



Special Planning Committee

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, September 22, 2021
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on September 8, 2021.*



NEXT COMMITTEE MEETING DATE

October 5, 2021, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY NO. 6 INVESTMENTS LTD. FOR A STRATA TITLE CONVERSION AT 2020 NO. 6 ROAD AND 14133 BURROWS ROAD**

(File Ref. No. SC 21-932318) (REDMS No. 6723825 v. 6)

PLN-8

See Page PLN-8 for full report

Designated Speakers: Wayne Craig and Jordan Rockerbie

STAFF RECOMMENDATION

- (1) *That the application for a Strata Title Conversion by No. 6 Investments Ltd. for the property located at 2020 No. 6 Road and 14133 Burrows Road be approved on fulfilment of the following conditions within 180 days of the date of this resolution:***
- (a) *Payment of all City utility charges and property taxes up to and including the current year;***
 - (b) *Receipt of a written report or letter from a registered Architect, Engineer, or similarly qualified professional reviewing compliance with the current building code on life and fire safety matters, and completion of any works deemed necessary to address code compliance to the satisfaction of the Director of Building Approvals;***
 - (c) *Registration of a flood indemnity covenant on title identifying a minimum flood construction level of 3.0 m GSC;***
 - (d) *Registration of a legal agreement on title to ensure that landscaping planted along a 3.0 m wide ALR buffer (as measured from the south property line) not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations since it is located across from a lot which is in the ALR;***
 - (e) *Registration of a legal agreement on title identifying that no separate sales of strata lots are permitted unless the strata lots are separated by a demising wall;***
 - (f) *Registration of a legal agreement on title granting right of first refusal of the sale of any strata lot, or lots as the case may be, to the tenant occupying the lot or lots;***
 - (g) *Receipt of a Letter of Credit in the amount of \$10,000 for the provision of on-site improvements, including a pedestrian pathway between 2020 No. 6 Road and the sidewalk; restriping of the accessible parking spaces to meet current Bylaw requirements; and a new pathway, bicycle parking, and landscaping in front of 14133 Burrows Road; and***
 - (h) *Submission of appropriate plans and documents to the City (i.e., Strata Plan Surveyor's Certificate, Application to Deposit, Form T, etc.) and execution of the same by the Approving Officer within 180 days of the date of a Council resolution; and***

- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*



2. **APPLICATION BY CITY VANCOUVER ACADEMY INC. FOR AN EXTENSION TO A TEMPORARY COMMERCIAL USE PERMIT AT UNITS 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165, AND 2170 - 8766 MCKIM WAY**

(File Ref. No. TU 20-890760) (REDMS No. 6736411 v. 2)

PLN-31

[See Page PLN-31 for full report](#)

Designated Speakers: Wayne Craig and Nathan Andrews

STAFF RECOMMENDATION

- (1) *That the application by City Vancouver Academy Inc. for an extension to Temporary Commercial Use Permit (TU 20-890760) for the property at Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 - 8766 McKim Way to permit education use (limited to an independent school offering grades 10 to 12) be considered until September 8, 2022;*
- (2) *That this application be forwarded to the October 18, 2021 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*



3. **2022 LULU AWARDS IN URBAN DESIGN-SCHEDULE AND CATEGORIES**

(File Ref. No. 01-0083-09) (REDMS No. 6718903)

PLN-47

[See Page PLN-47 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Council endorse the Richmond Urban Design Awards Program as outlined in the report titled, “2022 Lulu Awards in Urban Design – Proposed Schedule and Categories” dated August 30, 2021 from the Director, Development.



Special Planning Committee Agenda –Wednesday, September 22, 2021

Pg. # ITEM

4. **BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 38 (RICHMOND) 2021-2022 ELIGIBLE SCHOOL SITE PROPOSAL**
(File Ref. No. 08-4040-01) (REDMS No. 6733229)

PLN-52

See Page PLN-52 for full report

Designated Speaker: John Hopkins

STAFF RECOMMENDATION

- (1) *That the Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal resolution, as outlined in the staff report titled “Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal”, dated August 24, 2021 from the Director, Policy Planning, be accepted.*
- (2) *That the Board of Education of School District No. 38 (Richmond) undertake consultation with development stakeholders to inform them of the process to review and implement potential changes to the School Site Acquisition Charge rates resulting from the 2021-22 Eligible School Site Proposal.*

☐

5. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Wednesday, September 8, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo (by teleconference)
Councillor Carol Day
Councillor Bill McNulty (by teleconference)
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au
Councillor Andy Hobbs (by teleconference)
Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was noted that the July 21, 2021 Planning Committee minutes will be revised to note Cllr. Wolfe's attendance.

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 21, 2021, be adopted as revised.

CARRIED

NEXT COMMITTEE MEETING DATE

September 22, 2021, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 10252 TO PERMIT THE COR TO SECURE AH UNITS AT 9700, 9720 AND 9800 WILLIAMS ROAD**
(File Ref. No. 12-8060-20-010252; 08-4057-05) (REDMS No. 6692776)

It was moved and seconded

That Housing Agreement (9700, 9720 and 9800 Williams Road) Bylaw No. 10252, to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 15-700431, be introduced and given first, second and third readings.

CARRIED

2. **APPLICATION BY PAUL ATWAL FOR REZONING AT 9631 PATTERSON ROAD FROM SINGLE DETACHED (RS1/E) TO SITE SPECIFIC SINGLE DETACHED (ZS30) - PATTERSON ROAD**
(File Ref. No. 12-8060-20-010287; RZ 20-906575) (REDMS No. 6722488 V. 3C)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10287 to create the “Single Detached (ZS30) – Patterson Road” zone, and to rezone 9631 Patterson Road from the “Single Detached (RS1/E)” zone to the “Single Detached (ZS30) - Patterson Road” zone, be introduced and given first reading.

CARRIED

3. **MANAGER’S REPORT**

(i) Planning Staff

It was announced that the following staff were promoted to the following positions:

- Diana Nikolic – Program Manager, Policy Planning
- Kevin Eng – Planner 3
- Sara Badyal – Senior Planner

(ii) City Snapshot Update

Staff noted that community engagement will be initiated through Let’s Talk Richmond in early October 2021. Staff will circulate a memorandum to Council on the matter.

Planning Committee
Wednesday, September 8, 2021

(iii) New House Development and Lot Size

Discussion ensued with regard to demolition of houses and rebuilding of new houses on the existing site. Staff noted that the 702 Single Family Lot Size Policy will be reviewed as part of the Official Community Plan review.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:11 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, September 8, 2021.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Associate



To: Planning Committee

Date: September 9, 2021

From: Wayne Craig
Director of Development

File: SC 21-932318

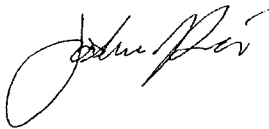
Re: **Application by No. 6 Investments Ltd. for a Strata Title Conversion at
2020 No. 6 Road and 14133 Burrows Road**

Staff Recommendation

1. That the application for a Strata Title Conversion by No. 6 Investments Ltd. for the property located at 2020 No. 6 Road and 14133 Burrows Road be approved on fulfilment of the following conditions within 180 days of the date of this resolution:
 - a. Payment of all City utility charges and property taxes up to and including the current year.
 - b. Receipt of a written report or letter from a registered Architect, Engineer, or similarly qualified professional reviewing compliance with the current building code on life and fire safety matters, and completion of any works deemed necessary to address code compliance to the satisfaction of the Director of Building Approvals.
 - c. Registration of a flood indemnity covenant on title identifying a minimum flood construction level of 3.0 m GSC.
 - d. Registration of a legal agreement on title to ensure that landscaping planted along a 3.0 m wide ALR buffer (as measured from the south property line) not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
 - e. Registration of a legal agreement on title identifying that no separate sales of strata lots are permitted unless the strata lots are separated by a demising wall.
 - f. Registration of a legal agreement on title granting right of first refusal of the sale of any strata lot, or lots as the case may be, to the tenant occupying the lot or lots.
 - g. Receipt of a Letter of Credit in the amount of \$10,000 for the provision of on-site improvements, including a pedestrian pathway between 2020 No. 6 Road and the sidewalk; restriping of the accessible parking spaces to meet current Bylaw

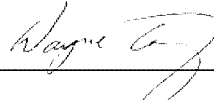
requirements; and a new pathway, bicycle parking, and landscaping in front of 14133 Burrows Road.

- h. Submission of appropriate plans and documents to the City (i.e., Strata Plan Surveyor's Certificate, Application to Deposit, Form T, etc.) and execution of the same by the Approving Officer within 180 days of the date of a Council resolution.
2. That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.



for
Wayne Craig
Director of Development
(604-247-4625)

WC:jr
Att. 7

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	Acting GM

Staff Report

Origin

No. 6 Investments Ltd. (Director: Wayne Grafton) has applied to the City of Richmond for permission to facilitate the Strata Title Conversion of two existing industrial buildings at 2020 No. 6 Road and 14133 Burrows Road into a total of 25 strata title lots. A location map and aerial photograph are provided in Attachment 1. The draft strata plans are shown in Attachment 2.

Findings of Fact

The subject site is located in an established industrial area in the Bridgeport Area Plan and is zoned “Light Industrial (IL).”

Development immediately surrounding the subject site is as follows:

- To the North: An unopened road right-of-way and the rail right-of-way.
- To the East: A property zoned “Light Industrial (IL)” with vehicle access from Burrows Road.
- To the West: Properties zoned “Light Industrial (IL)” with vehicle access from No. 6 Road.
- To the South: A property zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve, with vehicle access from Burrows Road.

The subject site consists of a single property containing two buildings, each of which has its own civic address. 2020 No. 6 Road is located on the west side of the site, was constructed in 2019, and has a floor area of 5,474 m² (58,925 ft²). 14133 Burrows Road is located on the east side of the site, was constructed in 2003, and has a floor area of 3,528 m² (37,976 ft²). These buildings are currently occupied by four industrial warehouse tenants, two in each building. The proposed Strata Title Conversion would create 25 strata lots as shown in Attachment 2 and facilitate the separation of operating expenses for the tenants. A letter from the applicant outlining the proposal is provided in Attachment 3.

The two buildings are separated by a parking and loading area in the centre of the site, which can be accessed via driveway crossings to both No. 6 Road and Burrows Road. Parking is located along the north property line, along the west property line, between the two buildings, and in front of 14133 Burrows Road. In total there are 122 parking spaces and 25 loading spaces. Three of the parking spaces are accessible, and are spread across the property in different locations to provide convenient access to each building. The existing parking and loading provided significantly exceeds the Richmond Zoning Bylaw 8500, which only requires 68 parking spaces. Minor changes to the parking area are proposed to accommodate larger van accessible spaces and a pedestrian pathway between 2020 No. 6 Road and the sidewalk.

Fifteen Class 2 bicycle parking spaces are provided on the north side of 2020 No. 6 Road, adjacent to the drive aisle. Although bicycle parking is not required for industrial uses, the applicant has agreed to add Class 2 bicycle parking in front of 14133 Burrows Road to ensure visitors to both buildings have access to bike racks.

The front and exterior side yards include landscaped setbacks between the property lines and parking areas consistent with Richmond Zoning Bylaw 8500. The 3.0 m landscape setback along No. 6 Road includes a variety of trees, shrubs and groundcovers. These were recently planted as part of the construction of the building in 2019.

The 3.0 m landscape setback along Burrows Road contains shrubs and groundcovers, but no trees. The setback is encumbered by a statutory right-of-way (SRW) for utilities, which prohibits tree planting.

Minor changes to the landscaping are proposed. The perimeter landscaping along No. 6 Road would be impacted by a proposed pedestrian pathway connecting the sidewalk to the building. A large lawn area in front of 14133 Burrows Road would be improved with a 1.5 m wide pathway between the sidewalk and new trees. The new bicycle rack would also be located in this area. A concept plan showing the proposed improvements is provided in Attachment 4. In order to ensure that the works are completed, the applicant is required to provide a Letter of Credit or cash security in the amount of \$10,000 in association with the Strata Title Conversion.

Analysis

City of Richmond Council Policy 5031 (Strata Title Conversion Applications – Commercial and Industrial) outlines Council's Policy in determining how staff process Strata Title Conversion applications for three or more proposed strata lots (Attachment 5). The applicant has submitted all of the necessary information required by Policy 5031.

- Both buildings were recently constructed. City records show that 2020 No. 6 Road was constructed in 2019, and 14133 Burrows Road was constructed in 2003, and had interior and exterior renovations at the time 2020 No. 6 Road was constructed.
- Staff received a letter from Ted Murray Architect Inc. outlining the current condition of the buildings, which is provided in Attachment 6. The letter states that both buildings were constructed in compliance with the BC Building Code in force at the time, and building life expectancy is 50 to 75 years due to their recent construction and good maintenance. A follow-up report or letter is required prior to registration of the strata plans confirming that there are no significant Building Code deficiencies. Any deficiencies are to be completed to the satisfaction of the Director of Building Approvals prior execution of the strata plan.
- The addition of pathways to both buildings and enhanced landscaping in front of 14133 Burrows Road will have minor impacts the existing landscaped area.
- There are four occupancies in the existing buildings and no changes to the existing demising walls are proposed at this time. The owner's intention is to create 25 strata lots with each existing tenant occupying several of the proposed strata lots as shown in Attachment 2. A legal agreement is required to be registered on title identifying that no separate sales of the strata lots are permitted unless the strata lots are separated by demising walls. Any future separation of units and construction of demising walls will be subject to the Building Permit process and the current B.C. Building Code.
- There are currently four tenants occupying the buildings. The owner does not intend to sell any strata units at this time. The owner provided a letter to each tenant to read and

sign, copies of which are provided in Attachment 7. The letters indicate that the existing tenants have no objections to the application, and staff have not received any additional correspondence.

- The owner has indicated that they have no intention to sell any of the proposed strata lots at this time and should in the future they decided to sell any of the strata lots that current tenants would be granted the first right of refusal to purchase their unit. To secure the applicant's commitment, staff are recommending a legal agreement securing existing tenants right of first refusal of the sale of any strata lot, or lots as the case may be, to the tenant occupying the lot or lots be registered on Title of the property.
- The subject site is located in an area with a Flood Construction Level (FCL) of 3.0 m GSC. A restrictive covenant must be registered on title as part of the document registration package, the purpose of which is to address public awareness and identify a minimum FCL of 3.0 m GSC. This will apply to all future construction.
- The subject site is located across Burrows Road from a property in the Agricultural Land Reserve (ALR). A legal agreement must be registered on title as part of the document registration package, the purpose of which is secure maintenance of the 3.0 m landscape setback as a buffer, and to address public awareness of the potential impacts of agricultural activities such as noise, dust, and odour.

