed by the City. - Pre-zoning means the City secures contributions, amenities and off-site works at current rates rather than those that are in place when redevelopment occurs in the future, which are expected to be greater.
Developer's Proposed Modifications to Pre-zoning Proposal	
Developer proposes using a PDA	<ul style="list-style-type: none"> - A PDA limits the decisions that can be made by a future Council at the time redevelopment is undertaken and limits Council's ability to secure up to date amenities/contributions. - A PDA assures the developer that density and amenity terms negotiated through the rezoning and PDA process remain unchanged for the duration of the agreement. - A PDA requires a B/L and Public Hearing & secures the terms of development for the duration of the PDA (the developer proposes an extension from 10 to 15 years).
Developer proposed escalating legal agreement	<ul style="list-style-type: none"> - For existing amenities, an escalation clause in the agreement would secure supplementary amenity contributions that apply at the time of redevelopment for 15 years after bylaw adoption. - The escalation clause does not apply to AH. The AH provided as a condition of rezoning would be the total AH provided for the duration of the term of the agreement. At the end of the 15 years, if the AH terms have increased, the developer is responsible for providing the difference. This approach increases the risk assumed by the City. - The City would be unable to collect any new amenities and/or contributions until 15 years after bylaw adoption.

PART 3 – DEVELOPER PROPOSED COMMUNITY AMENITIES AND CONTRIBUTIONS

- An economic evaluation of the proposal that was undertaken by a third party consultant, Richard Wozny – Site Economics Ltd., and reviewed by staff indicates a significant financial imbalance in favor of the developer. The value of the additional density to the developer is estimated to be approximately \$81.7 million. In comparison, Richard Wozny's analysis indicates that the value to the City of the community amenities beyond standard requirements and contributions that are proposed by the developer is less than \$6.5 million.

Rezoning to permit additional residential density is not supported by any City policy. In unique scenarios when additional residential density is supported, the City's practice is to recover approximately 100% of the value of the additional residential density as part of a comprehensive amenity package. The subject proposal includes standard development requirements and the community amenities and contributions proposed by the developer do not include provisions for the City to recover the value of the additional residential density that is proposed by the developer.

To assist staff with the economic analysis of this complex development proposal, staff retained the services of Richard Wozny, Site Economics Ltd. A summary of the analysis and advice that was provided to staff by written correspondence and a series of meetings with the consultant regarding valuation of additional density, pre-zoning, and the developer's community amenity package, including the proposal to transfer ownership of Lot 3 to the City, can be found in Attachment 11.

Affordable Housing (AH) and Market Rental Housing Proposed in the First Phase of Development

The standard City practice is to secure AH provisions at the time of rezoning with timing for development of the residential units based on market demand. This proposal is unusual in that the developer proposes to rezone all ten subject properties but only two properties would be developed immediately following rezoning. Development of some of the properties would be significantly delayed at the applicant's discretion (even though rezoning will have been granted). Typically, provision of AH closely follows granting of rezoning adoption, based on market forces. In this context, it can be argued that this proposal is not "front-ending" provision of AH as rezoning and the ability to develop all lots at a higher density will have been obtained.

The first phase of development would include approximately 9,290 m² (100,000 ft²) of AH (98 Low End Market Rental [LEMR] and 24 Non-Market units) and 4,645 m² (50,000 ft²) of market rental housing (88 units). The provision of AH and market rental housing is supported by staff. The details of the AH and market rental proposal include the following:

1. The developer would construct the AH and market rental building at Lot 3, which includes 122 AH units and 88 market rental units. BC Housing has indicated a willingness to provide the developer with construction financing. The AH Strategy requires the developer to assume all costs associated with the construction of AH.
2. The developer would register housing agreements and covenants to secure AH and market rental housing in the building and would enter into a 60 year lease with S.U.C.C.E.S.S.
3. S.U.C.C.E.S.S. would purchase a lease hold interest to occupy the land and the building for 60 years from the developer. BC Housing has indicated a willingness to provide S.U.C.C.E.S.S. with a mortgage for the purchase, which would repay a portion of the developer's construction loan from BC Housing. Rent collected by S.U.C.C.E.S.S. from occupants would service the mortgage payments and general operating costs.
4. S.U.C.C.E.S.S. would receive a \$6 million grant from BC Housing that is intended to subsidize market rental housing units or otherwise provide support services to residents. However, the grant would not be restricted to these uses and could include operation and administration costs (Attachment 9).
5. Subsequent to S.U.C.C.E.S.S. purchasing the lease hold interest in the AH and market rental building from the developer, the developer would transfer ownership of Lot 3, which is leased to S.U.C.C.E.S.S., to the City. Attachment 12 outlines the lease terms that are proposed by the developer.

Richard Wozny – Site Economics Ltd., advised staff that the value to the City of the provision of AH in the first phase of development cannot be expressed in terms of financial value for the City, rather the upfront provision of AH is a social good with an associated economic benefit to the developer. While this proposal would provide AH in the first phase of development at Lot 3, the applicant's proposal removes the AH requirement from the remaining properties, which would be developed in the future without obligation to provide AH and would be associated with an increased value. Richard Wozny, Site-Economics Ltd., advised staff that properties that are not required to provide on-site AH would be worth at least 5% more overall than if the property was required to provide on-site AH units (i.e. approximately \$11 million). This increase in value reflects the preference of buyers and developers for properties that are not required to provide on-site AH, for which they are willing to pay a premium.

Table 3: Upfront Provision of Affordable Housing and Market Rental Housing Summary

Proposed AH/Market Rental Features	<p><u>Delivery timeline:</u> AH (122 units) and market rental (88 units) in the 1st phase of development</p> <p><u>6% AH:</u> 9,290 m² (100,000 ft²) of AH in the 1st phase of development (approximately 6% of anticipated residential floor area)</p> <p>6% exceeds the AH contribution requirement in place at the time the application was submitted. The current AH strategy requires 10%. Grandfathering provisions (5% rather than 10%) apply only until July 24, 2018.</p> <p>Supporting the developer's proposal would secure 4% (7,150 m² [76,940 ft²]) less AH than required by the current policy.</p> <p>Requiring redevelopment to comply with the CCAP supported density and current AH Strategy would secure approximately 2,130 m² (22,970 ft²) <i>more</i> AH than proposed.</p> <p><u>Unit Mix:</u> Proposed unit mix: 10% bachelor, 30% 1 bedroom, 30% 2 bedroom, 30% 3 bedroom LEMR units: 98 units Non-Market units: 24 units (20% of AH units)</p> <p><u>Market rental:</u> 4,645 m² (50,000 ft²) of market rental development that provides 88 units</p> <p><u>Experienced operator:</u> Third party operator selected by the developer (S.U.C.C.E.S.S.) to manage the AH and market rental for the duration of a 60 year lease Note: Family housing would be provided; however, seniors are S.U.C.C.E.S.S.'s preferred target group.</p> <p><u>Lot 3:</u> Transfer ownership of Lot 3 (encumbered with AH & market rental agreements) to the City. S.U.C.C.E.S.S. would purchase a leasehold interest to occupy the building and the land from the developer.</p>
Benefit to Developer	<ul style="list-style-type: none"> - Richard Wozny, Site Economics Ltd., advises that properties that are not required to provide on-site AH are worth at least 5% more than properties that are required to provide on-site AH. Providing consolidated AH in the first phase of development increases the value to the developer of the remaining properties by approximately \$11 million. - The total AH proposed by the developer is less than required by the amended AH Strategy. Securing 6% rather than 10% of proposed residential floor area as AH is a benefit to the developer (Estimated value: \$10 million)

Transferring Ownership of 7600 Alderbridge Way (Lot 3) to the City

- The developer proposes to transfer ownership of 7600 Alderbridge Way (Lot 3) to the City. The lot would be encumbered with housing agreements and covenants in perpetuity and a 60 year lease that grants exclusive use and access to the site/building to S.U.C.C.E.S.S.
- Richard Wozny, Site Economics Ltd., advised that the encumbrances and lease significantly reduce the value of the property to the City.

The developer's proposal to transfer ownership of Lot 3 to the City, which includes the associated AH and market rental building, is a significant component of the community amenities and contributions that are proposed by the developer (Attachment 13). However, staff have been advised by Richard Wozny, Site Economics Ltd., that the present value of Lot 3 to the City is marginal for the following reasons:

- Lot 3 would be encumbered with legal agreements that will run with the land in perpetuity and restrict on-site uses to AH (LEMR, Non-market units) and market rental housing. The encumbrances that restrict use reduce the value of Lot 3 by more than 60%.
- Subsequent to S.U.C.C.E.S.S. purchasing the lease hold interest in the AH and market rental building from the developer, the developer would transfer ownership of Lot 3, which is leased to S.U.C.C.E.S.S. at a rate of \$1/year, to the City. The City is unable to collect any financial payment or use of the building/land for 60 years.
- A long term lease is comparable to a sale; therefore, the building and land value is provided up front to the leaseholder (S.U.C.C.E.S.S.) rather than to a land owner (the City) who is unable to use or otherwise benefit from the land/building for the duration of the lease. The current value of Lot 3 to the City reflects the City's inability to use the land/building for 60 years (less than \$ 2 million, calculated by applying a discount rate of 2.5% over 60 years to a property that is encumbered with housing agreements). Further, after 60 years, the building has no notable associated value and maintenance may become a liability.

If Council supports the developer's proposal to transfer ownership of Lot 3 to the City, which includes an associated AH and market rental building, an operational budget would be required to be established for major building repairs as these are not specifically assigned to the tenant in the lease terms that are proposed by the developer (Attachment 12).

Table 4: Lot 3 Present Value of Lot 3 to the City

Richard Wozny, Site Economics, Ltd. Evaluation of Present Value of Lot 3	<ul style="list-style-type: none"> - The value of Lot 3 to the City is marginal: <ul style="list-style-type: none"> -The land would be encumbered with two housing agreements and covenants in perpetuity that restrict use to AH and market rental housing. -The City would inherit a lease with a 3rd party who is guaranteed exclusive access and use of the land/building for 60 years at a rate of \$1/year. The City will not receive any financial compensation for use of the land/building. - A long term lease is comparable to a sale. - The current value of Lot 3 to the City is less than \$2 million. The land can only be used for AH and market rental housing and the City is unable to use the lot/building for 60 years.
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Other Developer Proposed Community Amenities and Contributions

Attachment 13 includes the developer's evaluation of the proposed community amenities and contributions.

Unrecoverable costs associated with construction of AH

In accordance with the AH Strategy, the developer would construct the AH, which is proposed to be located at Lot 3. Accommodating the City's general preference to encumber City owned property with a 60 rather than 99 year lease, and considering the maximum mortgage payments that S.U.C.C.E.S.S. could manage to repay their purchase of the lease hold interest from the developer, the applicant has concluded that the sale will not recover the full cost of constructing the building on Lot 3. Therefore, the developer has subtracted the unrecoverable construction cost (\$32 million) from their valuation of net value to the land owner. The AH Strategy assigns the cost of AH construction to the developer. Whether a developer is able to recover the full cost of AH construction is a private matter that does not involve the City.

Although the developer's AH package complies with existing policy only until July 24, 2018, staff's assessment of the developer's proposed community amenities and contributions assigns the 'surplus' 1% of AH value (approximately \$4.6 million calculated using \$4,300/m² [\$400/ft²] to reflect the cost of constructing the 'surplus' AH floor area), which is applicable until July 24, 2018.

Purchase of lane for redevelopment

The developer proposes to purchase the existing north/south lane between Lots 3-6, for the purpose of development, and has included the estimated purchase price in the community amenity package (\$3.3 million). The City has no history of recognizing the purchase of City land for the purpose of development as a community amenity.

The developer has initiated a Servicing Agreement application (SA 16-739101) to relocate the services that are currently located within the north/south lane to advance the redevelopment process. The developer is aware that the SA application review process is independent of the subject development application. The cost of relocating City utilities to facilitate development is not considered an amenity.

Upfront road alignment changes and provision of Lansdowne Linear Park

The amenities and services that the applicant suggests may be delivered during the first phase of development are limited, which is contrary to standard practice whereby the City secures all or the majority of infrastructure and public realm dedications and improvements through the Servicing Agreement as a condition of rezoning bylaw adoption. The developer proposes to determine whether road dedications and/or frontage improvements are undertaken as conditions of rezoning based on site specific consideration of existing on-site uses and the associated impacts on site access and parking. These details have not been studied in advance of addressing the fundamental issues associated with the development proposal. Discussions have included the following:

- The developer proposes to undertake road alignment changes to establish the ultimate Minoru Boulevard alignment adjacent to 7880 Alderbridge Way (Lot 7) and 5003 Minoru Boulevard (Lot 8) and includes the associated costs in their community amenity summary (\$1.6 million). Although the improvements are consistent with the City's long term road alignment objectives, staff have confirmed that the timing of Minoru Boulevard's realignment adjacent to Lot 7 and Lot 8 does not impact redevelopment of nearby properties and that an interim design of the intersection would meet standard transportation requirements.
- The developer proposes to introduce sections of the Lansdowne Linear Park at 7640 Alderbridge Way (Lot 4), 5751 Cedarbridge Way (Lot 5) and 7671 Alderbridge Way (Lot 9) during the first phase of development. Lot 4 and 5 are included in the developer's initial phase of development (Phase 1A/1B); therefore the linear park improvements would necessarily be installed at the time of active development.
- Interim frontage improvements were undertaken on Lot 9 in association with a recently issued Development Permit for the property.

