City of Richmond

Public Hearing Agenda

Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, January 19, 2015 – 7 p.m.

Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

OPENING STATEMENT

Page

PH-6 1. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9156 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9155 (RZ 13-649524)**
(File Ref. No. 12-8060-20-009155/009156; RZ 13-649524) (REDMS No. 4453737 v.3)

See Page **PH-6** for memo from the Director, Development – Jan. 14, 2015

See Page **PH-13** for memo from the Director, Development – Dec. 17, 2014

See Page **PH-35** for full report

Location: 10440 and 10460 No. 2 Road

Applicant: Polygon Development 273 Ltd.

Purpose of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9156:

To amend the OCP Land Use Map to re-designate the site from "School" to "Neighbourhood Residential" and "Park".

Page

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9155:

To create the "Town Housing (ZT72) – London/Steveston (No. 2 Road)" zone and rezone a 2.85 ha. (7.04 acre) portion of the subject property from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London/Steveston (No. 2 Road)" to permit development of a 133-unit townhouse project. The remaining approximately 2.345 ha. (5.79 acres) of the site will be transferred to the City as park land with a community child care constructed on a portion of the park land.

First Reading: December 17, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

PH-196 (a [redacted] – Dec. 16, 2014

PH-202 (b) Steven May, 6240 Goldsmith Drive

PH-203 ([redacted] – Jan. 5, 2015

PH-205 (d) Bob Ransford, 5071 Steveston Highway

PH-207 (e) Petition Forms Received since Dec. 10, 2014

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Official Community Bylaw 9000, Amendment Bylaw 9156.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9155.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9176 (RZ 14-667788)**
(File Ref. No. 12-8060-20-009176; RZ 14-667788) (REDMS No. 4348727 v.3)

PH-228 See Page **PH-228** for full report

Location: 9620, 9660 and 9700 Cambie Road

Applicant: City of Richmond

Page

Purpose: To rezone the subject location from the "Single Detached (RS1/F)" zone to the "School & Institutional Use (SI)" zone, to permit development of a Fire Hall and BC Ambulance Service Ambulance Station.

First Reading: December 8, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9176.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9184 (RZ 14-667490)**
(File Ref. No. 12-8060-20-009184; RZ 14-667490) (REDMS No. 4435194)

PH-263

See Page **PH-263** for full report

Location: 3920 Lockhart Road

Applicant: Jhujar Construction Ltd.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", to permit subdivision into two (2) lots.

First Reading: December 17, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9184.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9186 (RZ 14-668415)**
(File Ref. No. 12-8060-20-009186; RZ 14-668415) (REDMS No. 4382060)

PH-278 See Page **PH-278** for full report

Location: 6500 Granville Avenue

Applicant: Sandhill Homes Ltd.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit subdivision into two (2) lots with access from an existing rear lane.

First Reading: December 17, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9186.

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9190 (RZ 13-649998)**
(File Ref. No. 12-8060-20-009190; RZ 13-649998) (REDMS No. 4383316 v.2)

PH-295 See Page **PH-295** for full report

Location: 10591, 10611 and 10631 Gilbert Road

Applicant: Yamamoto Architecture Inc.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", to permit development of fourteen (14) two-storey and three-storey townhouse units.

First Reading: December 8, 2014

Order of Business:

Page

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

PH-317

(a) David Price, 10440 Whistler Place

2. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9190.

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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9200 (RZ 13-647246)**
(File Ref. No. 12-8060-20-009200; RZ 13-647246) (REDMS No. 4389266 v.2)

PH-318

See Page **PH-318** for full report

Location: 9611, 9631 and 9651 Blundell Road

Applicant: Yamamoto Architecture Inc.

Purpose: To rezone the subject properties from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)", to permit development of 14 two-storey and three-storey townhouse units.

First Reading: December 17, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9200.

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ADJOURNMENT

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City of Richmond

Memorandum

Planning and Development Department
Development Applications

To:	Mayor and Councillors	**Date:**	January 14, 2015
From:	Wayne Craig Director of Development	**File:**	RZ13-649524
Re:	**Polygon Development's Rezoning Application for Steveston School Site: Revised OCP and Zoning Amendment Bylaws and Site Plan**		

This memorandum provides Mayor and Council with an update on the above-noted application as directed at the December 16, 2014 Planning Committee meeting. At this meeting, Committee directed staff to prepare revised Official Community Plan (OCP) and Zoning Amendment Bylaws to achieve a City-owned greenway connection along the southern property line of the site; similar to the greenway connection on the northern edge of the site. These bylaws were amended by staff and were given first and second readings at the December 17, 2014 Special Council meeting.