In light of this, staff support the proposed Strata Title Conversions subject to:

- a) Payment of all City utility charges and property taxes up to and including the current year.
- b) Receipt of a written report or letter from a registered Architect, Engineer, or similarly qualified professional reviewing compliance with the current building code on life and fire safety matters, and completion of any works deemed necessary to address code compliance to the satisfaction of the Director of Building Approvals.
- c) Registration of a flood indemnity covenant on title identifying a minimum flood construction level of 3.0 m GSC.
- d) Registration of a legal agreement on title to ensure that landscaping planted along a 3.0 m wide ALR buffer (as measured from the south property line) not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
- e) Registration of a legal agreement on title identifying that no separate sales of strata lots are permitted unless the strata lots are separated by a demising wall.
- f) Registration of a legal agreement on title granting right of first refusal of the sale of any strata lot, or lots as the case may be, to the tenant occupying the lot or lots.
- g) Receipt of a Letter of Credit in the amount of \$10,000 for the provision of on-site improvements, including a pedestrian pathway between 2020 No. 6 Road and the sidewalk; restriping of the accessible parking spaces to meet current Bylaw requirements; and a new pathway, bicycle parking, and landscaping in front of 14133 Burrows Road.

- h) Submission of appropriate plans and documents to the City (i.e., Strata Plan Surveyor's Certificate, Application to Deposit, Form T, etc.) and execution of the same by the Approving Officer within 180 days of the date of a Council resolution.

Financial Impact

None.

Conclusion

No. 6 Investments Ltd. has applied to convert two existing industrial buildings at 2020 No. 6 Road and 14133 Burrows Road into a total of 25 strata lots. The application complies with Council Policy 5031, and existing tenants have not raised objection to the proposal. Staff have no objection to the application and recommend approval of the Strata Title Conversion.



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:js

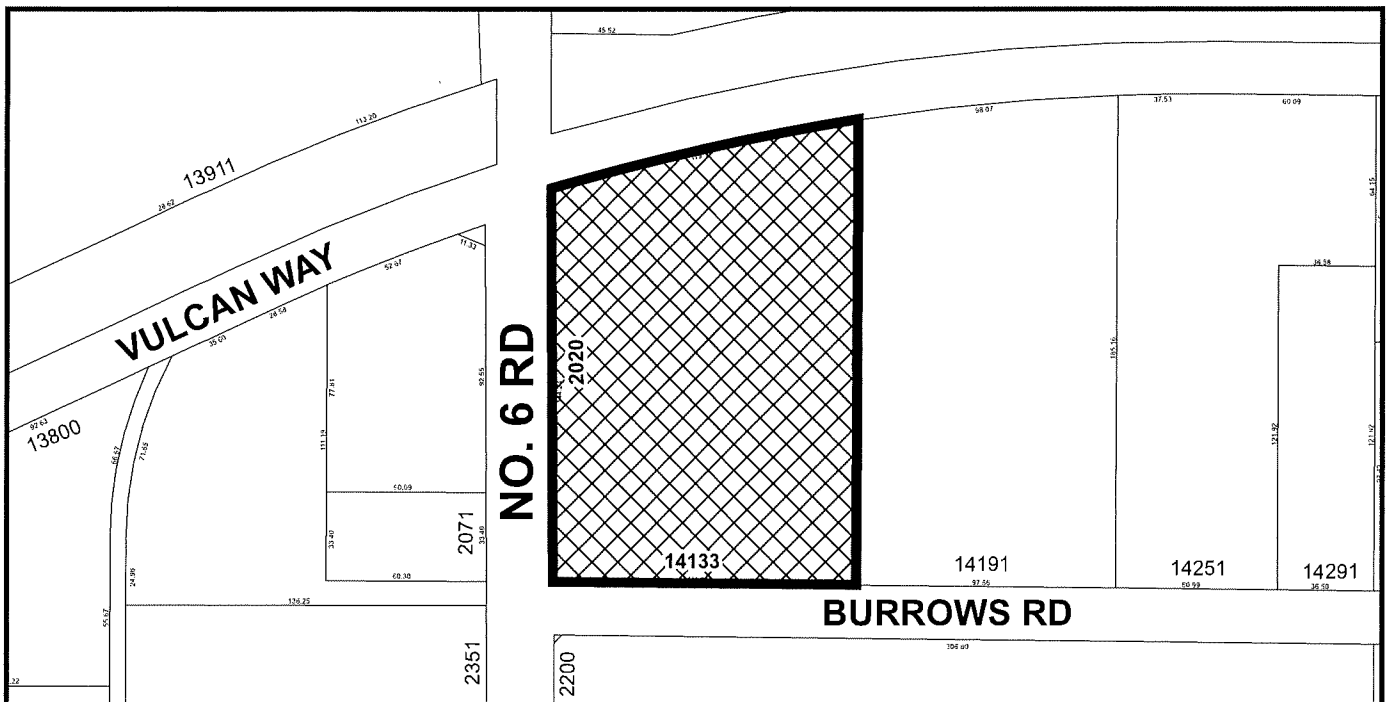
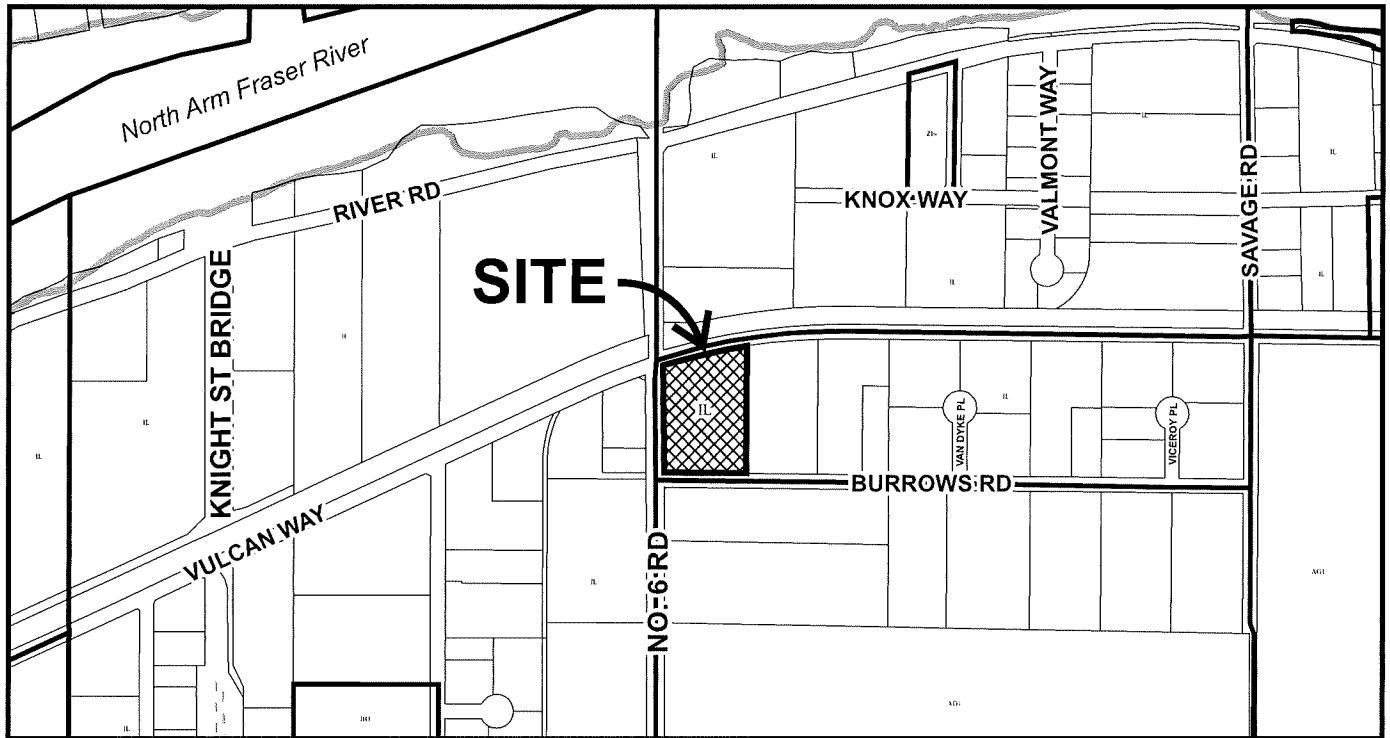
Attachments

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Draft Strata Subdivision Plans
- Attachment 3: Letter from the applicant
- Attachment 4: Site Improvements Concept Plan
- Attachment 5: Policy 5031: Strata Title Conversion Applications – Commercial and Industrial
- Attachment 6: Letter from the Architect
- Attachment 7: Tenant Notification and Correspondence



City of Richmond

ATTACHMENT 1



SC 21-932318

Original Date: 07/02/21

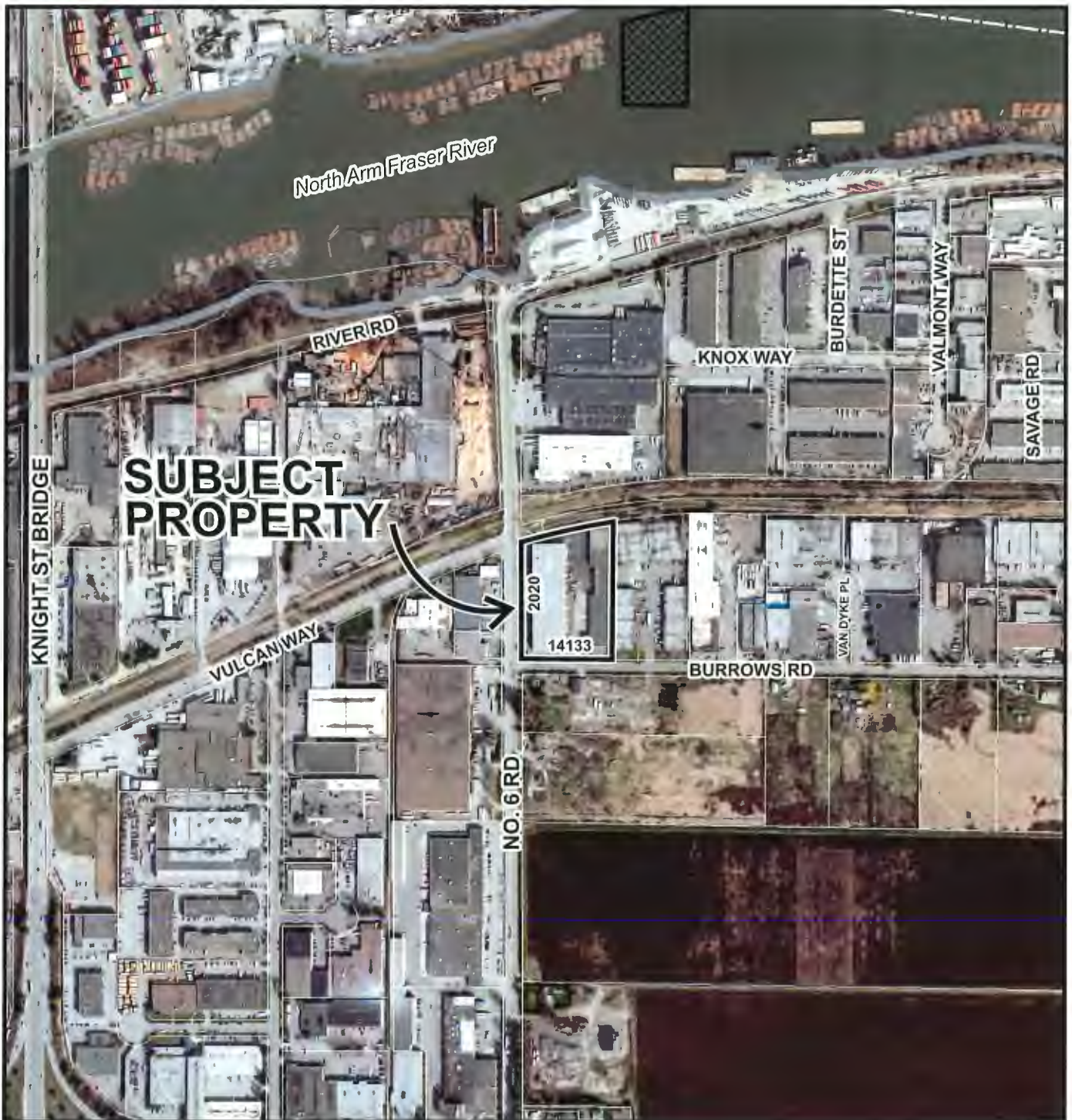
Revision Date:

Note: Dimensions are in METRES

PLN - 14
(Special)



City of
Richmond



SC 21-932318

Original Date: 07/02/21

Revision Date:

Note: Dimensions are in METRES

PLN - 15
(Special)

STRATA PLAN OF LOT A SECTION 21 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN EPP100080

BCGS 92G.015

SHEET 1 OF 3 SHEETS
STRATA PLAN EPS8591

ATTACHMENT 2

CITY OF RICHMOND

SCALE 1:400

10 0 10 20

ALL HORIZONTAL GROUND-LEVEL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS
SHOWN IN METRES BY 5 METRES IN HEIGHT (0-5)Z
WHICH IS NOTED AT THE SCALE SHOWN.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE CITY OF RICHMOND

LEGEND:

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- SL INDICATES STRATA LOT
- CP INDICATES COMMON PROPERTY
- LCP INDICATES LIMITED COMMON PROPERTY
- MECH INDICATES MECHANICAL
- ELEC INDICATES ELECTRICAL
- TYP INDICATES TYPICAL
- P INDICATES PARKING STALL
- L INDICATES LOADING DOCK
- S INDICATES STAIRS



INTEGRATED SURVEY AREA NO. 18

CITY OF RICHMOND, NAD83(CRS84) 0.000 149990

GRID BEARING ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 78H4508 AND 78H4482 AND
ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18,
(12° WEST LONGITUDE).