Transfer of approximately 930 m² (10,000 ft²) of amenity space to the City at 7640 Alderbridge Way (Lot 4)

The developer originally proposed to transfer ownership of approximately 930 m² (10,000 ft²) of indoor amenity space within the building at Lot 4 to the City. Following careful consideration, staff advised the applicant that the space does not meet criteria of a desirable City asset. The space is no longer included in the developer's proposed community amenities and contributions assessment; however, the applicant recently advised staff that the space could be reinstated as a community amenity contribution if Council expresses an interest in the area.

The City secures amenity space through identified density bonusing provisions in the CCAP, which do not apply to the subject properties. Criteria of a desirable City asset include the following:

- Need for an amenity space in the area
The City has amenities in the area (Richmond Olympic Oval and City Centre Community Centre) and has secured a future amenity (City Centre North Community Centre). Based on CCAP population plans, these amenities are projected to be sufficient for the neighbourhood's needs.
- Efficiency and function
The City's objective is to maximize operational efficiency and function of City amenity space. Typically, City amenity space is part of an amenity hub or co-located with other facilities. Although influenced by the specific type of amenity, spaces are typically a minimum of 1,580 m² (17,000 ft²).

Table 5: Developer's Proposed Community Amenities and Contributions (see Attachment 14 for the expanded version of this table)

	Developer's community amenities and contributions (as shown in Attachment 13)	Assessment of developer's community amenity package by Richard Wozny, Site Economics Ltd.
Summary Value to the Developer and to the City	<p>Net value to the developer: \$13.8 million</p> <p>Value of additional density to the developer: Lift in land value (Land Lift Value—Developer Identified Supplementary Amenities/Costs) : \$84.8 million - Value of community amenity package: \$71 million <u>\$ 13.8 million</u></p> <p>City would recapture approximately 84% of the value of the additional density to the developer</p>	<p>Net value to the developer: Approximately \$81.7 million</p> <p>Value of additional density to the developer: (Residential floor area at \$1,453/m² (\$135/ft²) + market rental at \$538/m² (\$50/ft²) +(required AH - 'surplus') at \$538/m² (\$50/ft²) + premium for unencumbered lots -'cost to construct 'surplus' AH - <u>present value to City of Lot 3 transfer</u> Approximately \$81.7 million</p> <p>City would recapture less than \$6.5 million of the value of the additional density to the developer</p>

Financial Impact

This proposal would trigger amendments to strategic plans, infrastructure upgrades and increases in the City's DCC programs to maintain the City's standards for quality and distribution of

services and amenities. To quantify these costs, the comprehensive and costly process that was applied during the development of the CCAP would need to be repeated using updated population projections. The associated costs would become the responsibility of the City and would necessarily be passed on to the development community generally.

The projected operational budget impact for the OCP/CCAP density is estimated at \$59,000.00. No work has been undertaken to assess the impact on infrastructure that would be associated with an additional 40,000 people over current population projections in the City Centre.

Options for Consideration

Option 1: Deny the OCP amendment and rezoning application (recommended option)

Staff recommend that the applicant's proposal to amend the OCP and rezone 10 lots to permit 50% additional density and additional building height on 5 lots be denied based on the fundamental issues discussed in this report.

Option 2: To refer the application back to staff with specific direction on fundamental aspects of the proposal that do not comply with existing City policy.

Given the significant difference between the applicant's proposal and existing City policy, staff require direction on specific aspects of the proposal should the application be referred back to staff as outlined below:

1. The developer proposes to increase residential density by 50% (from 2.0 FAR to 3.003 FAR) over 10 lots that are outside a designated Village Centre. Council direction is needed on whether there is support to:
 - a. Increase CCAP supported residential density, and if so, to what extent would additional residential density be supported.
2. The proposal includes elements that would limit a future Council's discretionary authority to ensure a project's contributions to public amenities and off-site works reflect up to date policies, requirements and Council objectives that are in place at the time of development. Council direction is needed on whether there is support to:
 - a. Pre-zone properties with an anticipated but unsecured development timeframe.
 - b. Use a Phased Development Permit Agreement (PDA), rather than the City's standard rezoning and Development Permit process.
3. The developer's proposal includes providing AH in the first phase of development. Council direction is needed on whether there is support to:
 - a. Extend grandfathering Affordable Housing (AH) Strategy requirements beyond July 24, 2018 for the subject application (i.e. secure a minimum 5% of the anticipated residential floor area as AH and forego the current requirement to secure 10% of the anticipated residential floor area as AH for 15 years).
 - b. Accept the developer's proposal to transfer ownership of 7600 Alderbridge Way (Lot 3) to the City with consideration of:
 - i. The lease terms proposed by the developer (i.e. 60 year lease to S.U.C.C.E.S.S., assignment of maintenance/repair responsibilities);and

- ii. Establishing an operating budget for anticipated and unanticipated costs during the life of the building.

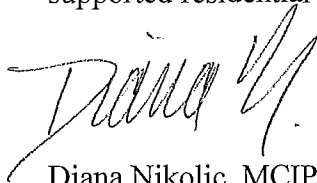
Conclusion

IBI Group, on behalf of Goodwyn Enterprises (2015) Ltd., has applied to the City of Richmond to amend the OCP and CCAP, to rezone 10 properties to increase the CCAP supported residential density by 50%, and to permit additional building height on 5 lots. The proposal also includes extending grandfathering AH provisions beyond July 24, 2018.

The developer's proposal includes notable elements (provision of AH in the first phase of development, a staff supported AH unit mix, inclusion of market rental housing); however, the overall proposal is not supported by staff based on significant unresolved issues related to:

- Inconsistencies with key OCP and CCAP objectives;
- The precedent and related consequences of rezoning development parcels that would be redeveloped at a later date; and
- The significant imbalance between benefits to the developer and the lack of amenities of an equivalent value to the City.

It is recommended that the developer's proposal to amend the OCP and CCAP to increase the supported residential density by 50%, and to rezone the 10 subject properties be denied.



Diana Nikolic, MCIP
Senior Planner/Urban Design

DN:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Map Identifying Location of Subject Properties and Location of Lansdowne and Oval Village Centres

Attachment 4: Table: Proposed Density on Individual Subject Lots

Attachment 5: Conceptual Building Massing Plans

Attachment 6: Affordable Housing Special Development Circumstance (AHSDC)

Attachment 7: Synopsis of Adjacent Land Uses & Designations

Attachment 8: Correspondence from Richmond Emmanuel Church

Attachment 9: Correspondence from S.U.C.C.E.S.S.

Attachment 10: Table: City Centre Population Cumulative Impacts

Attachment 11: Summary of Economic Analysis Undertaken by Richard Wozny, Site Economics Ltd.

Attachment 12: Proposed Lease Agreement

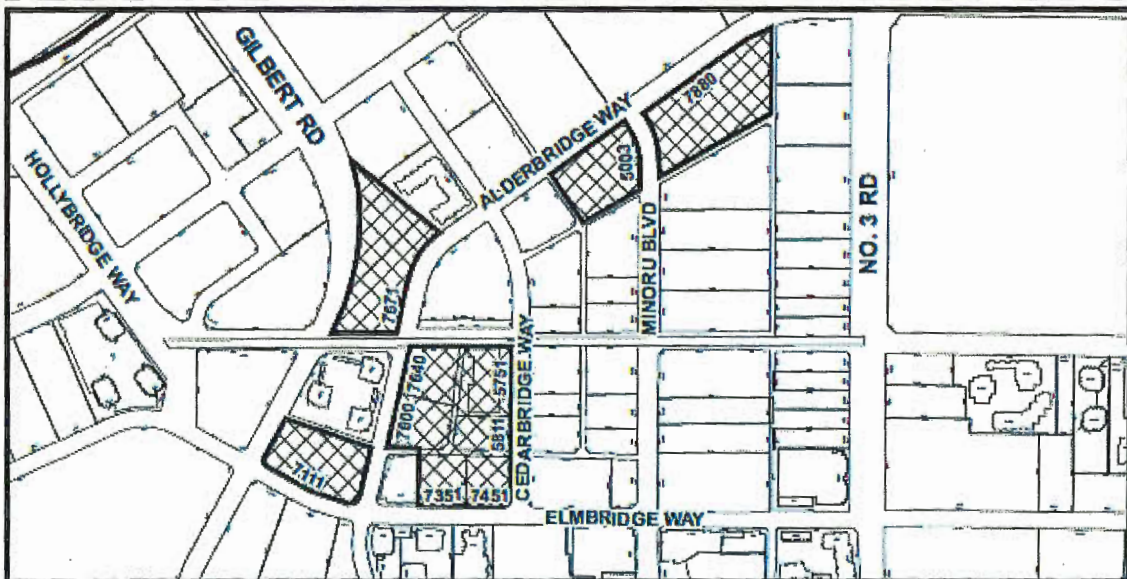
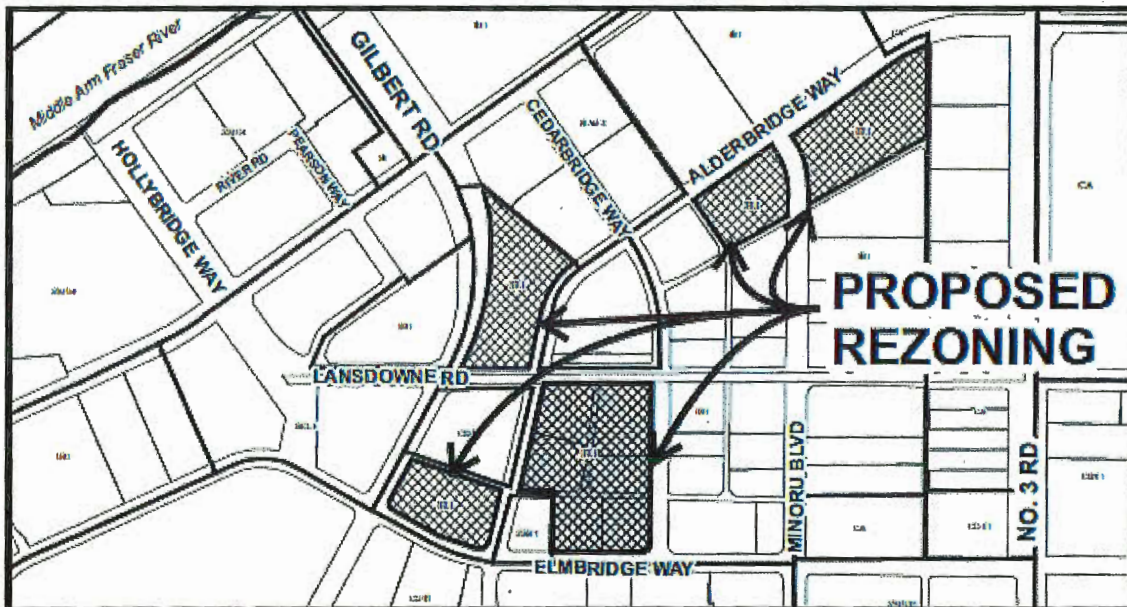
Attachment 13: Developer's Evaluation: Community Amenities and Contributions

Attachment 14: Table: Developer Proposed Community Amenity Package and Analysis

Location Map



City of
Richmond



RZ 16-724589

Original Date: 02/25/16

Revision Date:

Note: Dimensions are in METRES



RZ 16-724589

Attachment 2

Address: 7111, 7531 and 7451 Elmbridge Way, 7600, 7640, 7671 and 7880 Alderbridge Way,
5751, 5811 Cedarbridge Way, 5003 Minoru Boulevard

Applicant: IBI Group on behalf of Goodwyn Enterprises (2015) LTD., Inc. No. 1056275

Planning Area(s): Lansdowne Village – City Centre Area Plan

Lot 1: 7451 Elmbridge Way
Lot 2: 7351 Elmbridge Way
Lot 3: 7600 Alderbridge Way
Lot 4: 7640 Alderbridge Way