Specifically, the amended bylaws include 9.0 m (30.0 ft.) wide City-owned greenways along both the north and south sides of the site, with additional 3.0 m (9.6 ft.) setbacks to the proposed townhouse units. The applicant has provided a revised Site Plan, Sections and Shadow Diagrams that include the directed changes (Attachments 1 to 3).

More detailed architectural form/character and landscaping plans will be prepared through the Development Permit process.

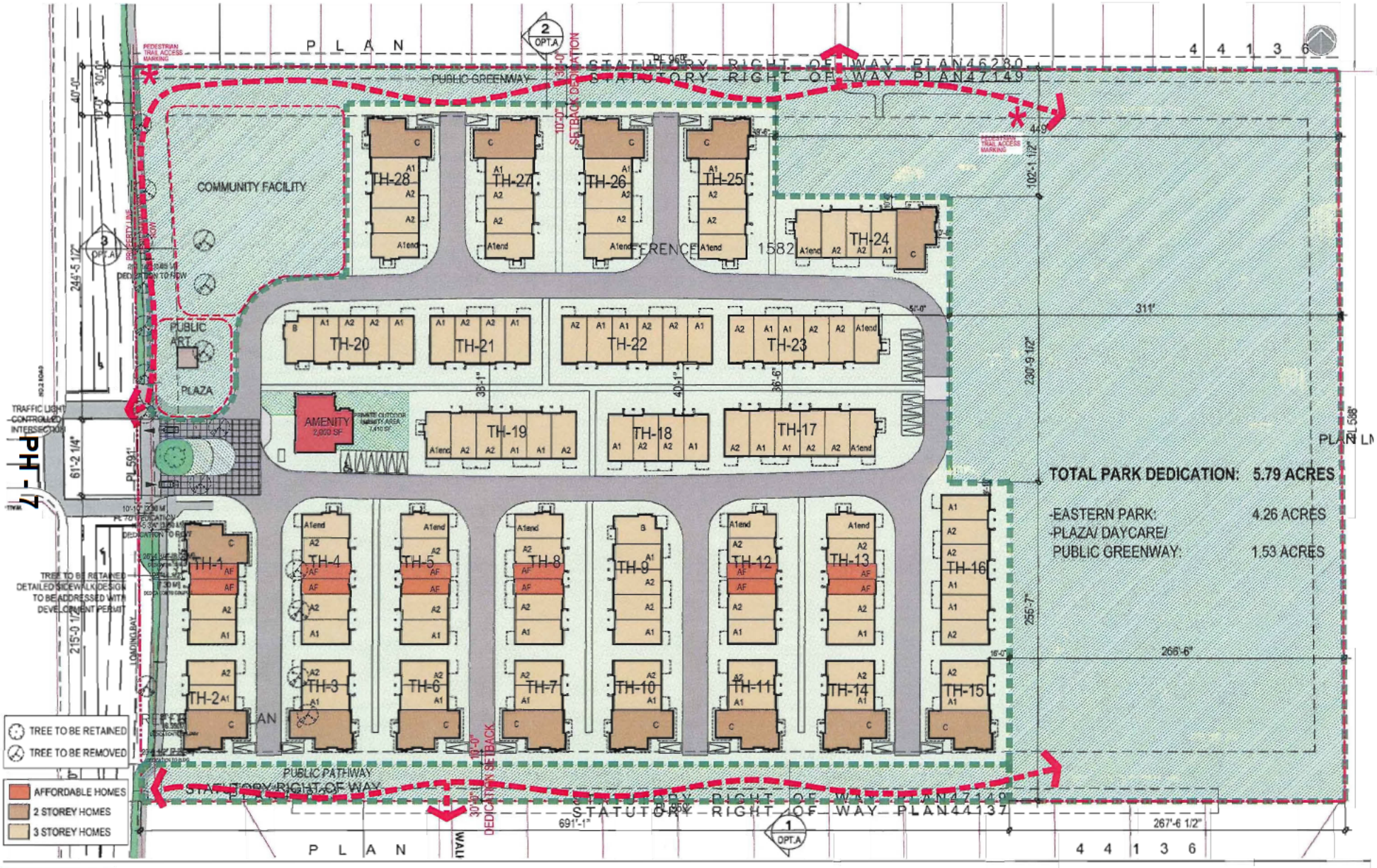
Should you have any questions or concerns regarding this information, please do not hesitate to contact me directly.