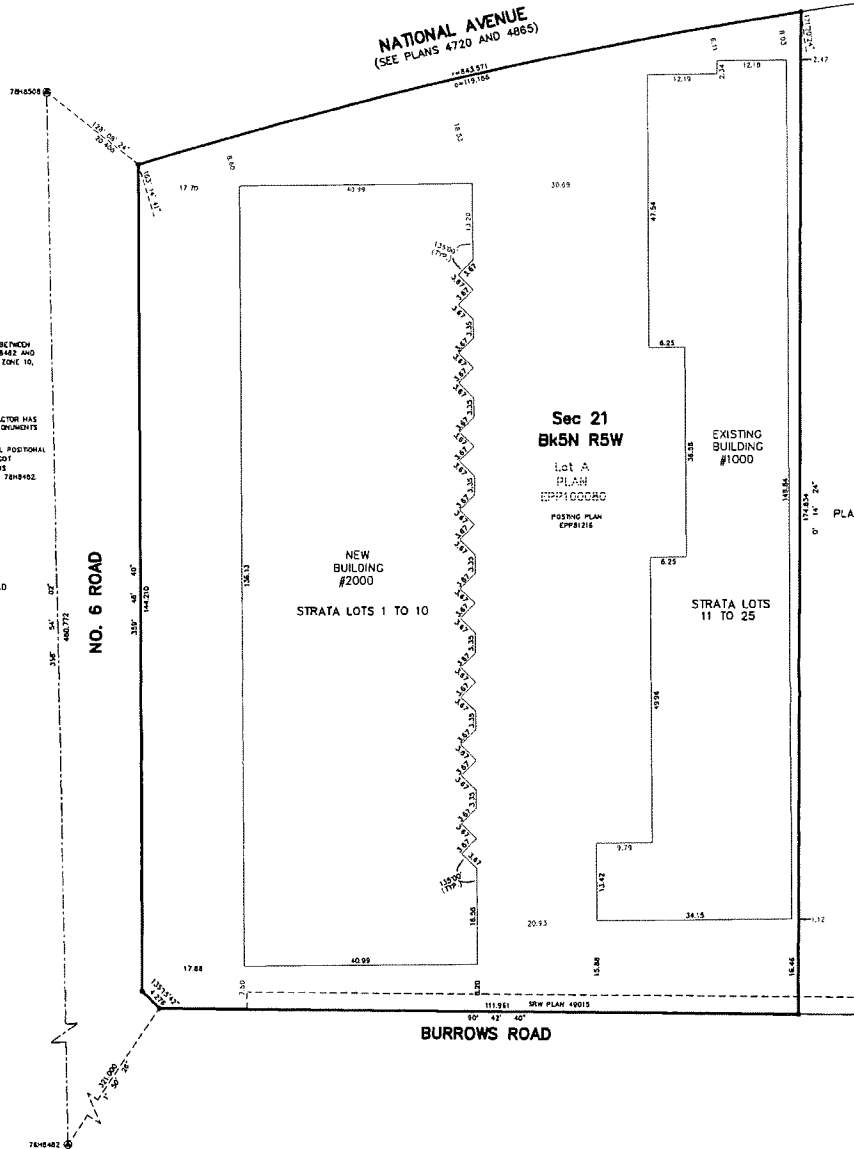
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
DISTANCES UNLESS OTHERWISE SPECIFIED.
TO COMPUTE GRID DISTANCES, HORIZONTAL
GROUND-LEVEL DISTANCES BY THE AVERAGE
CORRECTION FACTOR OF 0.999999, THE AVERAGE
CORRECTION FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS
78H4508 AND 78H4482.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
ACCURACY ACHIEVED ARE DERIVED FROM THE UNADJUSTED
PUBLISHED COORDINATES AND STANDARD DEVIATIONS
FOR GEODETIC CONTROL MONUMENTS 78H4508 AND 78H4482.

CIVIC ADDRESSES:

BUILDING #1000 - #14133 BURROWS ROAD
(S.L. 11 TO 25) RICHMOND, B.C.

BUILDING #2000 - #20220 NO. 6 ROAD
(S.L. 1 TO 10) RICHMOND, B.C.



BURROWS ROAD

NOTES:

- PURSUANT TO SECTION 88 OF THE STRATA PROPERTY ACT,
STRATA LOT BOUNDARIES ARE TAKEN TO:
- (1) THE OUTSIDE FACE OF EXTERIOR BUILDING WALLS AND COMMON PROPERTY
SIDE OF WALLS ADJACENT TO COMMON PROPERTY AREAS.
- (2) THE CENTERLINE OF WALLS BETWEEN STRATA LOTS.

ALL STRATA LOT ANGLES ARE MULTIPLES OF 45° UNLESS SHOWN OTHERWISE

NAD83 (CRS84) 0.000 149990 UTM ZONE 18 COORDINATES			
TABLET	NORTHING	EASTING	ABSOLUTE ACCURACY
78H4508	5,448,571.878	494,853.187	0.032
78H4482	5,448,091.182	494,882.409	0.032

PARKING STALLS, LOADING DOCKS AND STAIRS ARE LIMITED COMMON
PROPERTY FOR USE OF THE STRATA LOTS

INDICATED (SEE PLAN L-2, S-3)

LIMITED COMMON PROPERTY HEIGHT DELIMITER STATEMENT
ALL LOT AREAS ARE DIVIDED AS TO HEIGHT BY
THE VERTICAL UNIT OF THE ASSOCIATED STRATA LOT

EXISTING BUILDING #1000 INCLUDED IN THIS STRATA PLAN
HAS BEEN PREVIOUSLY OCCUPIED

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN
PREVIOUSLY OCCUPIED, AS TO BUILDING CONTAINING
STRATA LOTS 1 TO 10.

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS BEEN
PREVIOUSLY OCCUPIED, AS TO BUILDING CONTAINING
STRATA LOTS 11 TO 25.

THE BUILDINGS SHOWN HEREON ARE
WITHIN THE EXISTING BOUNDARIES OF
THE LAND THAT IS THE SUBJECT OF THE
STRATA PLAN.

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED BY J. STEPHEN CAMPBELL, B.S. (P112)
ON THE 28th DAY OF NOVEMBER, 2020

HATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#120 - 11120 HORSBURGH WAY
RICHMOND, B.C. V7A 5H7
PH: 604-270-8331
FAX: 604-270-4137
CADFILE: 18667-008-STRATA-001.DWG

R-20-18667-STRATA

PLN - 16
(Special)

GROUND FLOOR

SCALE 1:250

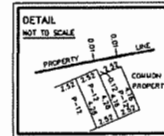
5 0 5 10 15

ALL DISTANCES ARE IN METRES



SHEET 1 OF 5 SHEETS

STRATA PLAN EPS6591



NATIONAL AVENUE

COMMON PROPERTY

NO. 6 ROAD

COMMON PROPERTY

COMMON PROPERTY

SEE DETAIL SHEET 3

SEE DETAIL SHEET 4

COMMON PROPERTY

COMMON PROPERTY

BURROWS ROAD

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
330 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 9K7
PH. 604-270-9230
FAX. 604-270-4127
CADPLOT 19887-008-STRATA-001.DWG
R-20-18667-STRATA

NOTE:
ALL STRATA LOT ANGLES ARE MULTIPLES OF 45°
UNLESS SHOWN OTHERWISE

J. STEPHEN CAMPBELL, M.O.S. (P112)
THIS SECOND DAY OF NOVEMBER, 2000

PLN - 17
(Special)

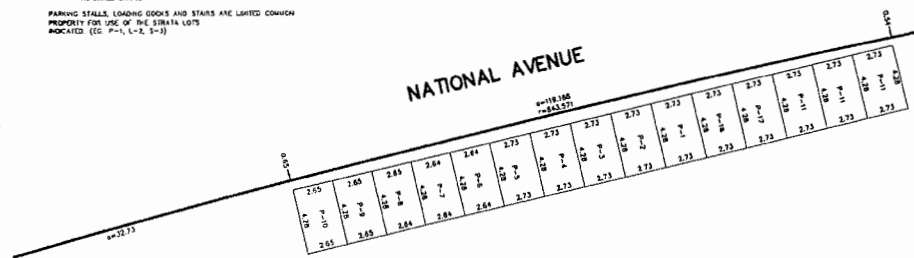
SHEET 3 OF 5 SHEETS

SCALE 1:150

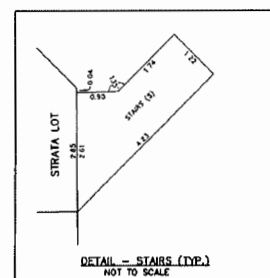
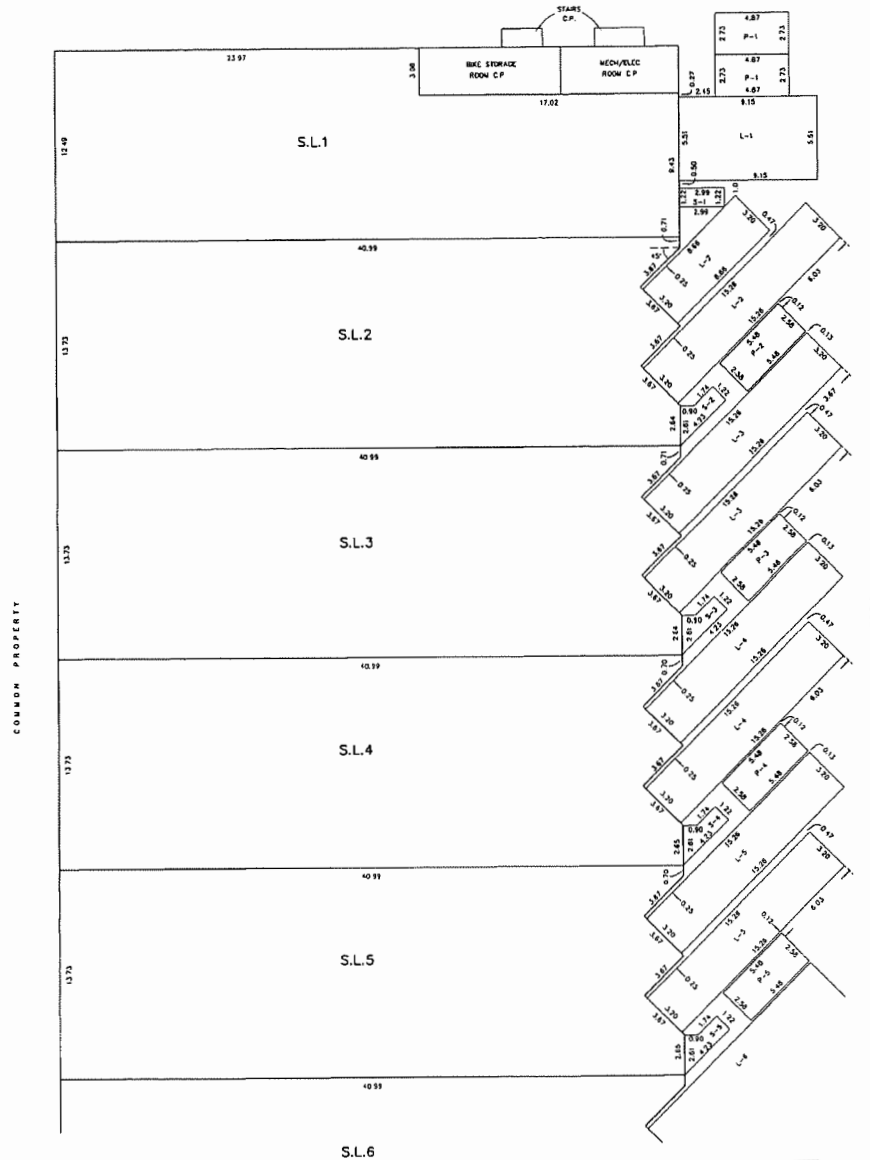


P INDICATES PARKING STALL
L INDICATES LOADING DOCK
S INDICATES STAIRS

PARKING STALLS, LOADING DOCKS AND STAIRS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EG. P-1, L-2, S-3)



COMMON PROPERTY



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 -- 11120 HORSESHOE WAY
ROSEMOND, B.C. V7A 3H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 18667-008-STRATA-001 QW0
R-20-18667-STRATA

NOTE:
ALL STRATA LOT AND LCP ANGLES ARE MULTIPLES OF 45°
UNLESS SHOWN OTHERWISE.

1 STEPHEN CAMPBELL BOLS (#712)
THIS 23RD DAY OF NOVEMBER, 2020

PLN - 18
(Special)

DETAIL - L.C.P. FOR STRATA LOTS 6 TO 10

SHEET 4 OF 3 SHEETS

STRATA PLAN EPS6591

SCALE 1:150

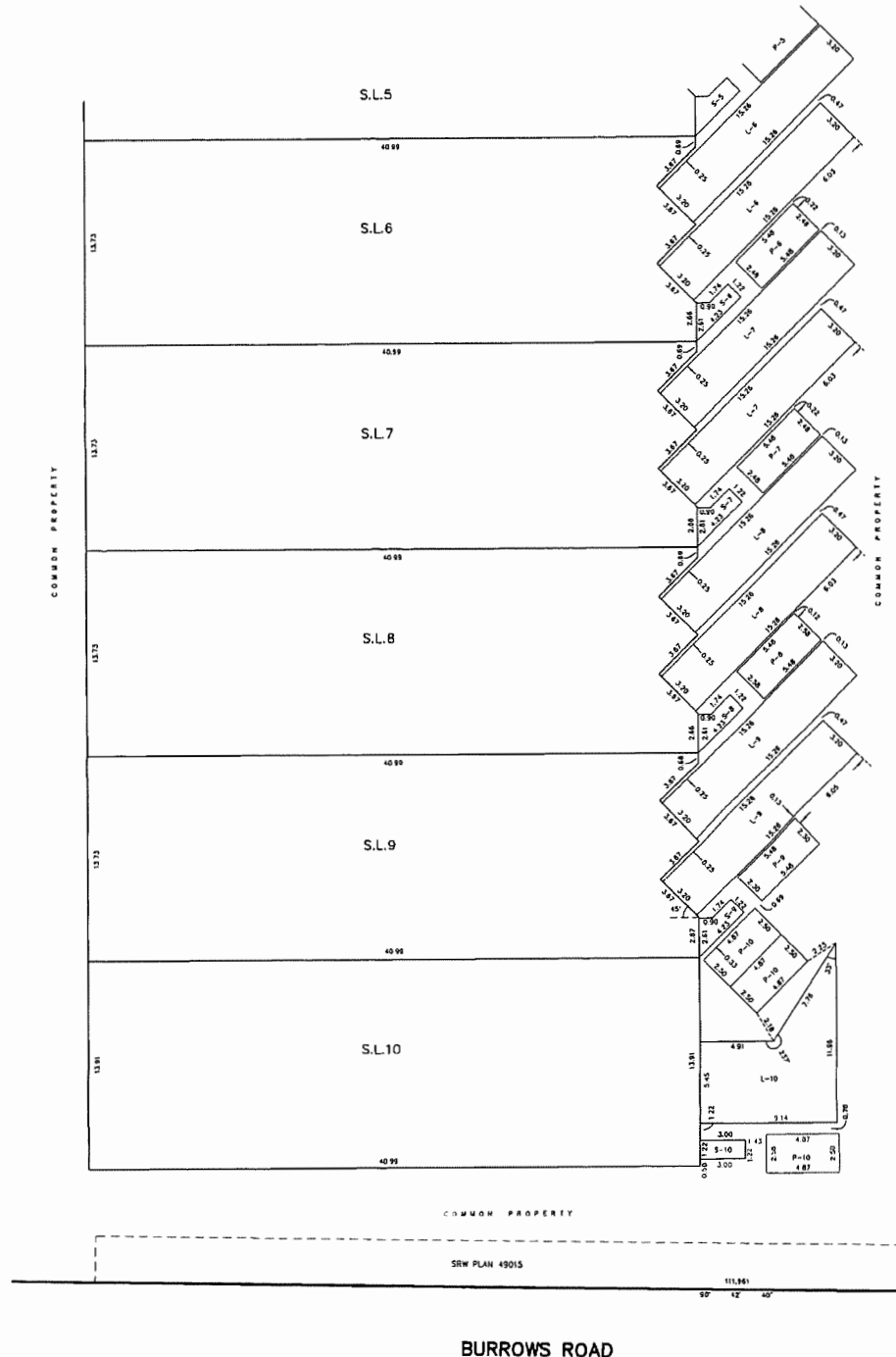


ALL DISTANCES ARE IN METRES

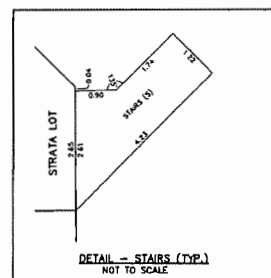
LEGEND:

- P INDICATES PARKING STALL
- L INDICATES LOADING DOCK
- S INDICATES STAIRS

PARKING STALLS, LOADING DOCKS AND STAIRS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED (EG. P-1, L-2, S-3)



BURROWS ROAD



MATSON PECK & TOPLESS
SURVEYORS & ENGINEERS
#100 - 11130 HORSFORD RD
RICHMOND, B.C. V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 18667-008-STRATA-2012.DWG

NOTE:
ALL STRATA LOT AND L.C.P. ANGLES ARE MULTIPLES OF 45°
UNLESS SHOWN OTHERWISE.