Lot 5: 5751 Cedarbridge Way
Lot 6: 5811 Cedarbridge Way
Lot 7: 7880 Alderbridge Way
Lot 8: 5003 Minoru Boulevard

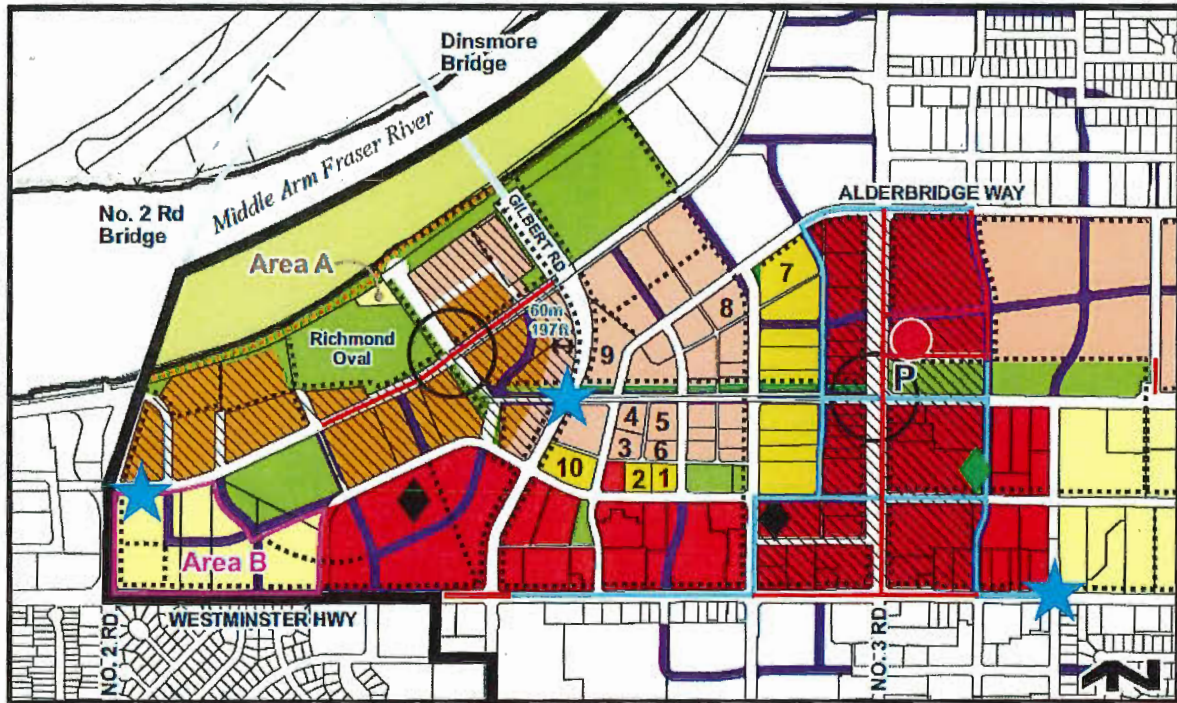
Lot 9: 7671 Alderbridge Way
Lot 10: 7111 Elmbridge Way

	Existing	Proposed
Owner:	Goodwyn Enterprises (2015) Ltd., Inc. No. 1056275	Goodwyn Enterprises (2015) Ltd., Inc. No. 1056275
Site Size (m²):	Lot 1: 3,181 m ² Lot 2: 3,400 m ² Lot 3: 4,645 m ² Lot 4: 3,790 m ² Lot 5: 3,923 m ² Lot 6: 3,510 m ² Lot 7: 13,238 m ² Lot 8: 6,846 m ² Lot 9: 12,141 m ² Lot 10: 7,558 m ² Total: 62,232 m ² (669,860 ft ²) 15.37 acre	Approximate net (to be confirmed) Lot 1: 2,992 m ² Lot 2: 3,209 m ² Lot 3: 4,373 m ² Lot 4: 3,358 m ² Lot 5: 3,561 m ² Lot 6: 3,410 m ² Lot 7: 12,397 m ² Lot 8: 5,402 m ² Lot 9: 11,392 m ² Lot 10: 7,025 m ² Total: 57,119m ² (614,824 ft ²) 14.11 acre
Land Uses:	Lot 1: assembly Lot 2,3, 5 – 8: commercial Lot 4: undeveloped surface parking lot Lot 9: office and warehouse (recently renovated) Lot 10: commercial (Rona)	Lot 1: market residential Lot 2: market residential Lot 3: AH (LEMR and subsidized), market rental Lot 4: market residential, possibly seniors oriented congregate housing Lot 5 - 10: market residential
OCP Designation:	Mixed Use	Downtown Mixed Use
CCAP(Lansdowne Village) Designation, Density, Height:	Lot 1,2, 7, 10: Urban Centre T5 (35 m) Lot 3-6, 8,9: Urban Centre T5 (25 m)	Lot 1 and 2: Urban Centre T6 Proposed density: 2.9 FAR, Max. height: 40, 34 m Lot 3: Urban Centre T6 Proposed density: 3.3, Max. height: 25 m Lot 4: Urban Centre T6 Proposed density: 3.6 FAR, Max height: 30 m Lot 5: Urban Centre T6 Proposed density: 3.35 FAR, Max height: 37 m

	Existing	Proposed
		Lot 6: Urban Centre T6 Proposed density: 2.9 FAR, Max height: 25 m Lot 7: Urban Centre T6 Proposed density: 2.9 FAR, Max. height: 28 m Lot 8: Urban Centre T6 Proposed density: 2.9 FAR, Max. height: 25 m Lot 9: Urban Centre T6 Proposed density: 2.9 FAR, Max. height: 43 m Lot 10: Urban Centre T6 Proposed density: 2.9 FAR, Max. height: 37 m
Sub Area:	Sub Area B.2: Lots 1-6, 8-10 Sub-Area B.3: Lot 7	
Zoning:	Lot 1-10: Industrial Retail (IR1)	Site Specific
Number of Units:	Ten (10) commercial, office, warehouse buildings with multiple tenants	Approximately 2,505 units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces	Proposed parking variances, which will be reviewed in detail by staff conditional to resolution of fundamental issues. Residential: 12% reduction Visitor: shared between buildings Loading: 30% reduction		Proposed

Map 1: Location of Subject Properties, Existing Designations & Location of Lansdowne and Oval Village Centres



- Lot 1: 7451 Elmbridge Way
 Lot 2: 7351 Elmbridge Way
 Lot 3: 7600 Alderbridge Way
 Lot 4: 7640 Alderbridge Way
 Lot 5: 5751 Cedarbridge Way
 Lot 6: 5811 Cedarbridge Way
 Lot 7: 7880 Alderbridge Way
 Lot 8: 5003 Minoru Boulevard
 Lot 9: 7671 Alderbridge Way
 Lot 10: 7111 Elmbridge Way

Proposed Density, Floor Area and Timeline Summary

Property	CCAP supported density	Proposed density	Proposed additional floor area	CCAP supported building height	Proposed building height	Phasing
Lot 1 - 7451 Elmbridge Way	2.0 FAR	2.9 FAR	2,692 m ² (28,985 ft ²)	35 m	40.1 m	Phase 2 2020-2028
Lot 2 - 7351 Elmbridge Way	2.0 FAR	2.9 FAR	2,888 m ² (31,087 ft ²)	35 m	34.3 m	
Lot 3 - 7600 Alderbridge Way	2.0 FAR	3.4 FAR	5,839 m ² (62,852 ft ²)	25 m	25.6 m	Phase 1A 2018-2024
Lot 4 - 7640 Alderbridge Way	2.0 FAR	3.6 FAR	5,372 m ² (57,832 ft ²)	25 m	30.6 m	
Lot 5 - 5751 Cedarbridge Way	2.0 FAR	3.4 FAR	4,807 m ² (51,899 ft ²)	25 m	37.2 m	Phase 1B 2020-2028
Lot 6 - 5811 Cedarbridge Way	2.0 FAR	2.9 FAR	3,069 m ² (33,034 ft ²)	25 m	25.5 m	
Lot 7 - 7880 Alderbridge Way	2.0 FAR	2.9 FAR	11,157 m ² (120,096 ft ²)	35 m	28.5 m	Phase 3 2025-2040
Lot 8 - 5003 Minoru Boulevard	2.0 FAR	2.9 FAR	4,861 m ² (52,332 ft ²)	25 m	25.9 m	
Lot 9 - 7671 Alderbridge Way	2.0 FAR	2.9 FAR	10,252 m ² (110,360 ft ²)	25 m	43.0 m	
Lot 10 - 7111 Elmbridge Way	2.0 FAR	2.9 FAR	6,322 m ² (68,055 ft ²)	35 m	37.0 m	
Total proposed additional floor area (Lots 1-10)					Approximately 57,277 m ² (616,532 ft ²)	
TOTAL proposed floor area (Lots 1-10) at proposed 3.003 FAR				171,515 m ² (1.84 million ft ²)		
CCAP supported density (2.0 FAR)				114,238 m ² (1.2 million ft ²)		

Note: On-site uses would be confirmed at the time the developer applies for a Development Permit(s). The amount of proposed AH is estimated at approximately 6%. The applicant's proposal to provide 9,290 m² (100,000 ft²) of AH is approximately:

- 5.4% of the overall floor area proposed on the 10 lots;
- 5.6% of the residential floor area (exempting the market rental housing at Lot 3, and 560 m² (19,797 ft²) of possible commercial development at Lot 4.) This scenario assumes that market housing rather than senior oriented congregate housing is built on Lot 4; or
- 6% of the residential floor area (exempting the market rental housing at Lot 3 and all development at Lot 4 where seniors congregate housing may be constructed).

Sites 1 & 2



6,581 M2



13 Floors (40m)
11 Floors (35m)



279 Units



348 Bikes



379 Cars



500 Metres

Sites 1 & 2 adhere to the conventional "podium-and-point tower" development pattern that predominates Richmond's current downtown skyline. The base fronting Embridge Way, Cedarbridge Way and the lane adjacent Site 1 is lined with two-storey townhouse development; the residential towers present a building height of 40 m and offer apartment units that provide significant views from all units.



Level 1

Parking 1

Floor	Height Ft to Ft	Height	Housing (sq)	Total (sqm)	Total (sq)
Appearance	-	-	-	-	-
Top	-	131.5	-	-	-
14	-	129.5	-	-	-
13	9.5	120	7,602	706	7,602
12	9.5	110.5	7,602	706	7,602
11	9.5	101	15,203	1,412	15,203
10	9.5	91.5	15,944	1,481	15,944
9	9.5	82	16,684	1,550	16,684
8	9.5	72.5	16,684	1,550	16,684
7	9.5	63	16,684	1,550	16,684
6	9.5	53.5	16,684	1,550	16,684
5	9.5	44	18,596	1,728	18,596
4	9.5	34.5	19,360	1,799	19,360
3	9.5	25	20,171	1,874	20,171
2	10	15	20,171	1,874	20,171
1	10	5	20,833	1,935	20,833
P1	10	-5	-	-	-
TOTAL			212,218	19,716	212,218

BYLAW RATE	REQUIRED	PROVIDED	PROVIDED	SURPLUS
	(sqm)	(sqm)	(sq)	(sqm)
INDOOR AMEN	2 SM / UNIT	558	571	6,143
ON SITE	6 SM / UNIT	1,674	3,005	32,346
				1,331

PARKING	REQUIRED	WITH TDM	DIFF.
	1.4 / UNIT	391	379
			(12)



Key Map

Site Plan



Site 3



4,645 M2



8 Floors (25m)



240 Units



295 Bikes

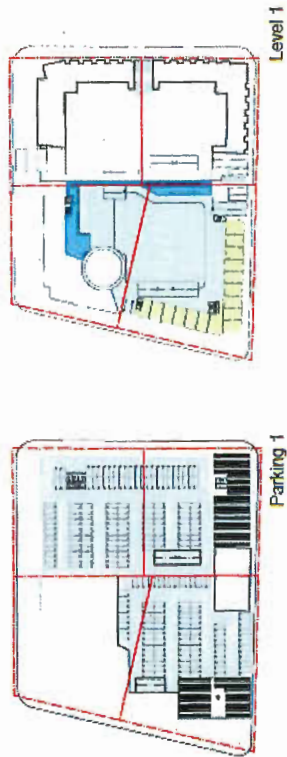


227 Cars



550 Metres

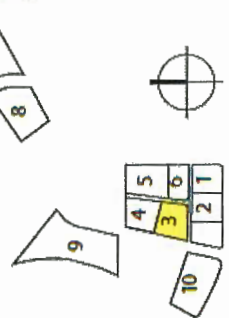
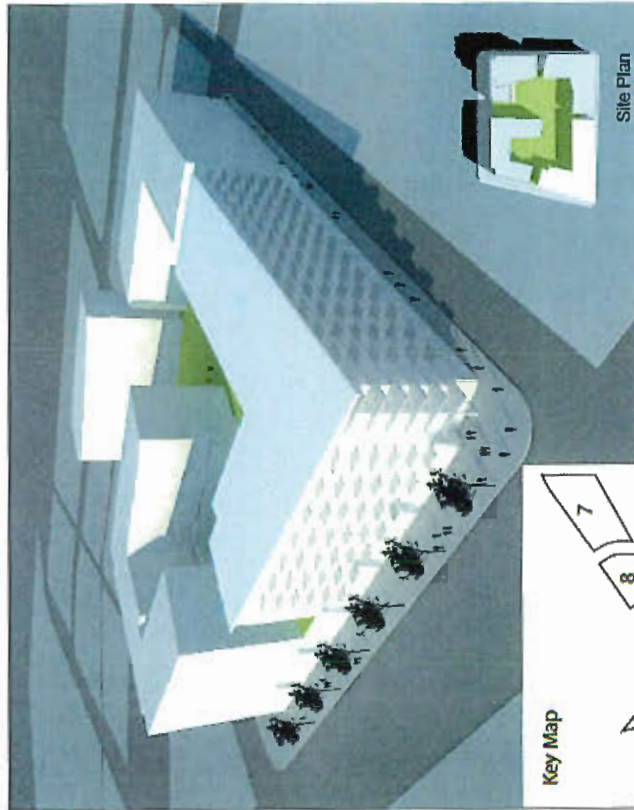
Site 3 is the affordable housing complex comprising 9,290 m² (100,000 sf) of low-end market rental housing, and an additional 4,645 m² (50,000 sf) of market rental housing to "normalise" the housing mix. In addition to the building's own indoor and on-site amenities, residents may have access to the indoor pool facility of the Seniors Retirement Living Community complex (Site 4).