Wayne Craig
Director of Development
(604-276-4625)

MM:blg

cc: Joe Erceg, General Manager, Planning and Development
Mark McMullen, Senior Coordinator – Major Projects

Attachment 1: Revised Site Plan
Attachment 2: Revised Section Diagrams
Attachment 3: Revised Shadow Diagrams



ATTACHMENT 1

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

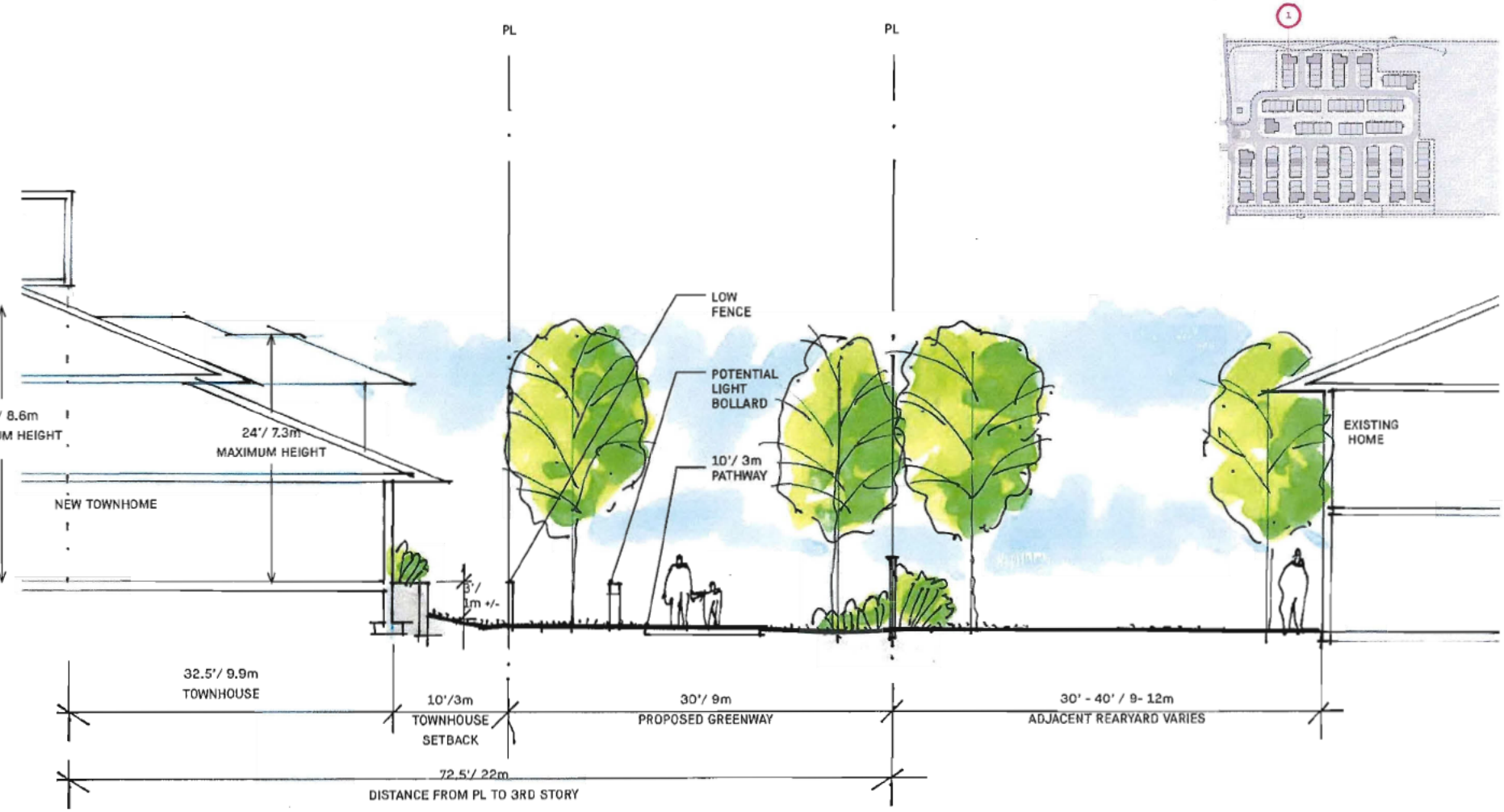
PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