J. STEPHEN CAMPBELL, BOLS (#112)
THIS 23RD DAY OF NOVEMBER, 2020

PLN - 19
(Special)

CROSS SECTIONS

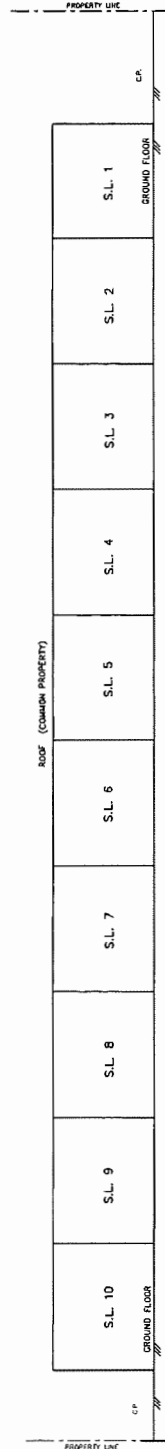
SCALE 1:250



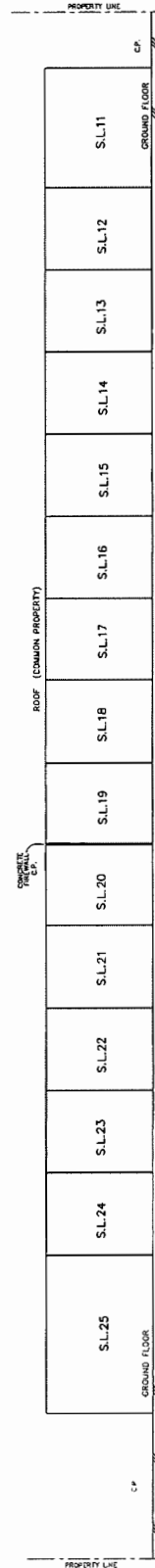
SHEET 5 OF 5 SHEETS

STRATA PLAN EPS6591

CROSS SECTION A - A'
NEW BUILDING #2000



CROSS SECTION B - B'
EXISTING BUILDING #1000



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
A100 - 11130 HORSERIDGE WAY
RICHMOND, B.C. V7A 5H7
PH: 604-270-9231
FAX: 604-270-4127
CADFILE: 18447-001-STRATA-001.DWG
R-20-18667-STRATA

A. STEPHEN CAMPBELL, BOLS (#113)
THIS 23RD DAY OF NOVEMBER, 2020

No. 6 Investments Ltd

September 8, 2021

CITY OF RICHMOND
PLANNING AND DEVELOPMENT DIVISION
ATTN: JORDAN ROCKERBIE
RICHMOND, BC V6Y 2C1

RE: PROPOSED STRATA TITLE CONVERSION AT 14133 BURROWS ROAD AND 2020 No. 6 ROAD PID: 003-477-894, LOT 26 EXCEPT: PARCEL 2 (BYLAW PLAN LMP16417) SECTION 21 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 49396 (THE "LANDS") OWNED BY No. 6 INVESTMENTS LTD (THE "APPLICANT")

In addition to the documents previously provided for the Proposed Strata Title Conversion, please be advised of the following:

- The main purpose of stratifying the property into 25 Strata Lots is to separate operating expenses that are borne by the Tenants who occupy the space, specifically Property Taxes.
- Parking stalls, loading docks, and stairs will be allocated to the Strata Lots as Limited Common Property as per the Strata Plan prepared by Matson Peck & Topliss (see attached).
- Strata Lots are not intended to be sold in the short term.
- Tenants will have right of first refusal if and when Strata Lots are sold in the future.

Sincerely,

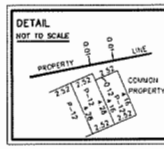


No. 6 Investments Ltd.
H. Wayne Grafton, Sole Director

GROUND FLOOR

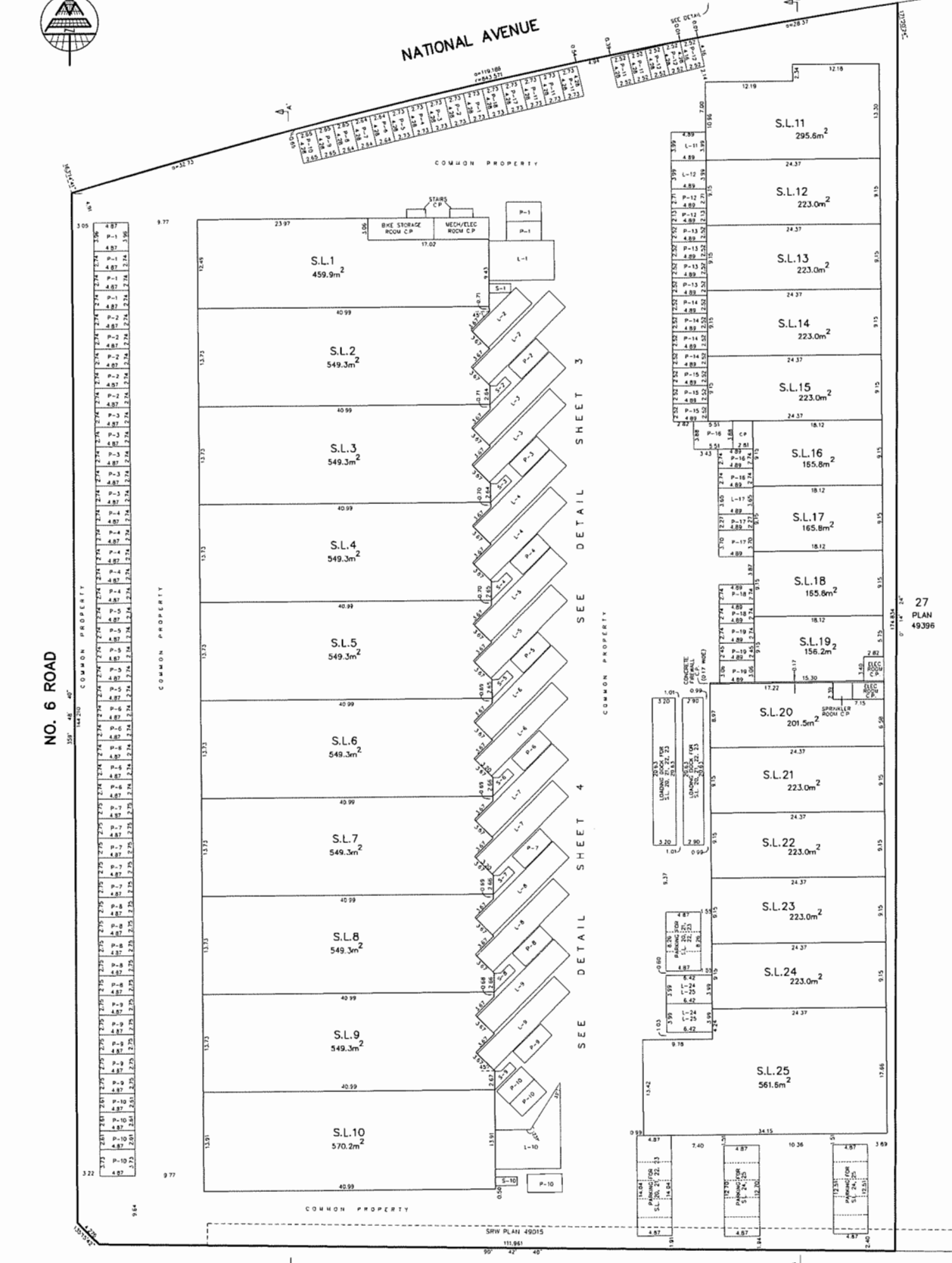
SCALE 1:250

ALL DISTANCES ARE IN METRES



STRATA PLAN EPS6591

SHEET 2 OF 5 SHEETS

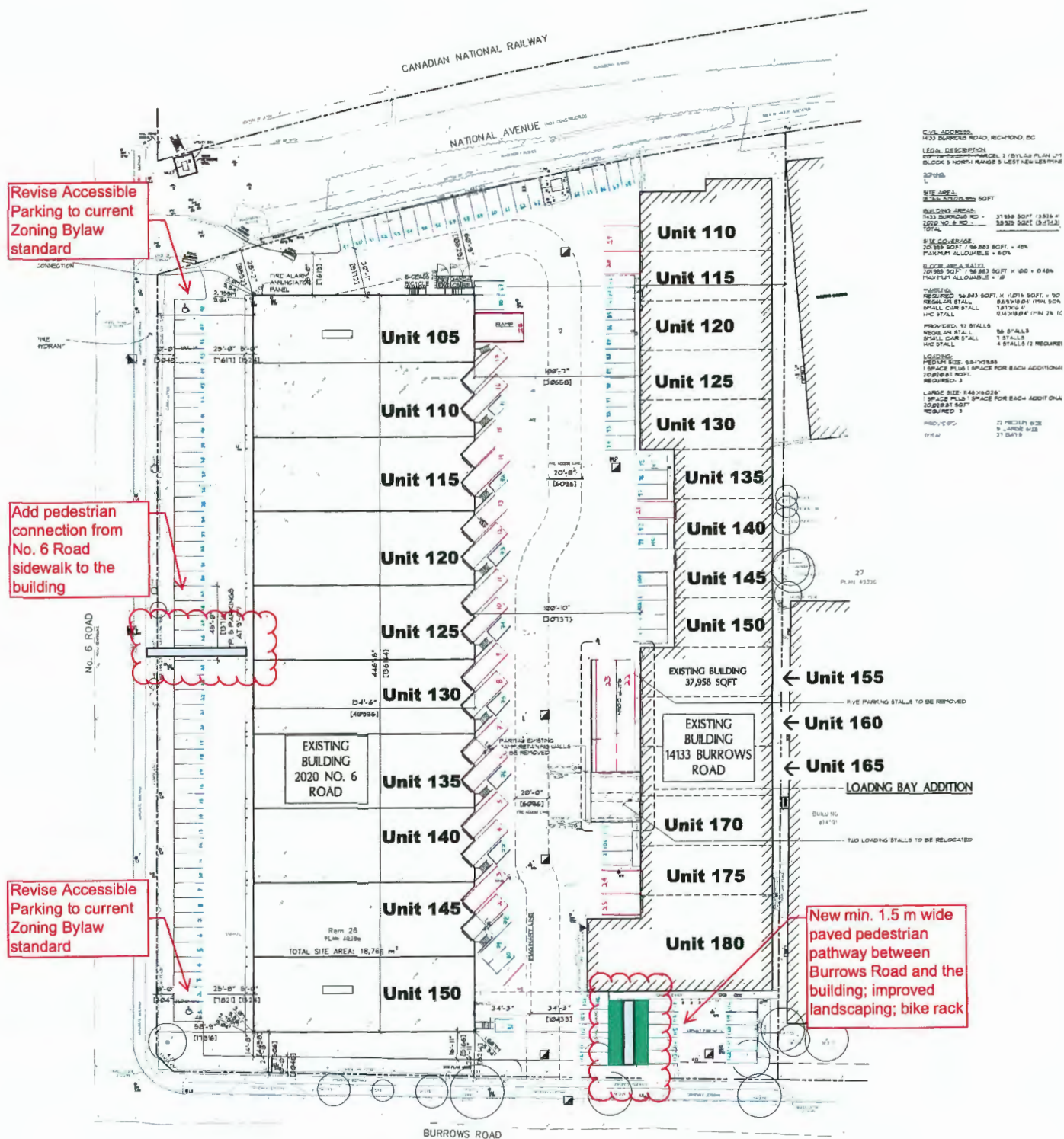


MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
400 - 11100 HORNESHOE WAY
RICHMOND, B.C. V7A 5H7
PH: 604-270-8331
FAX: 604-270-4187
CADFILE: 18667-208-STRATA-001.DWG
R-20-18667-STRATA

NOTE:
ALL STRATA LOT ANGLES ARE MULTIPLES OF 45°
UNLESS SHOWN OTHERWISE.

PLN - 22
(Special)

J. STEPHEN CAMPBELL, BCLS (P112)
THIS 23RD DAY OF NOVEMBER, 2020





**City of
Richmond**

Strata Title Conversion Applications

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

www.richmond.ca

Tel: 604-276-4000 Fax: 604-276-4052

Commercial and Industrial Policy 5031

It is Council policy that the following matter shall be considered before deciding on any commercial or industrial strata title conversion applications involving three or more strata lots:

1. The life expectancy of the building and any projected major increases in maintenance costs due to the condition of the building. This information shall be supplied by the applicant in the form of a written report in an acceptable form prepared by a registered architect, engineer or similarly qualified professional. The report shall review the building's age, quality, general condition and measure of compliance with current building codes and City bylaws.
2. The impact of the proposal on the existing tenants in terms of their existing leases and their ability to offer to purchase the units they occupy or to relocate into comparable and suitable rental premises if unable to purchase their existing units.
3. The views of the affected tenants as established by a formal canvass by the City staff or agents of the City. A standard form available from the City's Planning and Development Department may be used for this purpose.
4. Any proposals involving upgrading of the buildings or changes affecting open space, landscaping, common facilities, off-street parking and loading spaces. The ownership and management of the off-street parking and loading facilities should be specifically addressed.
5. Any other conditions peculiar to the circumstances of the conversion proposal and requiring special measures to be taken as a condition of approval.
6. All commercial or industrial strata conversion applications must be compatible with the City's bylaws regulating the use and development of the land, and the servicing standards appropriate to the site.



21 01 12

Wayne Grafton
No. 6 Investments Ltd.
20499 Westminster Highway
Richmond, BC
V6V 1B3

Attention: Wayne Grafton,

Re: Strata Application-Strata Plan EPS6591
14133 Burrows Road and 2020 No. 6 Road, Richmond, BC

It is our understanding that there is an application to convert the subject site, which includes two buildings with a Strata Title Conversion.

I am very familiar with both buildings, and as a Registered Professional Architect, I confirm the following:

14133 Burrows Road is a one storey industrial/commercial multi-tenant building, constructed in 2002, 37,976 sq ft in building area, with concrete tilt-up panel walls, a concrete slab floor on grade and steel roof structure and steel decking roof and is fully sprinklered. The building was constructed in conformance with the 1998 British Columbia Building Code and in conformance with the City of Richmond Zoning Bylaw and is provided with all City services by Richmond. The building is in very good condition.

2020 No. 6 Road is a one storey industrial/commercial multi-tenant building, the shell being completed in 2019, 58,925 sq ft in building area, with concrete tilt-up panel walls, a concrete slab floor on grade and steel roof structure and steel decking roof and is fully sprinklered. The building was constructed in conformance with the 2012 British Columbia Building Code and in conformance with the City of Richmond Zoning Bylaw and is provided with all City services by Richmond. The building is in very good condition.