Floor	Height Fy to Ftr	Height	Housing (SF)	Total (SM)	Total (SF)
Apprenticeship	-	-	-	-	-
12-13	84	-	-	-	-
13	-	-	-	-	-
12	-	-	-	-	-
11	-	-	-	-	-
10	-	-	-	-	-
9	-	82	-	-	-
8	9.5	72.5	21,788	2,024	21,788
7	9.5	63	21,788	2,024	21,788
6	9.5	53.5	21,788	2,024	21,788
5	9.5	44	21,788	2,024	21,788
4	9.5	34.5	21,788	2,024	21,788
3	9.5	25	11,228	1,043	11,228
2	10	15	12,629	1,173	12,629
1	10	5	12,440	1,156	12,440
P1	10	-5	-	-	-
TOTAL			145,237	13,493	145,237

BY/LAW RATE	REQUIRED (SM)	PROVIDED (SM)	SURPLUS (SM)
INDOOR AMEN	2 SM / U	480	5,192
ON SITE	6 SM / U	1,693	18,223
			253

PARKING	REQUIRED	WITH TDM	DIFE
	1.4 / UNIT	336	227
			(109)



Site 4



3,790 M2



9 Floors (30m)



168 Units



207 Bikes

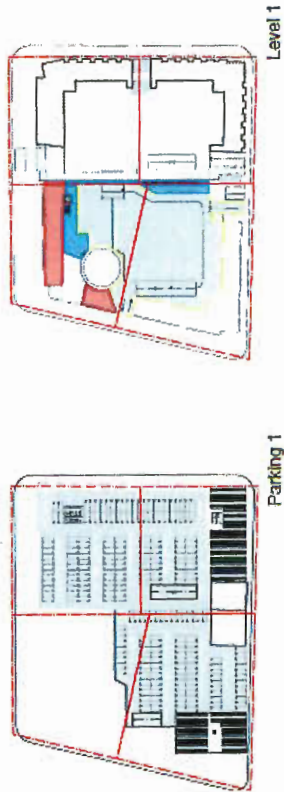


103 Cars



500 Metres

Site 4 houses the Seniors Retirement Living Community and comprises both of memory care units on the intermediate floor and seniors market rental units (independent and assisted living) on the upper five floors. The street level and the mezzanine floors provide nominal retail services to tenants – possibly including a small restaurant/coffee shop and beauty salon, as well as a new home for the Richmond Chinese Community Society (RCCS). A key feature of the Seniors Retirement Living Community is a generous internal porte cochere drop off area.



Level 1

Parking 1

Floor	Height	Fir to Flr	Height	Seniors (SF)	Retail (SF)	Total (SF)	Total (SM)
Apprentenance	-	-	-	-	-	-	-
Top	-	-	-	-	-	-	-
13	-	-	100.5	-	-	-	-
12	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-
10	-	-	98.5	-	-	-	-
9	9.5	89	18,045	-	1,676	18,045	18,045
8	9.5	79.5	18,045	-	1,676	18,045	18,045
7	9.5	70	18,045	-	1,676	18,045	18,045
6	9.5	60.5	18,045	-	1,676	18,045	18,045
5	9.5	51	18,045	-	1,676	18,045	18,045
4	12	39	20,088	-	1,866	20,088	20,088
3	12	27	-	-	-	-	-
2	12	15	-	-	5,941	5,941	5,941
1	15	0	-	-	13,956	13,956	13,956
P1	-	-	-	-	-	-	-
TOTAL				110,313	19,797	12,088	130,110

BYLAW RATE	REQUIRED (SM)	PROVIDED (SM)	PROVIDED (SF)	SURPLUS (SM)
INDOOR AMEN	2 SM / U	336	1,711	18,417
ON SITE	6 SM / U	1,008	616	5,631
				(392)
PARKING	1.4 / UNIT	232	103	(129)

Site 5



3,923 M2



12 Floors (40m)



153 Units



191 Bikes

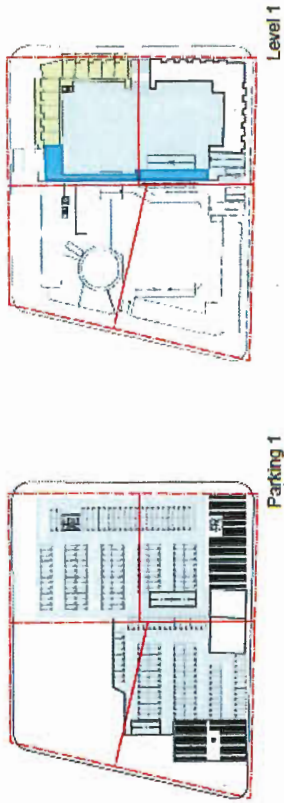


193 Cars



500 Metres

Site 5 is proposed as a 12-storey market rental or market condominium facility, a "signature" building of the site in both its design and the integration of a prominent water feature that ties seamlessly into the proposed Lansdowne Parkway. It features at-grade two-storey townhouses fronting both Lansdowne Road and Cedarbridge Way. Residents may have access to the indoor pool facility of the Seniors Retirement Living Community complex (Site 4).



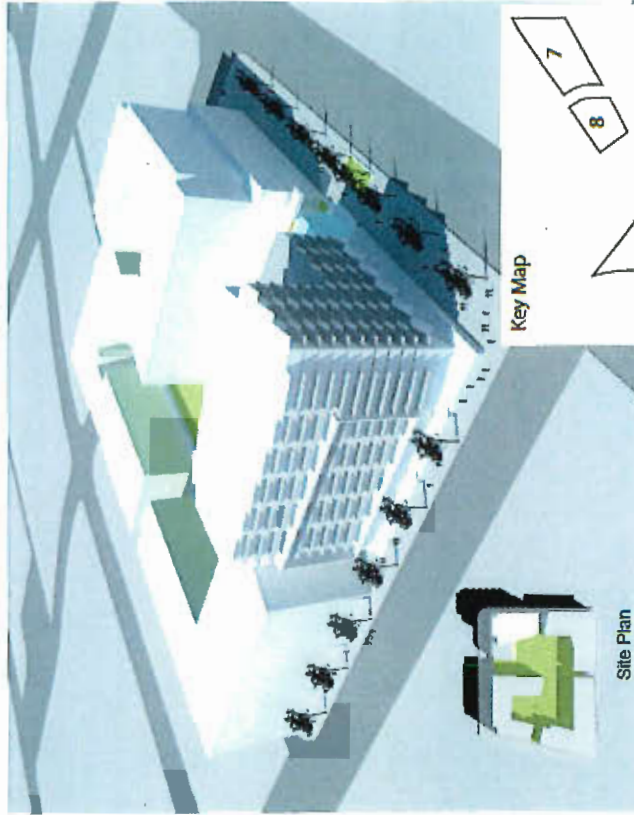
Level 1

Parking 1

Floor	Height	Fir to Fir	Housing	Total (SM)	Total (SF)
Appearance	-	-	-	-	-
T.e.p	-	-	-	-	-
13	-	-	-	-	-
12	9.5	110.5	10,131	941	10,131
11	9.5	101	10,131	941	10,131
10	9.5	91.5	10,131	941	10,131
9	9.5	82	10,131	941	10,131
8	9.5	72.5	10,131	941	10,131
7	9.5	63	10,131	941	10,131
6	9.5	53.5	12,793	1,189	12,793
5	9.5	44	12,793	1,189	12,793
4	9.5	34.5	12,793	1,189	12,793
3	9.5	25	12,793	1,189	12,793
2	10	15	8,218	763	8,218
1	10	5	8,386	779	8,386
P1	10	-5	-	-	-
TOTAL			128,562	11,944	128,562

BYLAW RATE	REQUIRED (SM)	PROVIDED (SM)	SURPLUS (SM)
INDOOR AMEN	2 SM / U	306	313
ON SITE	16 SM / U	974	10,494
			56

PARKING	REQUIRED	WITH TDM	DIFF.
	1.4 / UNIT	214	193
			(21)



Key Map

Site Plan



Site 6



3,510 M2



3 Floors (25m)



145 Units



181 Bikes

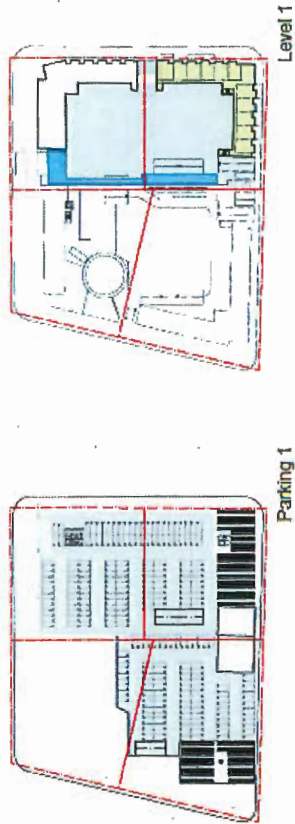


157 Cars



500 Metres

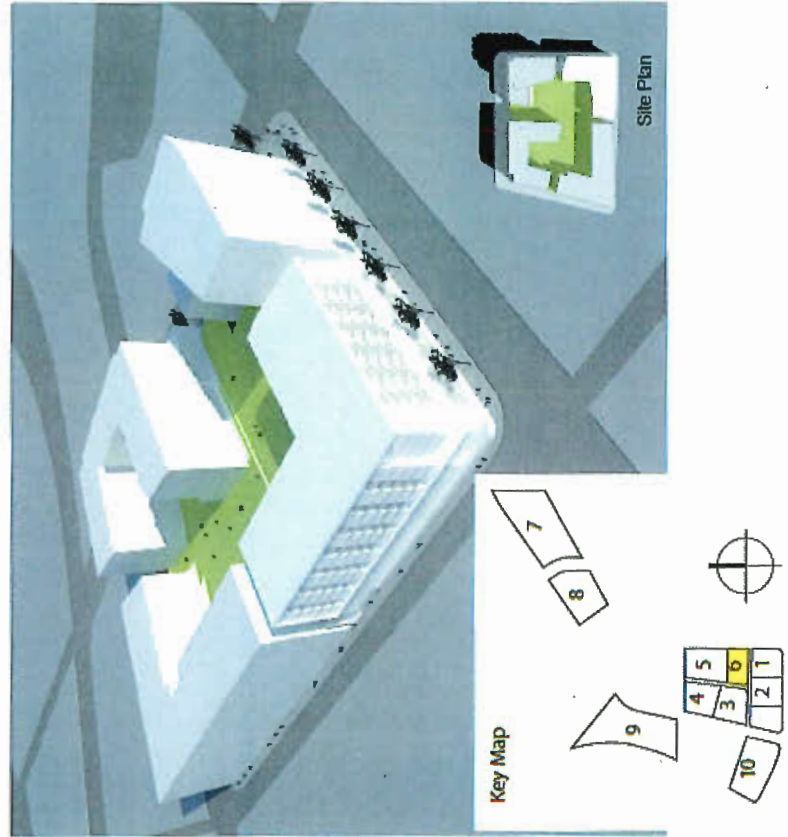
Site 6, the last of the four site initial development completes the 4-Site development. It is an 8-storey market rental or market condominium housing. Like Site 5 it, too, features street front townhouses on Cedarbridge Way and, in addition, along the lane separating Site 6 from Sites 1 & 2. Residents may have access to the indoor pool facility of the Seniors Retirement Living Community complex (Site 4).