DRAWING TITLE:
SITE PLAN VERSION 27
133 units

POLYGON

DATABASE:	1321-siteplan
PROJECT NO:	1321
DATE:	13 JAN 2015
SCALE:	1/32" = 1'-0"

North Greenway Section

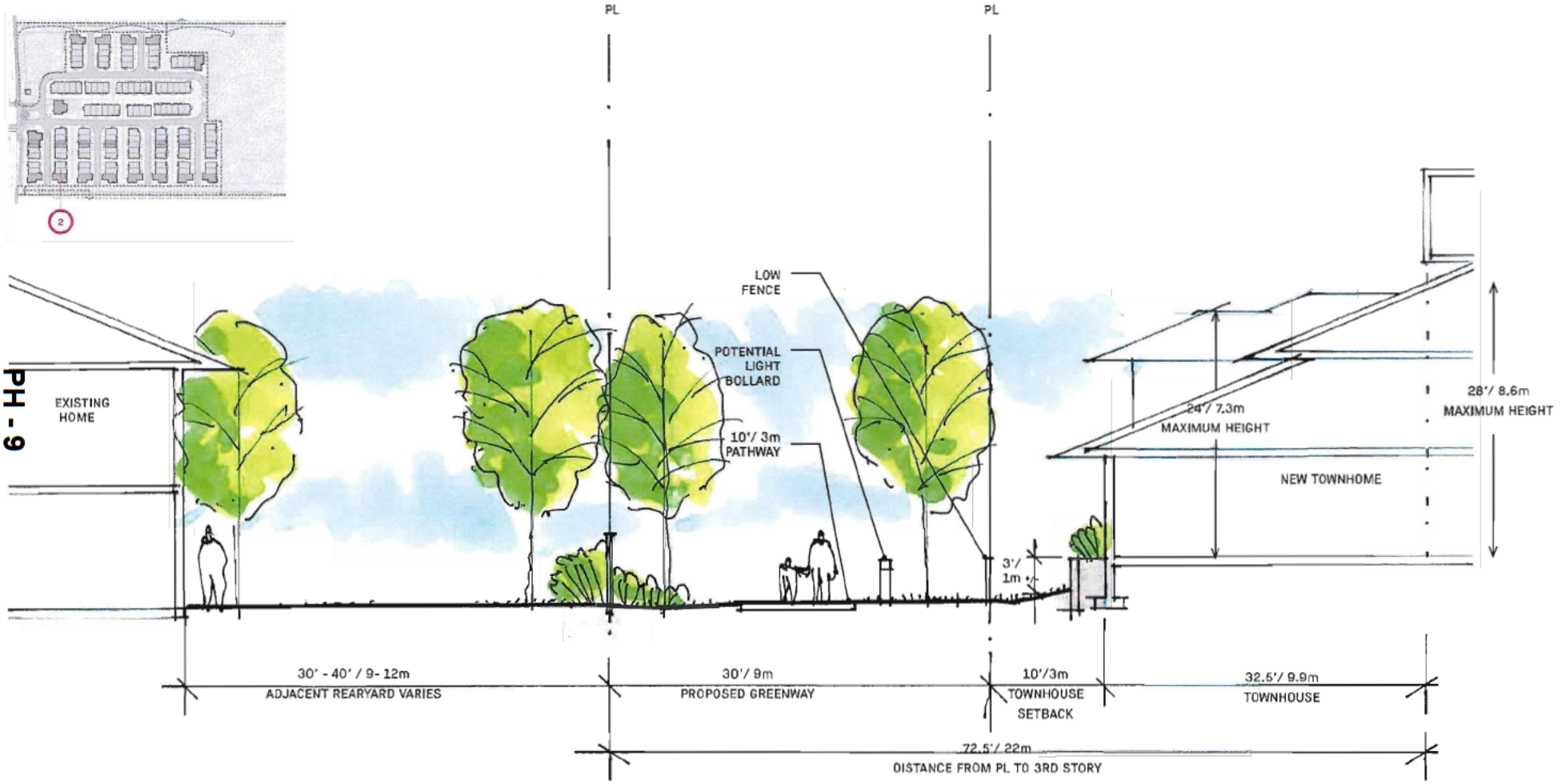


1 LOOKING WEST AT NORTH PROPERTY LINE

POLYGON Hapa Collaborative RHA Kingsley Estates 2015-01-14

ATTACHMENT 2

South Greenway Section



2 LOOKING WEST AT SOUTH PROPERTY LINE

POLYGON | Hapa Collaborative | RHA | Kingsley Estates | 2015-01-14

SHADOW STUDIES - SUMMER SOLTICE - JUNE 21

SUMMER SOLTICE 10:00 AM



SUMMER SOLTICE 12:00 PM



SUMMER SOLTICE 2:00 PM



SUMMER SOLTICE 4:00 PM



ATTACHMENT 3

POLYGON

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

SHADOW STUDIES
SUMMER SOLTICE - JUNE 21

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

SHADOW STUDIES - SPRING / FALL EQUINOX - MARCH / SEPTEMBER 21

SPRING/FALL EQUINOX 10:00 AM



SPRING/FALL EQUINOX 12:00 PM



SPRING/FALL EQUINOX 2:00 PM



SPRING/FALL EQUINOX 4:00 PM



POLYGON

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

SHADOW STUDIES
SPRING/FALL EQUINOX - MARCH/SEPT 21

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

SHADOW STUDIES - WINTER SOLTICE - DECEMBER 21

WINTER SOLTICE 10:00 AM



WINTER SOLTICE 12:00 PM



WINTER SOLTICE 2:00 PM



WINTER SOLTICE 4:00 PM



POLYGON

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

SHADOW STUDIES
WINTER SOLTICE - DECEMBER 21

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

City of Richmond

Memorandum
Planning and Development Department
Development Applications

To:	Mayor and Councillors	**Date:**	December 17, 2014
From:	Wayne Craig Director of Development	**File:**	RZ13-649524
Re:	**Polygon Development's Rezoning Application for Steveston School Site: Revised OCP and Zoning Amendment Bylaws**		