The life expectancy of these buildings is 50 to 75 years.

There are no projected major increases in maintenance costs for these building due to their recent ages and durability of the construction type, subject to a major seismic event.

The owner has confirmed that the proposed Strata Title Conversion will have no impact on the existing tenants and their individual leases in both buildings nor their ability to purchase their subject strata units.

Due to the quality of construction and ongoing maintenance of the buildings and recent construction of 2020 No. 6 Road, there are no proposals for work involving upgrading of the buildings or changes affecting the open space, landscaping, common facilities, off-street

...2

TED MURRAY ARCHITECT AIBC
4168 West 12th Avenue, Vancouver, B.C. V6R 2P6
(604) 734-4050 tma@telus.net

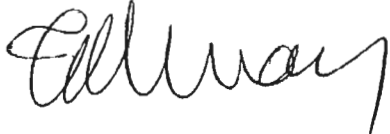
PLN - 25
(Special)

parking and loading spaces on the subject site around the buildings. The site has plenty of on-site parking and loading facilities, which will become limited common property with the Strata Title Conversion.

The undersigned is not aware of any other conditions peculiar to the Strata Title Conversion proposal that would require special measures for conditions of approval.

We trust that the above is as required.

Sincerely,



Ted Murray Architect AIBC CP
Ted Murray architect Inc.



TED MURRAY ARCHITECT AIBC
4168 West 12th Avenue, Vancouver, B.C. V6R 2P6
(604) 734-4050 tma@telus.net

PLN - 26
(Special)

No. 6 Investments Ltd

January 13, 2021

Worldpac Canada Inc. (Store 8275)

Unit 180 – 14133 Burrows Road
Richmond, BC V6V 1K9

RE: Strata Plan EPS6591

We are in the final stages of completing the project at the above-noted address. We would like to inform you that the title of your units will be Strata (S.L. 20, S.L. 21, S.L. 22, S.L. 23, S.L. 24, & S.L. 25). This will ensure that Tenants will pay for their own expenses and no one else's.

For those of you who do not know, this will have no ramifications with regards to your tenancy and only changes how the Landlord, No. 6 Investments Ltd., owns the Property.

Please sign in the space below to indicate you do not take issue with this change.

Retain one copy for your records.

Sincerely,

No. 6 Investments Ltd.

Wayne Grafton

AGREED TO THE ABOVE TERMS BY **Worldpac Canada Inc.**

SIGNATURE: John D. Lyon

DATE: 1/14/2021

NAME: John D. Lyon

No. 6 Investments Ltd

February 3, 2021

EssilorLuxottica Canada Inc – Clearly Division

Unit 105 – 2020 No. 6 Road
Richmond, BC V6V 1P1

RE: Strata Plan EPS6591

We are in the final stages of completing the project at the above-noted address. We would like to inform you that the title of your units will be Strata (S.L. 1, S.L. 2, S.L. 3, & S.L. 4). This will ensure that Tenants will pay for their own operating expenses (as part of their Additional Rent) and no one else's. Operating expenses includes property taxes, management and strata fees, common area water/sewer costs, base building maintenance (does not include Tenant Improvements), common area maintenance, common area utility costs, common area cleaning, and snow removal costs.

For those of you who do not know, this will have no ramifications with regards to your tenancy and only changes how the Landlord, No. 6 Investments Ltd, owns the Property.

Please sign in the space below to indicate you do not take issue with this change.

Retain one copy for your records.

Sincerely,

No. 6 Investments Ltd
Wayne Grafton

AGREED TO THE ABOVE TERMS BY **EssilorLuxottica Canada Inc – Clearly Division**

SIGNATURE: 
NAME: Ibrahim Kamar

DATE: February 3, 2021

No. 6 Investments Ltd

January 13, 2021

Vancouver Tire Chalet Inc
Unit 150 – 2020 No. 6 Road
Richmond, BC V6V 1P1

RE: Strata Plan EPS6591

We are in the final stages of completing the project at the above-noted address. We would like to inform you that the title of your units will be Strata (S.L. 5, S.L. 6, S.L. 7, S.L. 8, S.L. 9, & S.L. 10). This will ensure that Tenants will pay for their own expenses and no one else's.

For those of you who do not know, this will have no ramifications with regards to your tenancy and only changes how the Landlord, No. 6 Investments Ltd, owns the Property.

Please sign in the space below to indicate you do not take issue with this change.


Retain one copy for your records.

Sincerely,

No. 6 Investments Ltd
Wayne Grafton

AGREED TO THE ABOVE TERMS BY **Vancouver Tire Chalet Inc**

SIGNATURE:



DATE:

Jan. 18, 2021

NAME:

Shawn Hebert

20499 Westminster Hwy
Richmond, BC V6V 1B3

ph. 604-270-4737
fax 604-278-3258

No. 6 Investments Ltd

January 13, 2021

Yifeng Cleaning Service Ltd
Unit 150 – 14133 Burrows Road
Richmond, BC V6V 1K9

RE: Strata Plan EPS6591

We are in the final stages of completing the project at the above-noted address. We would like to inform you that the title of your units will be Strata (S.L. 11, S.L. 12, S.L. 13, S.L. 14, S.L. 15, S.L. 16, S.L. 17, S.L. 18, & S.L. 19). This will ensure that Tenants will pay for their own expenses and no one else's.

For those of you who do not know, this will have no ramifications with regards to your tenancy and only changes how the Landlord, No. 6 Investments Ltd, owns the Property.

Please sign in the space below to indicate you do not take issue with this change.

Retain one copy for your records.

Sincerely,

No. 6 Investments Ltd
Wayne Grafton

AGREED TO THE ABOVE TERMS BY **Yifeng Cleaning Service Ltd**

SIGNATURE:



DATE:

13 / 01 / 2021

NAME:

Yongjie Chen



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development
Date: September 7, 2021
File: TU 20-890760
Re: **Application by City Vancouver Academy Inc. for an extension to a Temporary Commercial Use Permit at Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165, and 2170 - 8766 McKim Way**

Staff Recommendation

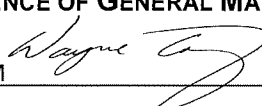
1. That the application by City Vancouver Academy Inc. for an extension to Temporary Commercial Use Permit (TU 20-890760) for the property at Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 - 8766 McKim Way to permit education use (limited to an independent school offering grades 10 to 12) be considered until September 8, 2022.
2. That this application be forwarded to the October 18, 2021 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.



for

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

WC:na
Att. 5

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER  Acting GM

Staff Report

Origin

City Vancouver Academy Inc. has applied to the City of Richmond for a one year extension to an existing Temporary Commercial Use Permit (TCUP) to allow education use (limited to an independent school offering grades 10 to 12) to be permitted at Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 - 8766 McKim Way (Attachment 1). A Development Application Data Sheet providing details about the proposal is attached (Attachment 2). The subject units at 8766 McKim Way are located in the eastern building (Attachment 3).

On September 8, 2020, Council issued a TCUP to enable the school to operate from the site for a one-year term while the school looked for an appropriately zoned permanent location. If the current extension is approved the permit would be valid for an additional one year period from the original TCUP approval resulting in this TCUP expiring on September 8, 2022.

Background

Richmond Zoning Bylaw 8500 permits “Education” use, including accredited secondary schools, in specific zones (e.g., SI, CDT1, and ASY). The subject sites’ zoning, the “Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)” zone, does not permit “Education”.

In January 2020, the Ministry of Education performed an inspection of accredited facilities to ensure the school is compliant with all Municipal and Provincial standards before renewing their licence. The school was determined to be operating without appropriate zoning. They subsequently submitted a TCUP application to allow them to operate from the site for one year while they looked to secure a permanent location with appropriate zoning that permits “Education” use. On September 8, 2020, Council issued a TCUP to allow the school to operate from the current location for one year.

The applicant has advised staff that negotiations for an alternative location were underway at the time of the original report but the negotiations fell through. An alternative site has been identified by the applicant, at 5900 No.3 Road, and the applicant has requested an extension to the TCUP in order to allow them to complete required renovations to the building at the new location (Attachment 4).

Findings of Fact

A Development Application Data Sheet providing details about the proposal is attached (Attachment 2).

Surrounding Development

The subject site is located in the City Centre planning area. Development immediately surrounding the subject site is as follows:

- To the North: Across McKim Way, commercial office complex on a property zoned “Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)”.

- To the South: Property zoned “Industrial Business Park and Religious Assembly (ZI5) – Aberdeen Village (City Centre)” for a place of worship and “Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)” for a light industrial, retail trade and services building.
- To the East: Office and commercial units on a property zoned “Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)”.
- To the West: Office and commercial units on a property zoned “Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)”.

Related Policies & Studies

Official Community Plan/Aberdeen Village

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment”. The Aberdeen Village (2031) Specific Land Use Map within the City Centre Area Plan designates the subject site as “General Urban T4 (25 m),” which allows for low to medium density of light industrial, office, and retail services. The OCP allows commercial educational uses (i.e., tutoring schools) but specifically discourages schools offering Kindergarten to grade 12 (K-12) curriculums due to the fact that K-12 programs are aircraft noise sensitive uses.

The OCP allows TCUPs in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Service Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed temporary “Commercial” use is consistent with the land use designations and applicable policies in the OCP.

Aircraft Sensitive Noise Development (ASND) Policy

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development (ANSND) Policy, where new aircraft noise sensitive land uses are prohibited, including K-12 schools. This Policy exists to prevent exposure to aircraft noise throughout the range of typical activities offered in K-12 schools, such as outdoor play. While the proposed use is temporary, the school’s activities on the site will be exclusively indoors.

Further information regarding how outdoor play will be accommodated is addressed in the outdoor play space and physical education section of this report.

Building Code issues for the use were addressed through a Tenant Improvement Permit (BP 20-890506) to allow for increased occupant load and other school related requirements for the subject site and associated units. The applicant also provided an acoustical report performed by a professional engineer prior to the issuance of the original TCUP, indicating that the measured indoor sound levels meet the noise criteria set out in the OCP for “living, dining, and

recreation rooms”. Any required upgrades outlined in the Building Permit were also to be completed in order to obtain their Business Licence and secure their accreditation as a school.

Local Government Act

The *Local Government Act* states that TCUPs are valid until the date the Permit expires or a maximum of three years. A TCUP may be granted one extension after which a new TCUP application would be required.

Staff recommend the Permit be extended for one year, as this is a temporary accommodation while the applicant searches for an appropriately zoned site.

Public Consultation

A sign has been installed on the site to advise of the proposal. Should Council endorse the staff recommendation, the application will be forwarded to a future 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*.

Richmond School District No. 38 has been made aware of the Temporary Use Permit application at the subject site. No comments or concerns have been communicated back to staff.

Analysis

The subject units at 8766 McKim Way are located in the eastern building (Attachment 3). The strata management company for the subject site has provided a letter expressing no concerns regarding the extended stay and is aware of the school’s plans for relocation (Attachment 5).

The applicant advises that they have been actively searching for a new location for the school throughout the last year after the first alternative location fell through. They are committed to moving to another facility within one year of the date of issuance of the TCUP. The applicant has provided a letter indicating they have entered into an offer to lease space at 5900 No. 3 Road (Attachment 4). A Building Permit application submission package for tenant improvements at the site is currently being finalized by the applicant and an application made shortly.

Outdoor Play Space and Physical Education

BC Ministry of Education does not have an outdoor play space requirement and there is no such requirement in the *Independent School Act*. However, all BC students are required to take a Physical Education course in grade 10. As the school does not have play space or a gymnasium, the applicant has indicated that arrangements have been made to conduct the school’s physical education requirements at multiple off-site locations. This includes the nearby King George Park at No. 5 Road and Cambie Road, the Olympic Oval, and the Richmond Pro Badminton Center at 5800 Minoru Boulevard. All off-site Physical Education activities organized by the school will have staff supervision.

Parking

Vehicle parking for the “Education” use for secondary schools is required at a rate of one parking space per staff member, plus one parking space for every 10 students.

As per Richmond Zoning Bylaw 8500, the proposed use would require 11 vehicle parking stalls for six staff members and 50 students. 11 vehicle parking stalls are assigned on-site to the school, resulting in compliance with the vehicle parking regulation.

Two Class 1 bicycle parking spaces are required (one space for every three staff members), and 15 Class 2 bicycle parking spaces are required (three spaces for every 10 students). A total of 18 Class 1 bicycle parking spaces are provided to satisfy the Class 1 and Class 2 requirements. The applicant has located the required bicycle parking spaces in a secured room dedicated to the school at the south end of the east building on the subject site.

Financial Impact

None.

Conclusion

City Vancouver Academy Inc. has applied to the City of Richmond for an extension to a Temporary Commercial Use Permit to allow "Education" use in units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 – 8766 McKim Way, which is zoned "Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)". This would permit an education facility (limited to an independent school offering grades 10 to 12) to continue to operate on site until September 8, 2022 while a replacement location is being secured.

The proposed use at the subject property is acceptable to staff on the basis that it is temporary in nature and does not negatively impact current business operations at 8766 McKim Way. Staff recommend that this Temporary Commercial Use Permit (TU 20-890760) extension be issued.