Floor	Height	Fir to Fir	Height	Housing	Total (SM)	Total (SF)
Appearance	-	-	-	-	-	-
Top	-	-	-	-	-	-
13	-	-	83.5	-	-	-
12	-	-	-	-	-	-
11	-	-	-	-	-	-
10	-	-	-	-	-	-
9	-	-	81.5	-	-	-
8	9.5	72	81.5	9,530	885	9,530
7	9.5	62.5	72	17,463	1,622	17,463
6	9.5	53	62.5	17,463	1,622	17,463
5	9.5	43.5	53	17,463	1,622	17,463
4	9.5	34	43.5	17,463	1,622	17,463
3	9.5	24.5	34	14,300	1,329	14,300
2	9.5	15	24.5	10,055	934	10,055
1	15	0	15	10,055	934	10,055
P1	-	-	-	-	-	-
TOTAL				113,792	10,571	113,792

BYLAW RATE	REQUIRED (SM)	PROVIDED (SM)	PROVIDED (SF)	SURPLUS (SM)
INDOOR AMEN	2 SM / U	296	3,190	6
ON SITE	6 SM / U	870	13,046	342
PARKING	1.4 / UNIT	203	157	(46)

PLN - 363



Site 7



13,238 M2



9 Floors (30m)
8 Floors (25m)



499 Units



623 Bikes

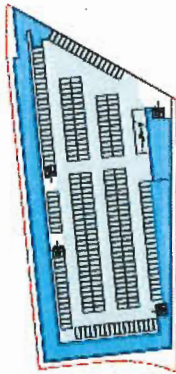


680 Cars



250 Metres

Site 7 represents the largest site and, likely, represents development furthest out, time wise. Because of this long term development horizon, it's form has been conceived to be the "perimeter block" typology, in this case two similar mid-height towers, with private green space within internal courtyards. This form of development is prevalent in the downtown of major European cities and popularized in Portland, OR.



Parking 1

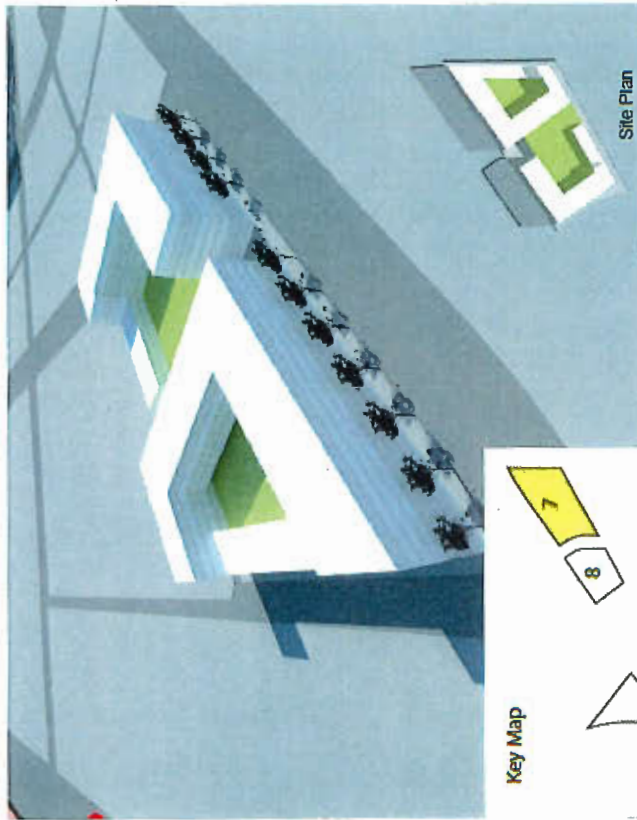


Level 1

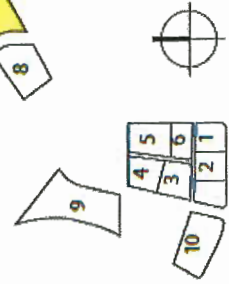
Floor	Height	Fir to Flr	Height	Housing	Total (SM)	Total (SF)
Appertenance	-	-	-	-	-	-
Trap	-	-	93.5	-	-	-
13	-	-	-	-	-	-
12	-	-	-	-	-	-
11	-	-	-	-	-	-
10	-	-	91.5	-	-	-
9	9.5	82	22,787	2,117	22,787	22,787
8	9.5	72.5	54,412	5,055	54,412	54,412
7	9.5	63	54,412	5,055	54,412	54,412
6	9.5	53.5	54,412	5,055	54,412	54,412
5	9.5	44	67,759	6,295	67,759	67,759
4	9.5	34.5	67,759	6,295	67,759	67,759
3	9.5	25	57,641	5,355	57,641	57,641
2	10	15	23,777	2,209	23,777	23,777
1	10	5	2,455	2,455	2,455	2,455
P1	10	-5	-	-	-	-
TOTAL			429,383	39,891	429,383	429,383

BYLAW RATE	REQUIRED (SM)	PROVIDED (SM)	PROVIDED (SF)	SURPLUS (SM)
INDOOR AMEN	2 SM / U	958	1,018	10,957
ON SITE	6 SM / U	2,934	4,603	48,546
				1,609

PARKING	REQUIRED	WITH TDM	DIFF.
	599	680	81



Key Map



Site Plan

Site 8



6,846 M2



8 Floors (28m)



248 Units



310 Bikes

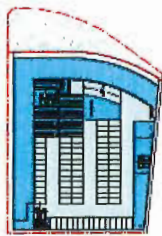


341 Cars



300 Metres

Site 8's form of development replicates that of Site 7 -- "perimeter block" typology -- due both to its proximity to that larger site and the square shape of its lot.



Parking 1

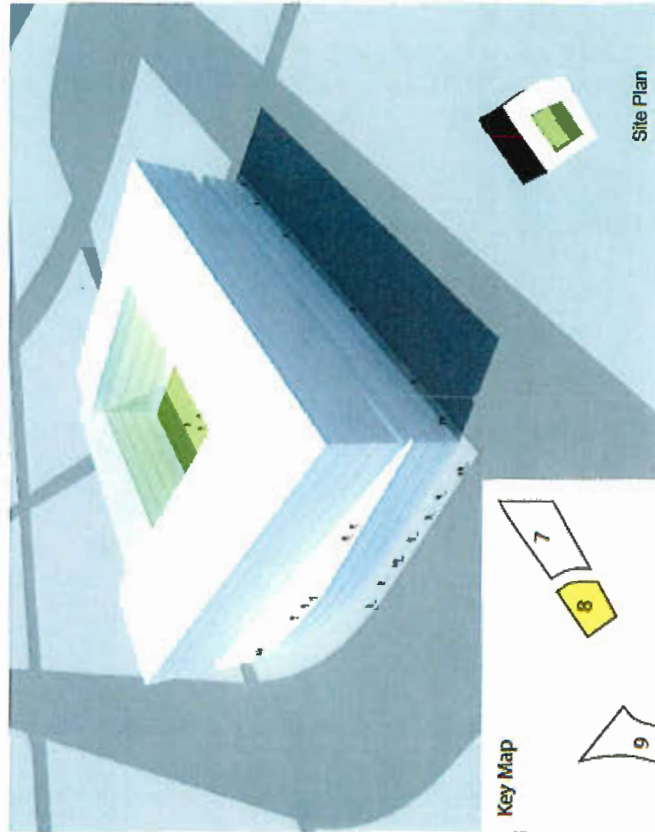


Level 1

Floor	Height	Fir to Flr	Height	Housing	Total (SM)	Total (SF)
Appearance	-	-	-	-	-	-
Top	-	-	85	-	-	-
13	-	-	-	-	-	-
12	-	-	-	-	-	-
11	-	-	-	-	-	-
10	-	-	-	-	-	-
9	-	-	83	-	-	-
8	9.5	72.5	30,974	2,878	30,974	30,974
7	9.5	63	38,366	3,564	38,366	38,366
6	9.5	53.5	38,366	3,564	38,366	38,366
5	9.5	44	38,366	3,564	38,366	38,366
4	9.5	34.5	28,280	2,627	28,280	28,280
3	9.5	25	15,350	1,426	15,350	15,350
2	10	15	15,350	1,426	15,350	15,350
1	10	5	15,350	1,426	15,350	15,350
P1	10	-5	-	-	-	-
TOTAL			220,402	20,476		220,402

	BYLAW RATE	REQUIRED (SM)	PROVIDED (SM)	PROVIDED (SF)	SURPLUS (SM)
INDOOR AMEN	2 SM / UNIT	496	609	6,553	113
ON SITE	6 SM / UNIT	1,488	1,331	14,327	(157)

PARKING	REQUIRED	WITH TDM	DIFE.
	1.4 / UNIT	347	341 (6)



Key Map

Site Plan

Site 9



12,141 M2



14 Floors (45m)
11 Floors (35m)
6 Floors (20m)



452 Units



565 Bikes

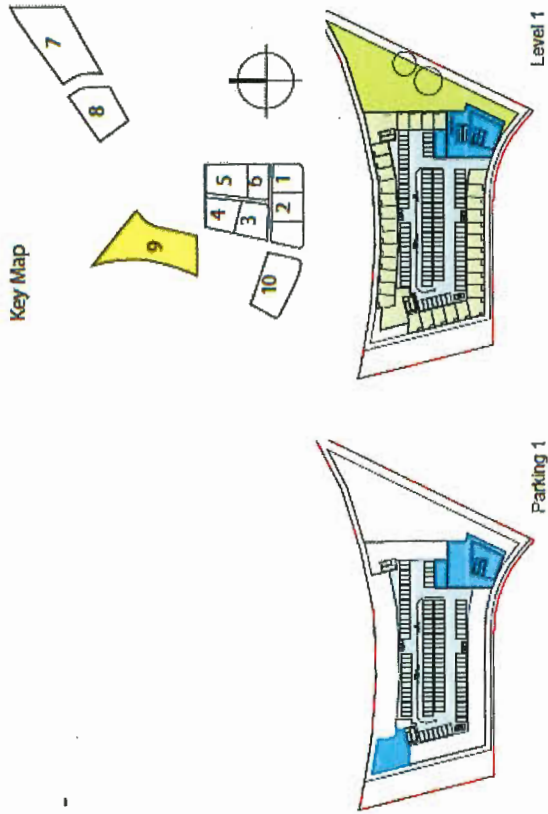


477 Cars



550 Metres

Site 9 is conceived with two goals in mind. The first is the presentation of a gateway tower on the southwest corner of the site to herald the beginning of the Lansdowne Parkway.



Floor	Height Ft to Ft	Height m	Housing	Total (\$M)	Total (\$F)
Appertenance	-	-	-	-	-
Top	-	-	-	-	-
15	-	141	-	-	-
14	9.5	139	-	-	-
13	9.5	129.5	6,997	650	6,997
12	9.5	120	6,997	650	6,997
11	9.5	110.5	6,997	650	6,997
10	9.5	101	20,699	1,923	20,699
9	9.5	91.5	20,699	1,923	20,699
8	9.5	82	20,699	1,923	20,699
7	9.5	72.5	20,699	1,923	20,699
6	9.5	63	20,699	1,923	20,699
5	9.5	53.5	51,505	4,785	51,505
4	9.5	44	51,505	4,785	51,505
3	9.5	34.5	57,415	5,334	57,415
2	10	25	36,145	3,358	36,145
1	10	15	33,121	3,077	33,121
P1	10	5	33,121	3,077	33,121
TOTAL			347,296	35,981	387,296

BYLAW RATE	REQUIRED (\$M)	PROVIDED (\$M)	SURPLUS (\$M)
INDOOR AMEN	2 SM / U	1,242	13,369
ON SITE	6 SM / U	4,190	45,101
			1,478

PARKING	REQUIRED	WITH TDM	DIFE.
	1.4 / UNIT	633	477
			(156)



Site Plan

Level 1

Parking 1

Site 10



7,558 M2



13 Floors (40m)
12 Floors (35m)



321 Units



401 Bikes

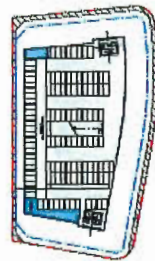


417 Cars

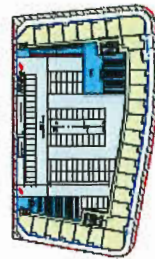


650 Metres

Site 10, like Sites 1 & 2, represents the predominant "podium and point" typology of Richmond, currently. And like Sites 1 & 2 it is 40 m high, with townhouses facing Elmbridge Way lining the parking podium.