This memorandum provides Mayor and Council with an update on the above-noted application as directed at the December 16, 2014 Planning Committee meeting. At this meeting, Committee directed staff to prepare revised Official Community Plan (OCP) and Zoning Amendment Bylaws to achieve a City-owned greenway connection along the southern property line of the site similar to the greenway connection on the northern edge of the site.

The above direction entails the following specific changes:

- The revised bylaws will achieve 9.0m (30.0 ft.) wide City-owned greenways along both the north and south sides of the site with additional 3.0m (9.6 ft.) setbacks to the proposed townhouse units.
- Staff will work with the applicant to prepare revised preliminary development plans prior to the Public Hearing should the bylaws be granted 1st reading.
- More detailed architectural form/character and landscaping plans will be prepared through the Development Permit process.
- Staff have also prepared revised Rezoning Considerations to achieve the desired form of development with changes that include a revised subdivision plan, and inclusion of both greenways being part of the Servicing Agreement and Parks Planning processes.

Should you have any questions or concerns regarding this information, please do not hesitate to contact me directly.

Wayne Craig
Director of Development

cc: Joe Erceg, General Manager, Planning and Development
Mark McMullen, Senior Coordinator – Major Projects

Attachment 1 Revised OCP Amendment Bylaw 9156
Attachment 2 Revised Zoning Amendment Bylaw 9155
Attachment 3 Revised Rezoning Considerations

City of Richmond

Bylaw 9156

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9156 (RZ13-649524) 10440 and 10460 No. 2 Road

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

1. Richmond Official Community Plan Bylaw 9000 is amended at Attachment 1 to Schedule 1, 2041 OCP Land Use Map, for those areas marked "A" and "B" and shown hatched on "Schedule A attached to and forming part of Bylaw 9156", by designating area "A" as "Neighbourhood Residential" and area "B" as "Park".