Nathan Andrews
Planning Technician
604-247-4911

NA:blg

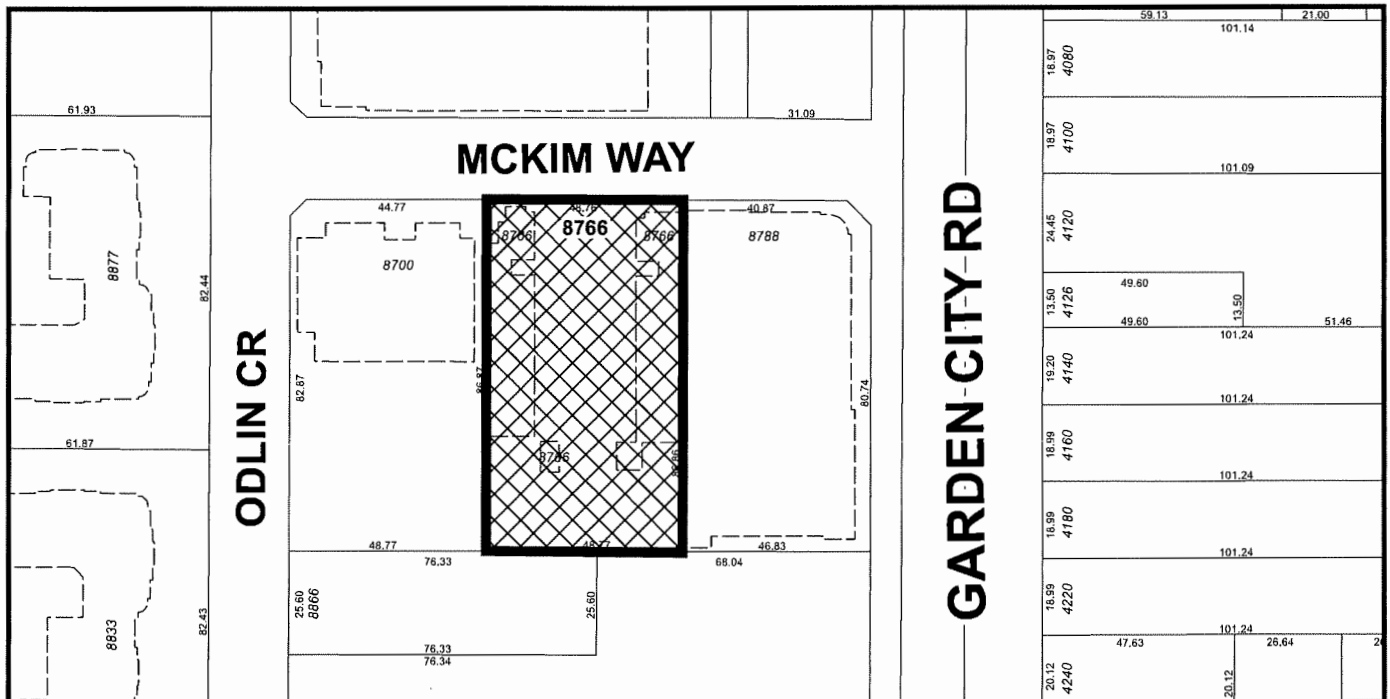
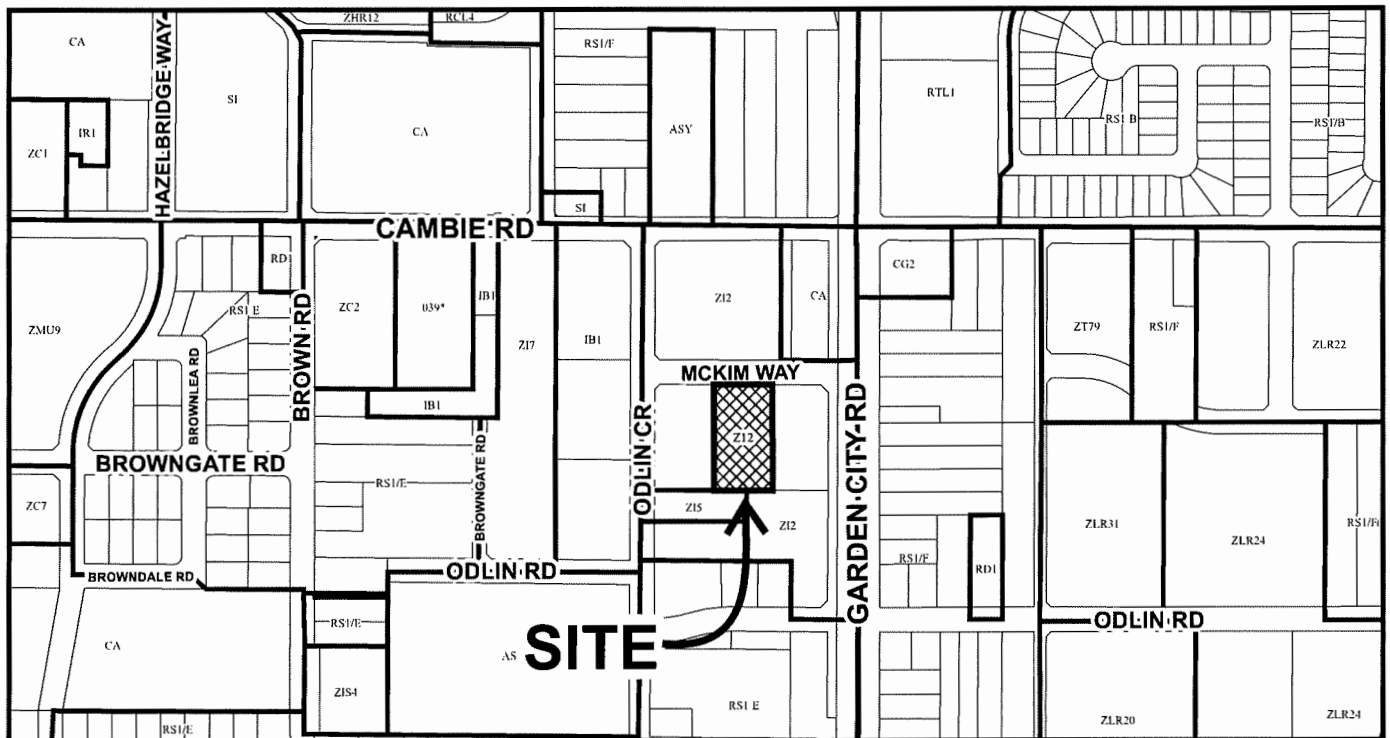
Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan and Parking Plan
- Attachment 4: Updated Letter from the Applicant
- Attachment 5: Updated Letter from Strata Management Company



City of Richmond

ATTACHMENT 1



TU 20-890760
(Unit 2165) main office

Original Date: 01/17/20

Revision Date:

Note: Dimensions are in METRES

Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165, 2170 - 8766 McKim Way

PLN - 36
(Special)



City of
Richmond



TU 20-890760
(Unit 2165) main office

Original Date: 01/17/20

Revision Date:

Note: Dimensions are in METRES

Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165, 2170 - 8766 McKim Way

PLN - 37
(Special)



TU 20-890760

Attachment 2

Address: Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165, and 2170 – 8766 McKim Way

Applicant: City Vancouver Academy Inc.

Planning Area(s): City Centre – Aberdeen Village

	Existing	Proposed
Owner:	Bauhinia Learning Centre Ltd.	No change
Combined Unit Size (m²):	348.5 m ²	No change
Land Uses:	Education, Commercial	Education
OCP Designation:	Mixed Employment	No change
CCAP Designation:	General Urban T4 (25m)	No change
Zoning:	Industrial Limited Retail (Z12) – Aberdeen Village (City Centre)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking:	11	11	None
On-site Bicycle Parking:	Class 1: 2 Class 2: 15	Class 1: 18 Class 2: 0	None



CITY VANCOUVER ACADEMY
move the world

#2165-8766 Mckim Way
Richmond, BC, Canada V6X 4G4
604.278.6811

August 25th, 2021

Dear City of Richmond,

My name is Leo Wang, general manager of City Vancouver Academy Inc. We are an independent high school doing business at 2165-8766 Mckim Way, Richmond, holding a Temporary Commercial Use Permit **TU20-890760**. The expiration date for this permit is September 9th, 2021.

At the time when we applied for this TCUP, we were in process signing a commercial lease agreement with landlord of 8191 Westminster Hwy, Richmond. We were very confident that we would be able to secure that lease by then. But unfortunately, the landlord eventually refused us indicating they had no confidence that our business could survive the Covid-19 pandemic and they did not want to take any risk that we might be unable to pay the rent on time.

We immediately started over looking for another alternative location. We've reached out to landlords / owners of unit 120- 8171 Ackroyd Road, unit N600- 5811 Cooney Road, unit 800- 5951 No.3 Road, unit 1500- 6081 No.3 Road, ect. And after numerous negotiations back and forth, we finally signed an *Offer to Lease* with the landlord of unit 300- 5900 No.3 Road (the Vancity Building).

Our architect is working on drawings and building permit applications. The landlord will sign the final lease agreement with us once our application was approved by the City, we sincerely hope this can be done by the end of October. The landlord will then issue the 2-month notice to vacate letter to current tenants. Fixturing period for our school will be from January to April 2022, which means our school's official move-in date will be May 2022.

Therefore, I am writing this letter, hoping to renew our TUP for another year. Our school's operating condition all remain the same as last year. We successfully maintained all positions and working hours for our teachers and staff. Since B.C. is gradually recovering from the pandemic, I believe our school's future is also promising.

The City's consideration and support to small businesses like our school is greatly appreciated.

Sincerely,

Leo Wang

City Vancouver Academy Inc.



STRATA APPROVAL LETTER (LMS4572)

August 26th, 2021

Dear Sirs / Madam,

RE: TU 20-890760, A Temporary Use Permit renewal application from tenant City Vancouver Academy Inc.

We acknowledge that current tenant of Unit 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 and 2170 - 8766 Mckim Way, Richmond, BC V6X 4G4 is trying to renew their temporary commercial use permit with the City of Richmond to allow them to continue doing business as a school for another year.

The owner of above units is Bauhinia Learning Centre Ltd. The tenant's main contact person regarding this matter is Mr. Leo Wang, leo.wang@cityvanacademy.ca, 604-278-6811.

The Strata discussed this matter and reviewed the Offer to Lease document provided by Leo Wang, between City Vancouver Academy Inc. and 1212406 B.C. Ltd.

The Strata has NO particular concern or comment on City Vancouver Academy's renewal application and their plan to stay for another year.

Please feel free to contact me if you have any questions or concern.

Yours truly,

A handwritten signature in black ink, appearing to read "Eric Chung", is written over a light blue horizontal line.

Eric Chung
Property Manager

CITYBASE MANAGEMENT LTD

#400 - 1200 W 73rd Avenue, Vancouver, BC V6P 6G5

Tel: 604-708-8998 Fax: 604-708-9982

Website: www.citybase.ca Email: ericchung@citybase.ca



City of Richmond

Temporary Commercial Use Permit

No. TU 20-890760

To the Holder: CITY VANCOUVER ACADEMY INC.

Property Address: UNITS 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165 AND
2170 – 8766 MCKIM WAY

Address: C/O LEO WANG
CITY VANCOUVER ACADEMY INC.
2115 – 8766 MCKIM WAY
RICHMOND, BC V6X 4G4

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and to the portion of the building shown cross-hatched on the attached Schedule "B".
3. The subject property may be used for the following temporary Commercial uses:
Education (limited to an independent school offering grades 10 to 12)
4. This Permit is valid until September 8, 2022.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

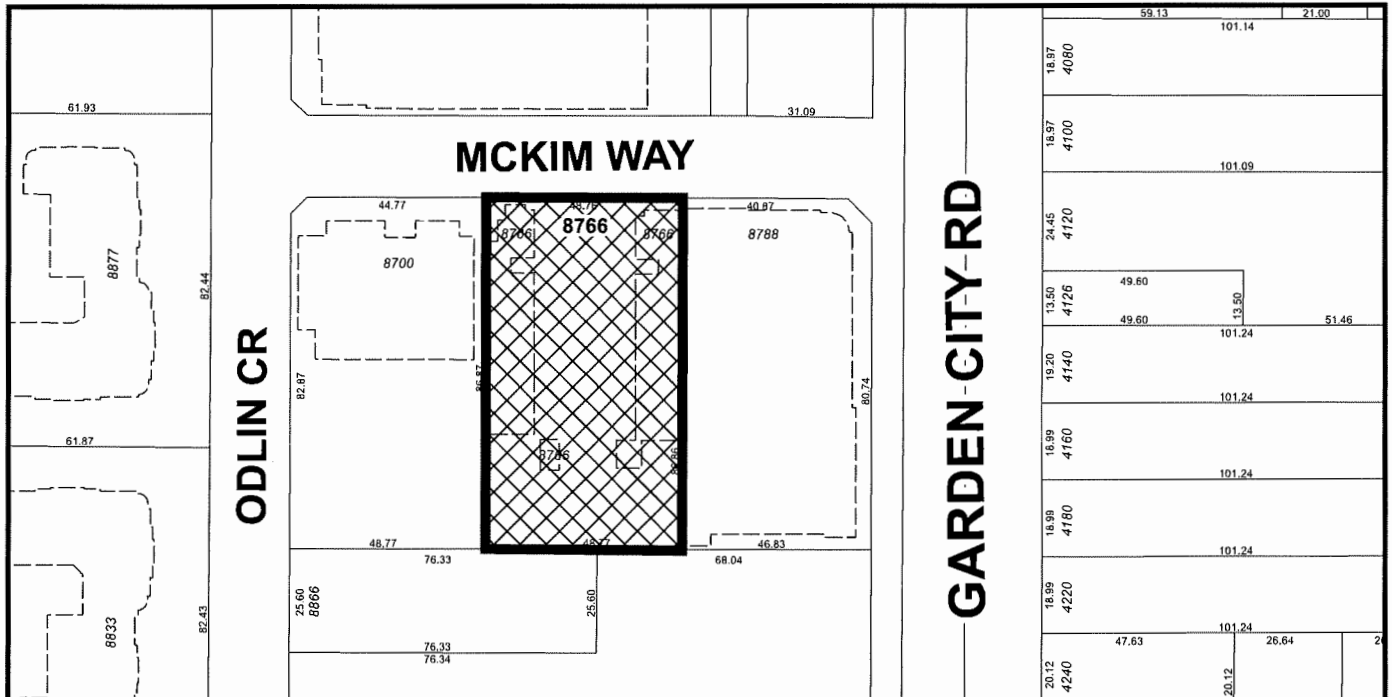
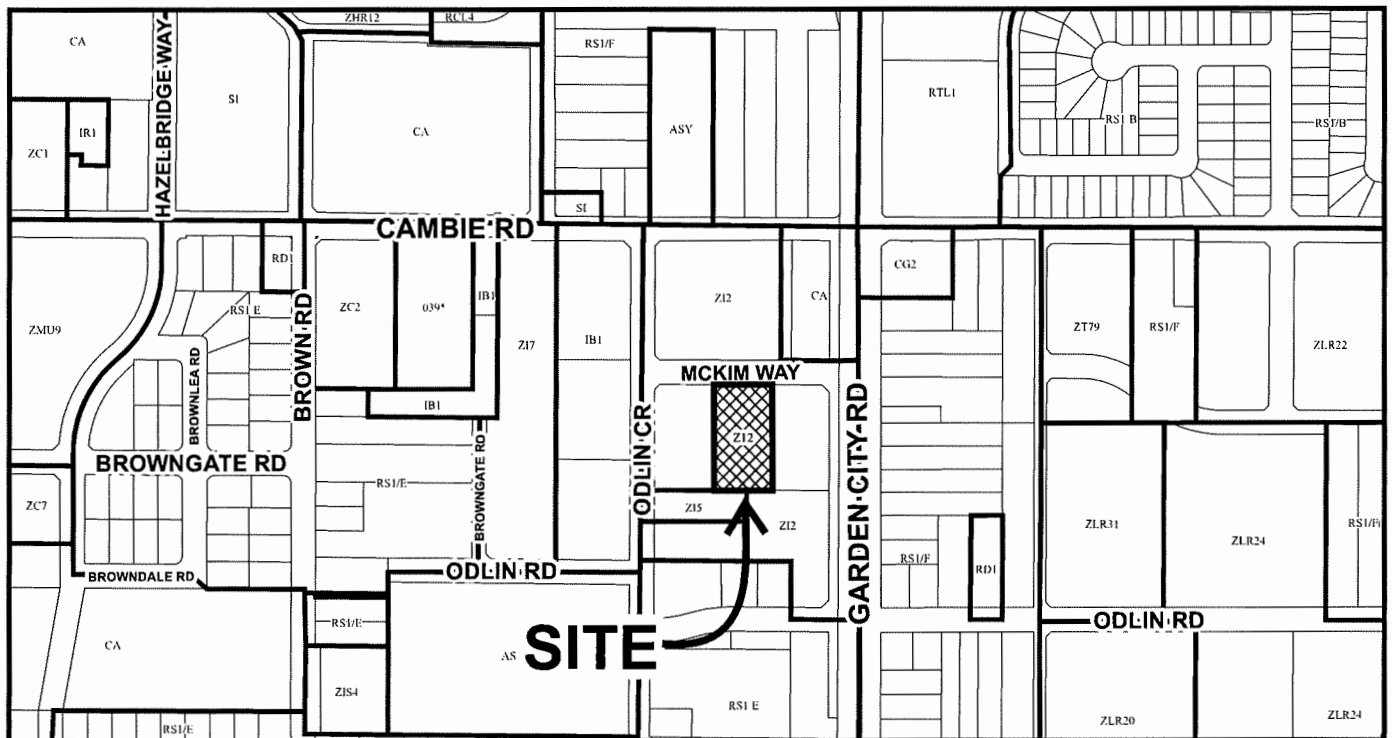
MAYOR