Parking 1

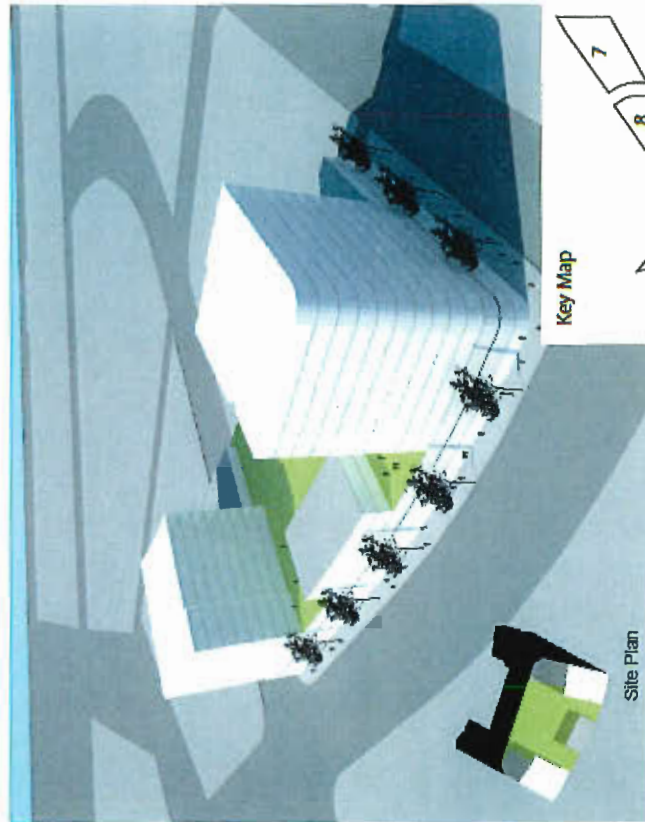


Level 1

Floor	Height Ft to Ftr	Height	Housing	Total (SM)	Total (SF)
Appearance	-	-	-	-	-
Lo.p	-	121.5	-	-	-
13	9.5	119.5	-	-	-
13	9.5	110	7,706	7,706	7,706
12	9.5	104.5	17,579	1,633	17,579
11	9.5	98	17,579	1,633	17,579
10	9.5	90.5	17,579	1,633	17,579
9	9.5	82	17,579	1,633	17,579
8	9.5	72.5	17,579	1,633	17,579
7	9.5	63	17,579	1,633	17,579
6	9.5	53.5	17,579	1,633	17,579
5	9.5	44	17,579	1,633	17,579
4	9.5	34.5	23,653	2,197	23,653
3	9.5	25	23,174	2,153	23,174
2	10	15	23,174	2,153	23,174
1	10	5	25,297	2,350	25,297
P1	10	-5	-	-	-
TOTAL			241,436	22,635	243,636

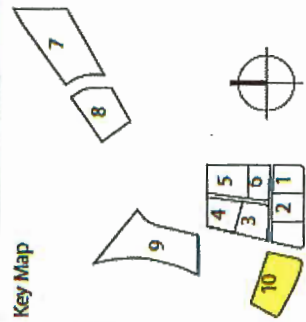
BYLAW RATE	REQUIRED (SM)	PROVIDED (SM)	PROVIDED (SF)	SURPLUS (SM)
INDOOR AMEN	2 SM / UNIT	642	655	7,063
ON SITE	6 SM / UNIT	1,926	3,180	34,228
				1,254

PARKING	REQUIRED	WITH TDM	DIFF.
	1.4 / UNIT	445	(32)



Key Map

Site Plan



Richmond Affordable Housing Special Development Circumstance (AHSDC)

A key assumption of the "Strategy" is that effective affordable housing solutions are the result of long-term, stable policies and strategic innovations that enable an expanded range of options along key points of the housing continuum.

It is the City's preferred approach to disburse affordable housing units throughout a development. Clustered groups of affordable housing units on one floor or in one location will only be considered if a sound business and social programming approach has been identified and demonstrated at the time of the development application being submitted to the City for Council consideration, which:

- Supports the affordable housing needs of the intended tenant population;
 - Meets the City's Affordable Housing Special Development Circumstance (AHSDC) requirements, criteria and key elements as defined; and
 - Exemplifies a high level of social innovation.
1. A developer, group of developers or non-profit affordable housing developers may concentrate affordable rental units together in one building or site, rather than having them scattered in a number of different buildings or sites. In these cases, affordable housing development proposals should include a sound rationale to receive Council consideration for approval as an AHSDC to:
 - Provide affordable housing, social programming and community supports to meet the targeted or specialized needs of an intended population (e.g. Seniors, single parents, individuals experiencing disabilities, low income households); and
 - Emphasize sustainable development principles and practices with respect to: the physical development, social programming, innovation, and financial feasibility.
 2. The purpose of an AHSDC is to provide affordable housing, programming, and community supports to meet the targeted or specialized needs of an intended low-income population (e.g. Seniors, single parents, individuals experiencing disabilities).
 3. AHSDC proposals are to be reviewed on a "project specific" basis and are subject to Council approval to:
 - Generates a sound resident management and operations model that meets the needs of the intended tenant population (i.e. rents, income levels, appropriate level of programming and supports);
 - Considers a community partnership approach for the delivery of community services and supports;
 - Exemplifies social innovation approach to encourage project viability, tenant liveability and community connections;
 - Provides a sound capital financial and operating sustainability plan;
 - Ensures unlimited access for tenants to indoor and outdoor amenity spaces; and

- Includes a sound property management model to address maintenance, repair, upkeep and financial costs related to these requirements.
4. The City's standard Housing Agreement and Housing Covenant terms do apply to a Council approved AHSDC.
 5. Additional business terms, legal agreements or operations policies may be developed with respect to:
 - Ownership and management,
 - Maintenance and upkeep of the units,
 - Maintenance and upkeep of the common indoor and outdoor areas,
 - Tenant management policies,
 - On-going capital and operating funding and budget considerations, and
 - Other project specific considerations.
 6. An AHSDC proposal should incorporate best practices and consideration to the socio-economic outcomes of the proposed development, rather than just building an economic or business case for a development.
 7. An AHSDC proposal should also consider the selection of a qualified non-profit affordable housing provider to own, manage and/or operate the affordable housing units or a coordinated partnership approach with the non-profit sector for service delivery. The selection process for an affordable housing and/or service provider(s) may include the joint development and Request for Proposals (RFP) with the City and/or Senior Government or developer.

Synopsis of Adjacent Land Uses and Designations

Lot	Current Use	To the North	To the South	To the East	To the West
1 & 2	Assembly and Industrial retail.	Lane and proposed Phase 1A and 1B lots.	Elmbridge Way, existing high rise development. Zoned Downtown Commercial (CDT1), designated Urban Core T6 (45m)	Cedarbridge Way, existing courthouse. Zoned Industrial Retail (IR1), designated Park	Existing 12- storey multi-family development (including 4 live/work units). Zoned High Rise apartment (ZHR7) – Lansdowne Village (City Centre), designated Urban Core T6 (45m)
3-6	Industrial retail and under-developed surface parking.	Lansdowne and multi-storey residential buildings ranging from 7 to 11 stories. Zoned Residential/Limited Commercial (RCL2), designated Park and Urban Center T5 (25m)	Lane and proposed Phase 2 lots	Cedarbridge Way, two storey industrial retail uses. Zoned Industrial Retail (IR1), designated Urban Center T5 (25m)	Alderbridge Way, residential development including three (3) residential towers, which superceded the CCAP. Zoned Downtown Commercial (CDT1), designated Urban Center T5 (25m)
7 and 8 (separated by Minoru Boulevard)	Industrial retail	Alderbridge Way and industrial retail and warehouse use. Zoned Industrial Retail (IR1), designated Urban Center T5 25m and 35 m	Industrial retail. Zoned Industrial Business Park (IB1), designated Urban Center T5 (25m) and (35m)	Preloaded site. RZ 16-740262 in circulation to develop a multi tower mixed use development. Zoned Auto-Oriented Commercial (CA), designated Urban Core T6 (45) and Village Center Bonus (VCB)	Industrial retail. Zoned Industrial Retail (IR1), designated Urban Centre T5 (25m)
9	Recent exterior renovations and minor addition to an existing light	Six storey residential apartment building. Zoned High Density Low Rise Apartments	Lansdowne Road, three tower residential development. Zoned Downtown Commercial (CDT1), designated	Alderbridge Way, multi-storey residential buildings ranging from 7 to 11 stories. Zoned Residential/Limited Commercial (RCL2),	Gilbert Road, existing City of Richmond Winter Club. Zoned Industrial Business Park (IB1), designated Urban

Lot	Current Use	To the North	To the South	To the East	To the West
	industrial and office building	(RAH2), designated Urban Center T5 (25m)	urban Centre T5 (25m)	designated Urban Center T5 (25m)	Center T5 (35), (25) and VCB)
10	Industrial retail	Lansdowne Road, three tower residential development. Zoned Downtown Commercial (CDT1), designated urban Centre T5 (25m)	Redevelopment to introduce two residential towers. Zoned Downtown Commercial (CDT1), designated Urban Core T6 (45m) and Park	Existing 12- storey multi-family development (including 4 live/work units). Zoned High Rise apartment (ZHR7) – Lansdowne Village (City Centre), designated Urban Core T6 (45m)	Gilbert Road, mixed use high-rise development. Zoned Residential/Limited Commercial (RCL3), designated Urban Centre T5 (25m), (35m)

Correspondence from Richmond Emmanuel Church



The Rt. Rev. Dr. Silas Tak Yin Ng
Apostolic Vicar (Chief Bishop), Anglican Mission in Canada
Rector, Richmond Emmanuel Church

7451 Elmbridge Way, Richmond, BC
Canada V6X 1B8
• Office: 604-214-0321
Fax: 604-214-0320
Mobile: 604-230-1201
Email: bishopstilasng@gmail.com
Blog/Podcast:
<http://discipler123.blogspot.com>

March 29, 2017

Mr. Terry Crowe
Manager, Policy Planning
City of Richmond
6911 No.3 Road,
Richmond, B.C.
V6Y 2C1

Dear Terry,

We are writing to follow up on our conversation concerning the future development plans in the rezoning of 7451 Elmbridge Way and the potential role of Richmond Emmanuel Church in it. After our conversation, we spoke with RCG Group to discuss our church's vision in this rezoning project. We have attached a brief proposal for your perusal as requested regarding our vision for the use of the space.

Our vision is to shine as a diverse intergenerational hub that builds up communal, physical, and spiritual health through loving God and loving people. Since we have been at this location, we have built relationships with CCM (Chinese Christian Mission), The Richmond Food Bank, S.U.C.C.E.S.S., and others in the community.

CCM serves the Chinese immigrant community through childcare, day camps, and family enrichment courses. This spring break, CCM held their spring camp at our church for the third time. Our church has partnered through youth serving as leaders and seniors who volunteer for intergenerational activities.

We have served The Richmond Food Bank through volunteers from our church, as well as hosting fundraisers in their support.

We are connected with S.U.C.C.E.S.S. through the vice-chair of our church development committee, Jason Lam, who is also the vice-chair of S.U.C.C.E.S.S. Foundation.

Richmond Emmanuel Church is invested in enriching the vitality of our diverse city. We hope you will consider our proposal so that together we may bless the city and the lives of the people living here.

Yours truly,

A handwritten signature in black ink, appearing to read "Silas Ng", with a small cross symbol to the left of the signature.

Rt. Rev. Dr. Silas Ng, Rector of Richmond Emmanuel Church

Richmond Emmanuel Church

Development Proposal

Vision: To shine as a diverse intergenerational hub that builds up communal, physical, and spiritual health through loving God and loving people

Community Hall (6000 sq. ft)

-seats 350, for worship, theatre, and concerts

Multipurpose hall (800 sq. ft)

-seats 100, for worship and classes

Intergenerational Childcare and Eldercare Facility (1000 sq. ft.)

-Weekday shared space w/indoor playground that facilitates children and senior interactive programs (up to 100 people, in open space and classrooms)

-Weekend space for church children's ministry

Kitchen (800 sq. ft)

-commercial kitchen with commercial equipment

-for serving community meals (approx. 120 people)

Gym & Dining Hall (beside kitchen) (6000 sq. ft.)

-full size basketball & badminton court

-can be set up as dining area for 120

Library (600 sq. ft)

-spacious and family friendly

-close to entrance and childcare space

Lobby area with café tables (800 sq. ft.)

-function as a gathering space for the community, connected with library

-children can read in the library while adults can chat and/or read

Guest suites (5-10 rooms) (1500-2000 sq. ft. total)

-for international exchange students and/or missionaries

-for emergency/temporary accommodations, like short term occupant for hospital treatment or family emergencies

Laundry/Cleaning Storage (150 sq. ft.)

-for guests and church needs

Office space (2000 sq. ft)

-both private and shared co-working space

- meeting rooms available for booking

-for students, artists, designers, programmers, etc.

5 x Small Multipurpose Rooms (300 sq. ft./room, 1500 sq. ft. total)

-for small groups/classes


-nursery/playroom

-art room (painting, drawing, gallery)

Bathrooms and Storage (2000 sq. ft.)

Total: 23,650 sq. ft.

Correspondence from S.U.C.C.E.S.S.



S.U.C.C.E.S.S.

Honorary Patron
 The Honourable Judith Guichon, OBC
 Lieutenant Governor of British Columbia
 Patrons: Daniel 1% Chan, B.Sc. and Maggie Ip, M.Ed., LL.D.(hon.)

Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Tel: 604.684.1628 Fax: 604.686.7236

Date: February 12, 2016

Mr. Joe Erceg
 General Manager, Planning & Development
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Dear Mr. Erceg:

Subject: Letter of Support for RCG Group

S.U.C.C.E.S.S. is pleased to offer a letter of support to RCG Group in the application for the rezoning of the proposed master plan development in the Lansdowne Village precinct in the City of Richmond.

Established in 1973, S.U.C.C.E.S.S. has evolved into a multicultural, multi-service agency assisting a diverse clientele at all stages of their Canadian experience. Today, it is one of the largest non-profit social service agencies in the province of British Columbia. Currently, S.U.C.C.E.S.S. also provides services to over 500 housing units with majority of them are affordable housing for low and moderate income individuals and families.

In an effort to assist the City of Richmond in its stated goal to improve housing affordability, S.U.C.C.E.S.S. is looking forward to working with RCG Group on this exciting project. S.U.C.C.E.S.S. understands that the proposal for affordable housing outlined in RCG's proposal is innovative in a couple of ways. Instead of providing a few units in each of the ten individual properties that would be developed slowly over a long period of time, RCG would deliver the affordable housing before market housing is developed on the other properties. This is remarkable in terms of delivering the total amount of affordable housing for all ten properties in advance of the private developments. We believe this is a very exciting opportunity for the City of Richmond to address its policies to encourage affordable housing!


The other innovative idea that results from this proposal is the consolidation of RCG's affordable housing obligations under the City Centre Area Plan (CCAP) into one development project. While this varies from Richmond's Affordable Housing policies with respect to requiring affordable housing dispersed throughout private developments, consolidation does make management and maintenance of the number of affordable housing units much more cost effective for us to consider. An organization like S.U.C.C.E.S.S. which manages hundreds of affordable housing units prefers, if possible, to manage and operate affordable housing units in larger numbers than would otherwise have been provided in individual projects so as to achieve that cost effectiveness.



For other service locations, please visit: www.success.bc.ca
 Email: info@success.bc.ca

Please reply to

☐ _____

☐ Head Office





S.U.C.C.E.S.S.

Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Tel: 604-684-1628 Fax: 604-408-7236

Honorary Patron

The Honourable Judith Guichon, OBC
Lieutenant Governor of British Columbia

Patron: Daniel T.T. Chan, B.Sc. and Maggie Ip, M.Ed., LL.B. (Hon.)

S.U.C.C.E.S.S.'s goal is to provide affordable housing in this consolidated project. As such, this project needs to be financially viable (at an affordable housing level) and sustainable with the assistance from RCG Group and others. The project development and viability and participation will be subject to Board approval.

We look forward to working with RCG and the City of Richmond on this proposal to deliver more affordable housing in Richmond.

Sincerely,

Queenie Choo, MN, CHE
Chief Executive Officer

cc: Mr. Wayne Craig, Director of Development, City of Richmond

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Email: info@successtbc.ca

Please reply to:



Head Office



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S.U.C.C.E.S.S.

1110 Alber Street, Suite 100, Richmond, BC V6X 1A1, Canada Tel: 604-273-8888 Fax: 604-273-8889

Honorary Patron

David Johnston, Mayor of Richmond

Honorary Patron

Patricia T. Chan, Mayor of Maple Ridge, BC

June 29, 2016

Mr. Gordon Walker
Senior Vice President, Real Estate & Development
RCG Group
5831 Cedarbridge Way
Richmond, British Columbia
CANADA

Dear Gordon,

I wish to update you on the progress that we have made at our end to actively pursue the affordable housing project at 7600 Alderbridge Way, Richmond. We have retained CPA Development Consultants to provide S.U.C.C.E.S.S. development management services in this project which includes budgeting, financing, planning and design input. They have assisted in developing a proposal seeking a \$6 million grant from BC Housing under the Provincial Investment in Affordable Housing Program, and have made presentations to the Community Real Estate Committee of the Board comprising the Board Chair as well as the Chair of the Finance Committee among other board members. With the approval of the Community Real Estate Committee and subsequently the Executive Committee of the Board, the funding application was submitted to BC Housing on June 15, 2016. Thus we have further demonstrated our commitment to this much needed housing project which benefits low and moderate income seniors, families and individuals in Richmond and which is closely in alignment with the City of Richmond's Affordable Housing Strategy. We will continue to use our best efforts to secure the financing and support from BC Housing that will help bring this project closer to becoming a reality.

With best wishes,

Yours truly,

Joseph Lau
Director of Administration & Building Development

For more information, please visit www.succes.bc.ca

Line of service only

Service only

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S.U.C.C.E.S.S.

Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Tel: 604.684.1628 Fax: 604.408.7236

Honorary Patron

The Honourable Judith Guichon, QBC
Lieutenant Governor of British Columbia

Patron: Daniel T.T. Chan, B.Sc. and Maggie Ip, M.Ed., LL.D. (hon.)

March 31, 2017

City of Richmond
6911 No. 3 Road
Richmond, BC

Attn.: Diana Nikolic

Re: Additional Affordable Housing Units at 7600 Alderbridge Way

It is our understanding that the design of 7600 Alderbridge Way has been changed to include additional affordable and market units. We understand the design is accommodating additional units in two ways: by reducing the size of the amenity space from 5,305 square feet to 3,000 square feet, and by reducing the size of the two-bedroom units from 867 square feet to 760 square feet.

A 3,000 square foot amenity space is still a considerably large space for a building that is only intended as rental housing, and the configuration of the space – as an open space consolidated on one floor – will enable us to program the space effectively.

As for the unit sizes, a 760 square foot two-bedroom unit is still an adequate size and we do not envision any difficulties in renting a unit of that size, especially as an affordable housing unit.

Sincerely,

Queenie Choo
Chief Executive Officer

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Email: info@success.bc.ca

Please reply to



Head Office



PLN - 377



Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Te: 604.684.1628 Fax: 604.408.7236

Honorary Patron
The Honourable Judith Guichon, OBC
Lieutenant Governor of British Columbia
Patron: Daniel T.T. Chan, B.Sc. and Maggie Ip, M.Ed., LL.D. (hon.)

November 24, 2017

City of Richmond
6911 No. 3 Road
Richmond, BC

Re: Changes to 7600 Alderbridge Way

In previous correspondence, when the lease for 7600 Alderbridge Way was contemplated between S.U.C.C.E.S.S. and RCG Group, S.U.C.C.E.S.S. indicated a preference for a 99-year lease. Under the new proposed arrangement, whereby title to the lands would be transferred from RCG to the City of Richmond and the long-term lease would be between S.U.C.C.E.S.S. and the City of Richmond, S.U.C.C.E.S.S. will consider a 60-year lease provided it meets the terms required for BC Housing financing.

Further, we understand there is an ongoing conversation regarding the unit mix within the project, shifting from mostly studio and 1-bedroom units to the City's preferred mix of 10% studios, 30% 1-bedroom units, 30% 2-bedroom units and 30% 3-bedroom units. While S.U.C.C.E.S.S. prefers the previous unit mix with an emphasis on studio and 1-bedroom units, we would remain supportive of the project with the City's preferred unit mix of 10-30-30-30 subject to financial sustainability of the project.

Sincerely,

Queenie Choo
Chief Executive Officer

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Email: info@success.bc.ca

Please reply to:



Head Office



PLN - 378



Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Tel: 604.684.1628 Fax: 604.408.7236

Honorary Patron
The Honourable Judith Guichon, OBC
Lieutenant Governor of British Columbia
Patron: Daniel T.T. Chan, B.Sc. and Maggie Ip, M.Ed., LL.D. (hon.)

February 21, 2018

City of Richmond
6911 No. 3 Road
Richmond, BC

(Attn: Joyce Rautenberg)

Re: Response to City Staff Questions

Regarding Staff's question on whether any of the grant money will be used to purchase the lease from Goodwyn Enterprises, the answer is no – no grant funds will be used to purchase the lease. It has also been our understanding that lease value, if any, will only be nominal.

Further to our letter to the City dated November 24, 2017 regarding the changes to RCG's proposal, a copy of which is attached for your ease of reference, it is our understanding that as part of RCG's amended proposal, title to the lands located at 7600 Alderbridge Way will be transferred to the City of Richmond, thus the lease will be between S.U.C.C.E.S.S. and the City of Richmond.

BC Housing has approved up to \$6M of grant funds for S.U.C.C.E.S.S. Our original proposal had the grant funds supporting the project delivery, but through various dialogues and discussion with City Staff, it was made clear that the grant funds could not support the delivery of the project by RCG.

Thus the intention of the grant funds are to create additional non-market units, taking market rents and reducing them to non-market rents, or to further reduce the rents of the non-market units that are a condition of the rezoning.

The grant funds are to support S.U.C.C.E.S.S. in this endeavor, which in addition to purpose stated above, may also be used to support project costs directly attributed to S.U.C.C.E.S.S., which could include lawyer fees, consultant fees, etc. The grant is not intended to support RCG.

Sincerely,

Queenie Choo
Chief Executive Officer

Cc: Naomi Brunemeyer, Director, Regional Development, BC Housing
Joseph Lau, Director of Administration & Building Development
Casey Clarkson, Principal, CPA Development Consultants
Graham Plant, Development Manager, CPA Development Consultants

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Email: info@success.bc.ca

Please reply to:



Head Office





S.U.C.C.E.S.S.

Head Office: 28 West Pender St, Vancouver, B.C. V6B 1R6 Tel: 604.684.1628 Fax: 604.408.7236

Honorary Patron
The Honourable Janet Austin, OBC
Lieutenant Governor of British Columbia
Patron: Daniel T.T. Chan, B.Sc. and Maggie Ip, M.Ed., LL.D. (hon.)

May 22, 2018

City of Richmond
6911 No. 3 Road
Richmond, BC

Attn.: Mayor Brodie and Council

Re: Affordable Housing Units at 7600 Alderbridge Way

We understand that on June 5th, the City of Richmond Planning Committee will be receiving a staff report related to the rezoning application from RCG Group that includes the up-front and immediate delivery of an affordable and market rental housing project at 7600 Alderbridge Way. S.U.C.C.E.S.S. is excited to be partnering with RCG Group on this proposed 210-unit housing project, which includes:

- 24 subsidized housing units
- 98 low-end market rental (LEMR) units
- 88 market rental units

Further to the proposal from RCG Group, S.U.C.C.E.S.S. has received provisional allocation of a \$6 million capital grant from BC Housing, approved specifically for S.U.C.C.E.S.S. for the project at 7600 Alderbridge Way. Should this project not proceed, we would lose the benefit of this significant grant allocation. This BC Housing grant to S.U.C.C.E.S.S. does not modify or reduce the promised contribution from RCG Group. Rather, the grant is additional funding that is 100% available to S.U.C.C.E.S.S. to deepen the overall affordability of the project once operational. The details of how the grant funds are to be utilized are subject to approval by BC Housing, but would be used to enhance affordability – for example, by converting market rental units to LEMR units or by further lowering rents on LEMR or subsidized units.

S.U.C.C.E.S.S. operates hundreds of multi-ethnic housing units across the Lower Mainland, including Austin Harris, Remy and Storeys in Richmond. We are excited by the opportunity to complement this portfolio in Richmond and provide – at a critical time – more affordable rental housing to the many local residents who desperately need it.

Sincerely,

Queenie Choo
Chief Executive Officer, S.U.C.C.E.S.S.