CORPORATE OFFICER



City of Richmond

SCHEDULE "A"



TU 20-890760
(Unit 2165) main office

Original Date: 01/17/20

Revision Date:

Note: Dimensions are in METRES

Units 2110, 2115, 2120, 2125, 2150, 2155, 2160, 2165, 2170 - 8766 McKim Way

PLN - 44
(Special)

2020-06-15 11:53:18

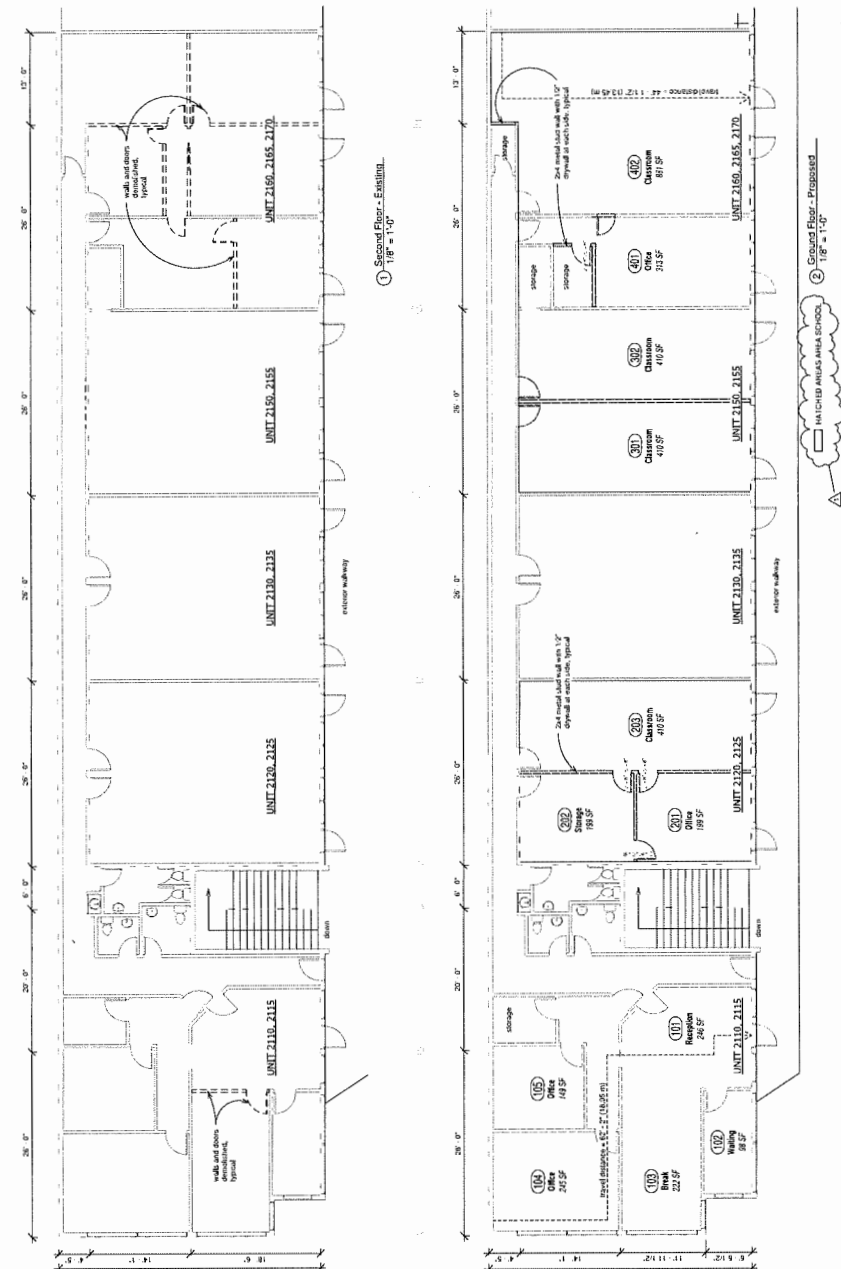
copyright; architect \$7 inc.

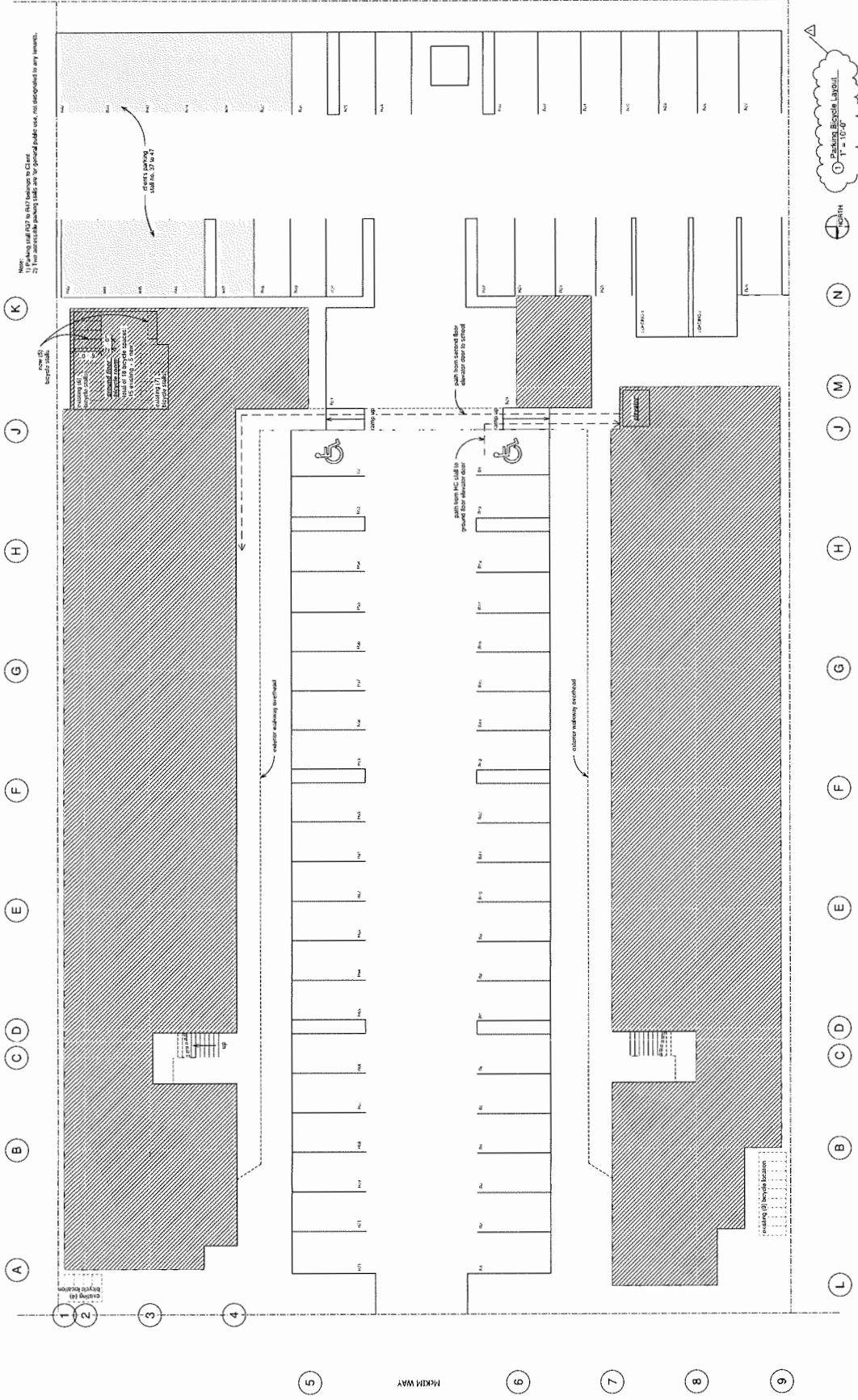
scope and specifications are the exclusive property of Architect \$7 Inc., and may not be reproduced for any purpose without written permission from Architect \$7 Inc.

Notes: These documents are not final and ready for use, and therefore they cannot yet be sealed, signed, or stamped.

If drawings are not acceptable, the general contractor must vary all dimensions, details, and levels prior to the start of construction. The general contractor must have a record copy made by January 15, 1986.

revisions
1. increase back end parking area
2.06





SCHEDULE "B"

Project no.
5743191
Rev.
A102

drawing title
PARKING AND BICYCLE LAYOUT
ADDRESS: 2165-8766 MCKIM WAY, SCOTTSBURG, KY

project title
**ARCHITECT 57 INC. 2165-8766 MCKIM FLOOR PLAN
UPDATE AND OCCUPANT LOAD**
CLIENT: BARNHART LEARNING CENTRE

architect
ARCHITECT 57 INC.
2165-8766 MCKIM WAY, FLD. KY 40381
DATE: 03-04-19
CHECKED: GUY
PROJECT: 5743191

consultant
lays & design
Date: 03-04-19

issued for
description
1. bidding permit
Date: 03-04-19

revisions
no. description
1. occupant load and parking info.
Date: 03-04-19

copyright © architect 57 inc.
all drawings and specifications are the exclusive property of architect 57 inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of architect 57 inc. All information shown on this drawing is for the specific project and is not to be used for any other project. The general contractor must verify all dimensions, details, and bearing from the commitment of work. All errors and omissions discovered must be reported immediately to architect 57 inc.



City of Richmond

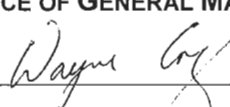



Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development
Date: August 30, 2021
File: 01-0083-09/2021-Vol
01
Re: 2022 Lulu Awards in Urban Design – Proposed Schedule and Categories

Staff Recommendation

That Council endorse the Richmond Urban Design Awards Program as outlined in the report titled, “2022 Lulu Awards in Urban Design – Proposed Schedule and Categories” dated August 30, 2021 from the Director, Development.

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

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
 Acting GM	
SENIOR STAFF REPORT REVIEW	INITIALS:
	
APPROVED BY CAO	
	

Staff Report

Origin

On April 14, 2008, Council endorsed the implementation of a biennial Richmond Urban Design Awards Program (the Lulu Awards) in order to enhance urban design principles in Richmond. The first Lulu Awards were presented in 2009 and subsequently in 2011 and 2013. In 2013, a decision was made to go from a two-year awards cycle to a four-year awards cycle in order to increase the number of submissions for the awards. The Lulu Awards is now an event that runs every four years with the last awards presented in 2017.

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

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

2.2 Policies and practices that support Richmond's sustainability goals

This report supports Council's Strategic Plan 2018-2022 Strategy #6 - Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP (Official Community Plan) and ensure development aligns with it.

6.2 "Green" and circular economic growth and practices emphasized.

Analysis

Lulu Awards Program

The Lulu Awards are intended to recognize, celebrate and inspire excellence in urban design in the City of Richmond. Design awards will be given for exceptional projects that represent visionary thinking and "raise the bar" for design excellence. Private and public sector projects are eligible if they are completed up to five years prior to the awards year. Submissions can be made by a project owner, a member of the team that is associated with the project, City of Richmond staff or members of the general public.

Due to COVID-19 Pandemic and associated Public Health Orders, staff recommend that the Lulu Awards originally scheduled for 2021 be deferred to 2022 in order to facilitate a focused, efficient, and robust process. The proposed revised schedule would start with a call for nominations commencing in January 2022, with an award presentation anticipated to occur at a Council meeting in October/November 2022. If the revised schedule is endorsed, the next Lulu Awards Program would be held in 2026.

The current categories are:

- **Buildings:** Residential, mixed-use, commercial, industrial, public and institutional buildings.
- **Open Space:** Landscape innovation, public and institutional open space.

Proposed new sub-categories

Staff have received feedback from members of the public about the importance of universal accessibility and ecological design in developments in the City. In order to create more awareness and encourage innovation in universal design and ecological design, staff recommend the addition of two new sub-categories under Open Space.

Universal Design and Innovation: To promote, encourage and recognize universal design that provide barrier-free access for everyone regardless of age or ability and create truly inclusive and safe open spaces.

Criteria:

- Space is accessible and welcoming to everyone and incorporates design that provides barrier-free access for all forms of disability (physical, sensory, cognitive, mental health).
- Reflects the principles of universal design and is consistent with the City of Richmond's *Enhanced Accessibility Design Guidelines and Technical Specifications*.
- Advances a level of accessibility that goes beyond the BC Building Code requirements.
- Provides innovative solutions to removing typical barriers for persons with disabilities in the built environment.
- Promotes social inclusion through design that reflects the diversity of Richmond's community.
- Promotes a stronger relationship to the public realm, including accessible design features to ensure safe transitions from open spaces to public realm (e.g., roads, parking lots and sidewalks).

Staff discussed the potential introduction of this new award sub-category with the Richmond Centre for Disability (RCD). RCD has advised staff that they support the initiative as a means of promoting and recognizing inclusivity and accessibility.

Ecological Design and Innovation: To promote, encourage and recognize sensitive and regenerative design that responds to the ecological features of the site, its context and supports diverse habitats.

Criteria:

- Provides thoughtful attention to the site's larger context-ecology and hydrology to balance the built environment with the natural environment.
- Advances landscape design that protects, restores and regenerates natural systems, reduces water consumption, preserves water quality, prevents soil erosion, while providing enjoyable and learning environments for people.
- Promotes rewilding and creates a diverse habitat for birds, insects and pollinators that contribute towards more resilient ecosystems.

- Incorporates creative strategies to deal with invasive species.
- Promotes landscape design that increases the capacity of carbon sinks through revegetation.
- Incorporates innovative use of native plant material and/or plants that are regionally adaptive to our climate thus demonstrating a response to climate change.
- Develops innovative tree planting design that overcome urban challenges, thereby reducing the effects of the urban heat island effect and mitigating the effects of heavy rain events.
- Landscape design that fosters environmental stewardship and create healthy ecosystems that uphold the quality of life for present and future generations.

Proposed Award Process

The proposed awards schedule is outlined below:

- January 2022: The call for submissions commences at the beginning of the month.
- February 2022: Submission deadline.
- May 2022: Jury tour and recommendations.
- October/November 2022: Welcoming reception and awards presentation at Council Meeting.

The Jury tour is a critical step in the award process. Moving the awards as proposed would allow the site tours to occur in the spring season (instead of fall/winter), which will allow site landscaping to be evaluated in the right conditions.

The awards are proposed to culminate with a reception and an awards presentation at a Council meeting later in 2022. A specific Council meeting date would be identified subject to scheduling considerations. Should any further changes to the proposed schedule be required in response to the ongoing COVID-19 Pandemic, a staff report outlining any scheduling adjustments would be brought forward to Council for consideration.

Award Promotion

Should Council endorse the revised schedule, Development Applications staff will work with Corporate Communications staff to raise awareness in the community. This may include: issuing a news release, use of the City's website, social media, advertising in local newspapers and mail-outs/emails to members of the design, architecture, landscape architecture, planning, and development industries.

After the awards are announced, the information about the award winning projects would be publicized via the same communication channels, as well as an award presentation at a City Council meeting, as in previous years.

Financial Impact

None. The Awards Program will be accommodated within existing budgets.

Conclusion

Staff recommend that the Lulu Awards Program originally scheduled for 2021 be deferred to 2022 with the four-year awards cycle continuing thereafter.

To support Council's Strategic Plan, staff are also recommending two new sub-categories under Open Space, *Universal Design and Innovation* and *Ecological Design and Innovation*. These new award sub-categories are intended to help create awareness and encourage innovation in universal accessibility and ecological design.

Subject to Council's endorsement of the revised schedule, staff will work with Corporate Communications and Development Community to promote the awards program.



Virendra Kallianpur
Senior Urban Designer
(604-247-4620)

VK: blg



City of Richmond

Report to Committee

To: Planning Committee **Date:** August 24, 2021
From: John Hopkins **File:** 08-4040-01/2021-Vol
Director, Policy Planning 01
Re: **Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal**

Staff Recommendation

1. That the Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal resolution, as outlined in the staff report titled "Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal", dated August 24, 2021 from the Director, Policy Planning, be accepted.
2. That the Board of Education of School District No. 38 (Richmond) undertake consultation with development stakeholders to inform them of the process to review and implement potential changes to the School Site Acquisition Charge rates resulting from the 2021-22 Eligible School Site Proposal.

John Hopkins
Director, Policy Planning
(604-276-4279)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	 Acting GM
Parks	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On June 23, 2021, the Board of Education of School District No. 38 (Richmond) (herein called the Board) approved a resolution in relation to their 2021-22 Eligible School Site Proposal (ESSP). The Board approved 2021-22 ESSP resolution has been forwarded to the City of Richmond for consideration. A copy of the Board's resolution for the 2021-22 ESSP is provided in Attachment 1.

School District staff have confirmed an October 31, 2021 deadline for receipt of City of Richmond comments.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

Findings of Fact

2021-22 ESSP Resolution and Process with Local Government

The purpose of the ESSP is to identify if the Board plans to acquire new school sites and outline eligible school site requirements for the School District that would also be included in their Five-Year Capital Plan.

A summary of the Board's 2021-22 ESSP resolution is as follows:

- Over the next 10 years (2021 to 2030), it is estimated that there will be approximately 16,740 new development units constructed in the School District that will be home to an estimated 1,668 school age children.
- As a result of this projected growth, one new school site will be required in Lansdowne Village in the City Centre Area Plan. Based on the School District's standards for a new school site, the ESSP identifies a site 1.9 ha (4.7 ac) in size with a land cost of approximately \$75 million. The ESSP also recognizes the potential for a school site being accommodated within a multi-level building in an air space parcel provided that arrangements can be made to share future public open/park space in a suitable nearby location, which would result in a significantly smaller site area compared to the School District's typical standards. School District staff have indicated their Long Range Facilities Plan (LRFP), adopted by the Board in June 2019, recognizes the need for a future school site in the City Centre Area to take into account long-term student population growth beyond 2033.
- To account for development growth and accompanying increase in school age children over the next 10-year period, the Board's LRFP and 2021-22 ESSP includes planned expansions to a number existing schools and a new facility development at land already acquired by the School District (adjacent to Dover Park), which is consistent with and accounted for in the ESSP resolution.

In accordance with the provincial legislation, upon receipt of an ESSP resolution, a local government must either:

- Pass a resolution accepting the ESSP resolution; or
- Respond in writing to the Board that it does not accept the school site requirements for the School District, including the specific site and objections by the local government. In this scenario, a facilitator is appointed by the Province so that the School District and local government can come to an agreement.

School Site Acquisition Charge Rates – Potential Impacts

The School Site Acquisition Charge (SSAC) are funds from new residential development that is collected by the City, on behalf of the School District. These funds, along with residential development information (type, location and number of residential units), is provided regularly to the School District. SSAC rates are established by the Board through a prescribed formula set by the Province, which also establishes maximum SSAC rates that can be charged to new residential development.

School District staff have identified that subject to Council's and the Ministry of Education's consideration of the ESSP, the SSAC Bylaw will be reviewed in winter 2021-22 by the Board and the information contained in the 2021-22 ESSP could result in an increase to the SSAC rates paid by developers for new residential development.

The City of Richmond is not involved in setting the SSAC rates. Any review and change to SSAC rates is undertaken by the School District in accordance with the provincial regulations.

Analysis

Residential Development and School Age Children Projections

The 2021-22 ESSP resolution contains information about projected residential development and associated yield of school age children over the next 10-years. These projections are based on residential development information provided by the City of Richmond to the School District on a regular basis through the transfer of SSAC funds collected by the City. School District staff also assess residential development application activity across the City and consult with the development community on anticipated residential growth as part of the drafting of the ESSP. City staff have reviewed the residential growth projections provided for in the 2021-22 ESSP and confirm they are aligned with projected growth outlined in the Official Community Plan.

Proposed New City Centre School Site

The 2021-22 ESSP accounts for residential development and associated yield of school age children over the next 10 years that is proposed to be accommodated in planned expansions to a number of existing schools and construction of a new school on land owned by the School District at Dover Park. An additional new school site has been identified in the 2021-22 ESSP for Lansdowne Village. The School District has indicated that this new school site is needed to accommodate for long-term growth beyond 2033; therefore it is being included in the 2021-22

ESSP so that SSAC funds can be collected for the potential acquisition to be undertaken within the next 10 years.

Lansdowne Redevelopment

The Final Master Land Use Plan for the proposed Lansdowne redevelopment by Vanprop Investments Ltd. (applicant/developer) and associated amendments to the Official Community Plan/City Centre Area Plan were granted third reading on March 15, 2021. Through the development of the Final Master Land Use Plan, consultation occurred amongst the developer, City staff and the School District. This site is proposed to be developed in a phased approach, which provides for opportunities for a new school site to be secured through this redevelopment. The Lansdowne Final Master Land Use Plan maintains options for the inclusion of the future school on this site. Additionally, City staff will continue to involve the School District in the park planning process to ensure the park plan reflects a potential school on this site.

The 2021-22 ESSP identifies that a new elementary school with a capacity of approximately 340 students in Lansdowne Village in the City Centre Area Plan will be required. A site size of approximately 1.9 ha (4.7 acres) has been identified in accordance with School District standards and a \$75 million land cost estimate based on current market values is included in the 2021-22 ESSP. The ESSP also recognizes the potential for a school site being accommodated within a multi-level building in an air space parcel provided that arrangements can be made to share future public open/park space in a suitable nearby location, which would result in a significantly smaller site area compared to the School District's typical standards. School District staff have indicated there are ongoing discussions with the developer about options to develop a new school on this site. Any decision to pursue acquisition of a school site in one of the phases of the Lansdowne redevelopment will be determined by the Board and developer.

Review and Changes to the SSAC Bylaw

If the 2021-22 ESSP is accepted by the City of Richmond, the School District will forward it, along with the Five-Year Capital Plan that includes information on the eligible school site, to the Ministry of Education for acceptance. Once this process is complete, the Board will be in a position to review the SSAC rates charged for new residential developments based on the requirements in the provincial legislation, including maximum charges per unit. The current SSAC rates determined by the Board and maximum rates established by the Province is contained in Attachment 2. School District staff have advised that the current values in the 2021-22 ESSP could result in an increase to the per unit SSAC rates subject to review and approval from the Board. The anticipated timing for the review and changes to the SSAC bylaw is in Q1/Q2 2022.

To ensure that the development community is aware of the process around potential changes to the SSAC, including how any changes to the rate would be implemented, City staff recommend that the School District undertake consultation with applicable developer stakeholders. Development stakeholders include, but may not be limited to:

- Urban Development Institute (UDI);
- Greater Vancouver Home Builders Association (GVHBA); and

- Others representatives in the local development community.

School District staff have advised they are supportive of engaging with development stakeholders. School District staff have advised they will be able to coordinate further communication and notification with development stakeholders once a timeframe has been developed for the Board to consider an amendment to the SSAC bylaw.

Financial Impact

None.

Conclusion

This report presents the Board's 2021-22 ESSP to Council for consideration. The 2021-22 ESSP outlines projected residential development over the next 10-years and has identified the need for one new school site in Lansdowne Village in the City Centre. City staff have reviewed the residential development projections and confirm they are consistent with projected growth in the Official Community Plan. School District staff have also advised of a review and potential change to the SSAC rate by the Board, which will impact the development community as SSAC funds are collected from new residential developments. As a result, staff recommend the following:

- That the Board of Education of School District No. 38 (Richmond) 2021-22 Eligible School Site Proposal resolution, as outlined in the report dated August 24, 2021 from the Director, Policy Planning, be accepted.
- That the Board of Education of School District No. 38 (Richmond) undertake consultation with development stakeholders to inform them of the process to review and implement potential changes to the School Site Acquisition Charge rates resulting from the 2021-22 Eligible School Site Proposal.



Kevin Eng
Planner 3
(604-247-4626)

KE:cas

- Att. 1: The Board's Approved Resolution for the 2021-22 ESSP
2: Table Summary of SSAC Rates – Current and Maximum

June 23, 2021

Board Resolution – 2021-22 Eligible School Site Proposal

WHEREAS Section 142 of the *School Act* requires that a Board of Education submit a capital plan to the Minister of Education; and

WHEREAS *Local Government Act* Section 574.2 requires that before a board of education submits the capital plan required under School Act Section 142 it consult with each local government in the school district and, that the board of education and local government make all reasonable efforts to reach agreement on the following:


- a projection of the number of eligible development units to be authorized over the 10 year period that has been specified by the Minister of Education;
- the projection of the number of school age children (as defined in the *School Act*) that will be added to the school district as the result of the eligible development units;
- the approximate size and number of school sites required to accommodate the number of school age children projected as a result of the addition of eligible development units;
- the approximate location and value of the school sites; and,

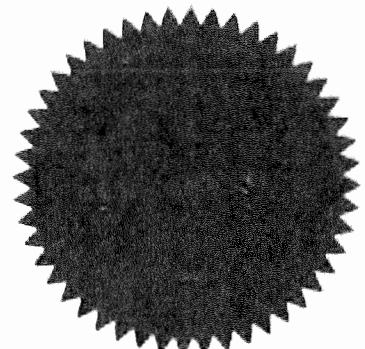
WHEREAS the Board of Education of School District No. 38 (Richmond) has consulted with representatives of the development industry and the City of Richmond on these matters;

IT IS RESOLVED THAT:

- 1) Based on information received from local government, the Board of Education of School District No. 38 (Richmond) estimates that there will be 16,740 new development units constructed in the school district over the next 10 years (Schedule 'A');
- 2) These 16,740 new development units will be home to an estimated 1,668 school age children (Schedule 'A');
- 3) The Board of Education expects that one (1) new school site will be required in the vicinity of Lansdowne Centre in the City Centre Area as well as planned expansions to a number of schools over the next 10 year period to accommodate student growth resulting from new residential development within the school district;
- 4) According to Ministry of Education site standards presented in Schedule 'B', the eligible school site will require approximately two (2) hectares in the City Centre Area; the site is expected to be purchased within 10 years and at current serviced land cost, the land would cost approximately \$75,000,000; and
- 5) The Eligible School Site Proposal be incorporated into the 2022-23 Five-Year Capital Plan and submitted to the Ministry of Education.

I hereby certify this to be a true copy of the resolution for approval of the 2022-23 Eligible School Site Proposal adopted by the Board of Education the 23rd day of June, 2021.


Roy Uyeno, CPA, CGA
Secretary-Treasurer



SCHEDULE 'A' 2021-2030 Projections - Eligible Development and Student Yield (School Age Children)

Table 1 - SCHOOL DISTRICT 38 - ELIGIBLE DEVELOPMENT UNITS (Annual estimate of new units by housing type (10 Year Estimates 2021-2030 based on growth forecasts by City of Richmond)

Form of Housing \ Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 Year Total
Single Detached	90	90	90	90	90	90	90	90	90	90	900
Row Houses	181	181	181	181	181	181	181	181	181	181	1,810
Low Rise Apartments	180	180	180	180	180	180	180	180	180	180	1,800
High Rise Apartments	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	12,230
Total Units	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	16,740

Table 2 - PROJECTED SCHOOL AGE YIELD (Age 5-17 population yield estimated from projected Eligible Development Units (EDU students by housing type 2021-2030)

Form of Housing \ Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10 Year Total
Single Detached	59	59	59	59	59	59	59	59	59	59	585
Row Houses	62	62	62	62	62	62	62	62	62	62	615
Low Rise Apartments	16	16	16	16	16	16	16	16	16	16	162
High Rise Apartments	31	31	31	31	31	31	31	31	31	31	306
Total EDU Students	167	167	167	167	167	167	167	167	167	167	1,668

Table 3 - ESTIMATED AVERAGE NEW K-12 STUDENT YIELD RATE FROM NEW HOUSING

Form of Housing \ Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Average Yield
Single Detached	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Row Houses	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
Low Rise Apartments	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
High Rise Apartments	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025

SCHEDULE 'B' 2021-22 Eligible School Site Proposal (ESSP)

Proposed new school site to be included in the 2022-23 Five-Year Capital Plan

SITE - General Location	City Centre (Lansdowne Area)
Basis of Cost	Estimate
Type of Expansion	New Elementary School
Existing Capacity	0
Long Term Capacity	340 Nominal / 311 Operating
Standard Site Area (Ha)	1.9
Approximate Acres	4.7
Existing Site Area	0
Estimated Cost of Land	\$75,000,000

Notes:

- The site area and cost estimates are based on area standards and current market values.
- There is a potential being explored for a site within the Lansdowne development property which may accommodate a multi level school building in urban air space located on a significantly smaller than standard site area, provided there is shared use of future public open space accommodated adjacent to the proposed school with City of Richmond Parks.
- Eligible School sites which already received capital site acquisition project approval from the Ministry of Education after the original ESSP was submitted in September 2000 to the present are not included in the above table.
- Eligible school site acquisition completions since the inception of the original ESSP include a new elementary site at Dover Park (currently a vacant future school site owned by the school district) and the site acquisition for MacNeill Secondary which opened as a new school in 2003.

ATTACHMENT 2

**Summary Table of School Site Acquisition Charge (SSAC) Rates
Board of Education of School District No. 38 (Richmond)**

Type of Development	Current SSAC Charge (per unit)	Maximum SSAC Charge (per unit) Based on Provincial Regulations
Low Density Development (less than 21 units per hectare)	\$772	\$1,000
Medium Low Density Development (21–50 units per hectare)	\$695	\$900
Medium Density Development (51–125 units per hectare)	\$617	\$800
Medium High Density Development (126–200 units per hectare)	\$540	\$700
High Density Development (more than 200 units per hectare)	\$463	\$600