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Email: info@success.bc.ca

Please reply to:

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Table: City Centre Population Cumulative Impacts

CCAP Population Increase						
Applied assumptions: <ul style="list-style-type: none">- 50% increase in CCAP supported density applied to undeveloped parcels- 93 m² average unit size- 2.1 people/unit						
Affected CCAP Villages	CCAP Village Population	Proposed 1.2 to 1.8 FAR and resulting additional people	Proposed 2.0 to 3.0 FAR and resulting additional people	Proposed 3 FAR to 4.5 FAR Additional people	Total Population Increase	% of Unanticipated CCAP Population Increase
Capstan	12,000-14,000	1,250	4,221	n/a	5,471	43-49%
Lansdowne	26,000-31,000	2,253	6,003	6,264	14,520	47-56-%
Brighthouse	26,000-30,000	2,785	3,134	8,087	14,006	50-58%
Oval	12,000-14,000	1,184	1,982	2,933	6,099	43-50%
Totals	76,000-89,000	7,472	15,340	17,284	40,096	47-55%
Total Unanticipated Impact on 2009 approved CCAP			Approximately 40,000 unanticipated people			Average 51% increase
		* The properties with the following conditions are excluded from the calculation: <ul style="list-style-type: none">• BP issued between September 14, 2009 and February 14, 2018• DP application that is expected to be issued soon• Generally low redevelopment potential				

Summary of Economic Analysis Undertaken by Richard Wozny, Site Economics Ltd.

Evaluation purpose: Quantitative analysis to assess the value of a proposal to increase building floor area by 50% over 10 lots to a) the developer, and b) the City of Richmond.

Finding: The developer's proposal is associated with modest benefit to the City limited to the value of the surplus AH ($62,261 \text{ ft}^2 \times \$538/\text{m}^2 [50/\text{ft}^2]$) and the discounted value of 7600 Alderbridge Way at the termination of the proposed 60 year lease.

Value of Additional Density to the Developer

An industry standard pro forma was drafted to quantify the market value to the developer of the proposed additional floor area (approximately $616,530 \text{ ft}^2$). Applying the following rates, the benefit to the developer of the additional floor area associated with the proposal to increase density is approximately \$73.5 million*:

- Market housing: $\$1,453/\text{m}^2$ ($\$135/\text{ft}^2$) (As of October 2017, market values were rising up to $\$150/\text{ft}^2$)
- Market rental housing: $\$538/\text{m}^2$ ($\$50/\text{ft}^2$); and
- Congregate housing* (assumed to apply): $\$645/\text{m}^2$ ($\$60/\text{ft}^2$).

*Subsequent to undertaking the evaluation, the applicant confirmed that congregate housing would not be secured by zoning and the developer required the option to construct market residential development. Therefore the valuation is amended to approximately \$77.8 million.

Pre-zoning

As market rates increase over time, the price increases benefit the landowner. Pre-zoning creates an opportunity for the developer to refinance the properties at higher rates that reflect the increased permitted density. As a result, the developer may retain the existing on-site uses and opt to wait to redevelop the properties for a longer period of time than would otherwise be the case. In addition, as land values increase, the City may be in a position to require more amenities and/or contributions through the rezoning process. However, by pre-zoning, this opportunity is lost to the City while the developer reduces his exposure to future as yet undetermined amenities/contributions.

Affordable Housing (AH) Proposal

The value to the City of the upfront provision of AH cannot be expressed in terms of financial value for the City, rather the upfront provision of AH is a social good.

Unencumbered properties

The developer would benefit from the increased value of the unencumbered lots, which would subsequently have no ongoing AH requirement. Unencumbered properties would be worth at least 5% more overall than if they remained encumbered sites that are required to provide on-site AH units. This valuation is based on industry standards and the preference of buyers and developers for properties without encumbrances, for which they are willing to pay a premium.

Developer's Proposed Lease Terms Constructed Using Storeys Lease Template

Lease	Key Points Storeys Development	SUCCESS Comparison Developer Proposed Terms for
Basic Terms	<ul style="list-style-type: none"> 60 years Lease Excerpts Between the City and Non-Profit Consortium (5 non-profit organizations) Nominal base rent (e.g. \$1/year in rent) 	<ul style="list-style-type: none"> 60 years Lot 3 Between the City and S.U.C.C.E.S.S. Affordable Housing Society Nominal base rent (e.g. \$1/year in rent)
Tenant's Financial Obligations	<ul style="list-style-type: none"> Property Taxes Utilities Any other applicable taxes/fees 	<ul style="list-style-type: none"> Property Taxes Utilities Any other applicable taxes/fees
Repairs, Maintenance and Alterations	<ul style="list-style-type: none"> Tenant is solely responsible for: condition, operation, maintenance, repair and replacement of the project Tenant solely responsible for all repairs, whether interior/exterior, structural/non-structural, ordinary/extraordinary and foreseen/unforeseen – also includes renewals, alterations, additions, substitutions and improvements Landlord has right to repair if tenant fails to perform obligation within 14 days' written notice at the expense of the tenant Major repairs over \$100,000 will be at the cost of the tenant and subject to landlord approval 	<ul style="list-style-type: none"> Tenant is solely responsible for: condition, operation, maintenance, repair and replacement of the project Tenant solely responsible for all repairs, whether interior/exterior, structural/non-structural, ordinary/extraordinary and foreseen/unforeseen – also includes renewals, alterations, additions, substitutions and improvements Landlord has right to repair if tenant fails to perform obligation within 14 days' written notice at the expense of the tenant
End of Lease	<ul style="list-style-type: none"> Building/Improvements revert back to the City upon end of lease 	<ul style="list-style-type: none"> Building/Improvements revert back to the City upon end of lease
Reporting Obligations	<ul style="list-style-type: none"> Tenant will report to the landlord every 3 years with: <ul style="list-style-type: none"> Tenant's financial statements Current rents for each unit Household income of each occupant as of the date they moved into the project Engineering report as to physical condition of project Tenant will annually report: <ul style="list-style-type: none"> Strata budget and financial statements All repairs, maintenance and replacements made or planned, together with costs and results 	<ul style="list-style-type: none"> Tenant will report to the landlord every 3 years with: <ul style="list-style-type: none"> Tenant's financial statements Current rents for each unit Household income of each occupant as of the date they moved into the project Engineering report as to physical condition of project Tenant will annually report: <ul style="list-style-type: none"> Strata budget and financial statements All repairs, maintenance and replacements made or planned, together with costs and results
Mortgaging and Rights of Lender (Part 15)	<ul style="list-style-type: none"> Landlord has approved the form of the interim construction mortgage and assignment of rents in favour of the Commission (e.g. BC Housing) provided the mortgage doesn't exceed \$35,000,000 Tenant cannot mortgage, charge, encumber or pledge its leasehold interest without landlord consent Every mortgage under the lease is a mortgage of the leasehold interest of the tenant and not the Landlord's fee simple interest 	<ul style="list-style-type: none"> Landlord will approve the form of the interim construction mortgage and assignment of rents in favour of the Commission (e.g. BC Housing) Tenant cannot mortgage, charge, encumber or pledge its leasehold interest without landlord consent Every mortgage under the lease is a mortgage of the leasehold interest of the tenant and not the Landlord's fee simple interest

Developer's Evaluation: Community Amenities and Contributions



IBI GROUP
 700-1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

Memorandum

To/Attention	Wayne Craig	Date	November 24, 2017
From	Andrew Browne	Project No	30301
Subject	Attachment C - Community Benefit		

Proportion of benefit

Lift in land value	\$84,887,420
Community benefit	\$71,002,748
Value of community benefit as % of landowner benefit	84%

Value of additional density

Total floor area after rezoning		1,846,184
(less) Floor area permitted by current CCAP	-	<u>(1,229,652)</u>
Additional floor area after rezoning	=	616,532
(less) Site 3 additional floor area	-	<u>(62,854)</u>
Additional floor area available to RCG	=	553,678
Land value assumption psf buildable	x	<u>\$135</u>
Value of additional density	=	\$74,746,530
Rezoned floor area for Sites 1-2 and 4-10		1,689,190
Affordable housing requirement	x	0.05
AHVT rate	x	\$278

Market value discount for AH-unencumbered site	x	<u>0.75</u>
Premium for AH-unencumbered sites	=	\$17,609,806
Gross value of additional density	=	\$92,356,336
(less) Cost of lane acquisition	-	(3,368,916)
(less) Cost of Minoru Blvd realignment	-	(1,600,000)
(less) Cost of SA #1	-	<u>(2,500,000)</u>
Net value of additional density	=	\$84,887,420

Value of community benefits

1. Site 3 - Land value for freehold transfer to City		\$21,194,190
2. Site 3 - Landowner equity required for debt retirement		\$32,500,000
MR + additional AH floor area on Site 3 (sf)		62,261
AHVT rate psf	x	<u>\$278</u>
3. Site 3 - Value of additional AH/MR floor area		\$17,308,558
Total value of community benefits	=	\$71,002,748

Developer's Proposed Community Amenities and Contributions Analysis

	Developer's community amenities and contributions (as shown in Attachment 13)	Assessment of developer's community amenity package by Richard Wozny, Site Economics Ltd.
Summary Value to the Developer and to the City	<p>Net value to the developer: \$13.8 million</p> <p>Value of additional density to the developer: Lift in land value (Land Lift Value– Developer Identified Supplementary Amenities/Costs) : \$84.8 million - Value of community amenity package: \$71 million \$ 13.8 million</p> <p>City would recapture approximately 84% of the value of the additional density to the developer</p>	<p>Net value to the developer: Approximately \$81.7 million</p> <p>Value of additional density to the developer: (Residential floor area at \$1,453/m² (\$135/ft²) + market rental at \$538/m² (\$50/ft²) +(required AH - 'surplus') at \$538/m² (\$50/ft²) + premium for unencumbered lots –'cost to construct 'surplus' AH – <u>present value to City of Lot 3 transfer</u> Approximately \$81.7 million</p> <p>City would recapture less than \$6.5 million of the value of the additional density to the developer</p>

	Developer's assessment	Assessment by Richard Wozny, Site Economics Ltd.
Land Lift Value		
Value of proposed additional floor area	Additional floor area at \$1,453/m ² (\$135/ft ²) - proposed additional floor area on Lot 3 (62,854 ft ²) \$74.7 million	Residential floor area at \$1,453/m ² (\$135/ft ²) + market rental at \$538/m ² (\$50/ft ²) <u>+required AH - 'surplus' AH at \$538/m² (\$50/ft²)</u> \$77.8 million
Premium for unencumbered sites	\$17.6 million (proposed value transfer rate).	5% premium: \$11 million
TOTAL value to developer	Additional floor area at \$1,453/m ² (\$135/ft ²) - proposed additional floor area on Lot 3 (62,854 ft ²) <u>+ premium for unencumbered lots</u> \$ 92.3 million	Residential floor area at \$1,453/m ² (\$135/ft ²) + market rental at \$538/m ² (\$50/ft ²) <u>+required AH - 'surplus' at \$538/m² (\$50/ft²)</u> <u>+ premium for unencumbered lots</u> Approximately \$88.8 million
Applicant Identified Community Amenities		
Lot 3 transfer to City	\$21.1 million	<p>Present value to the City: less than \$2 million Value of Lot 3 is reduced by:</p> <ul style="list-style-type: none"> Housing Agreements = 63% less value than a market residential property 60 year lease Value is realized after 60 years = application of a 2.5% discount rate to encumbered property

	Developer's assessment	Assessment by Richard Wozny, Site Economics Ltd.
Unrecoverable costs associated with construction of AH	\$32.5 million	AH Strategy requires developer to assume all costs associated with the construction of AH.
Cost of providing 'surplus' AH and market rental housing vs. applying a value transfer rate (i.e. cash contribution toward off-site provision of AH)	\$17 million	'surplus' AH is recognized a benefit to the City: \$4.6 million (cost to construct 'surplus' AH using \$4,300/m ² [\$400/ft ²])
TOTAL value of community amenities	\$71 million	Less than \$6.5 million
Developer Identified Supplementary Amenities/Costs (subtracted from Value of Additional Density)		
Purchase of lane	\$3.3 million	\$0. Land purchased for development
Upfront realignment of Minoru Boulevard	\$1.6 million	\$0. Off-site improvements are typically secured at rezoning adoption with the developer assuming the full cost if there are no associated DCC credits available.
Costs associated with SA 16-739101	\$2.5 million	\$0. Land preparation for the purpose of redevelopment.
TOTAL value of supplementary amenities	\$7.4 million	\$0
Previously Developer Identified Supplementary Amenities/Costs (omitted from current valuation [Attachment 13])		
Upfront introduction of Lansdowne Linear Park along Lots 4, 5, & 9	No assigned value.	\$0. Off-site improvements are typically secured at rezoning adoption with the developer assuming the full cost if there are no associated DCC credits available.
930 m² (10,000 ft²) of indoor amenity to the City on Lot 4	\$6,019,200	\$0. Space does not meet the criteria of a desirable City asset