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9156".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

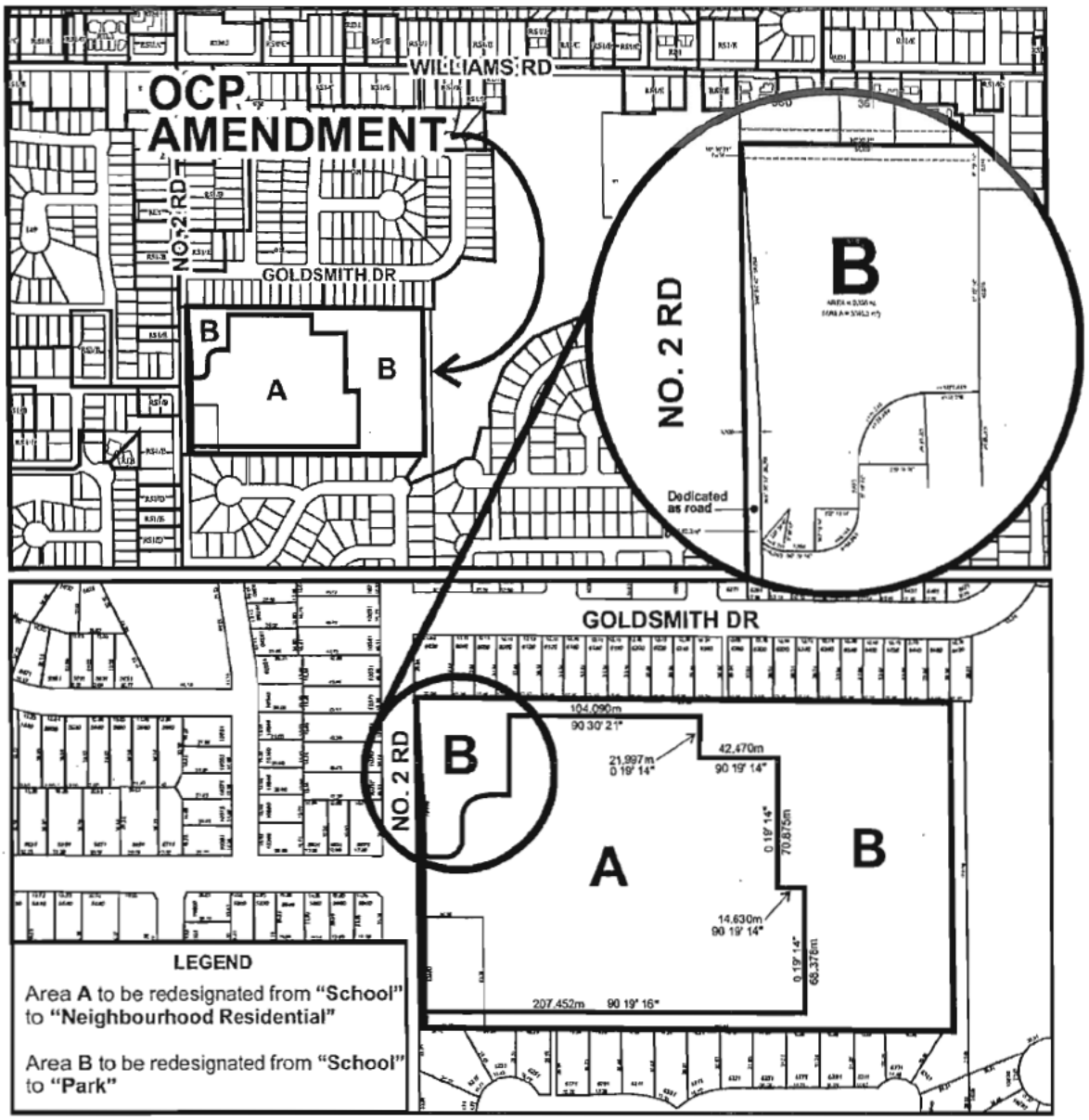
CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw 9156"

City of Richmond



OCP Amendment Bylaw 9156
(RZ 13-649524)

Original Date: 11/12/13
Revision Date:12/17/14
Note: Dimensions are in METRES

City of Richmond

Bylaw 9155

Richmond Zoning Bylaw 8500
Amendment Bylaw 9155 (RZ13-649524)
10440 and 10460 No. 2 Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.72 as follows:

"17.72 Town Housing (ZT72) – London/Steveston (No. 2 Road)

17.72.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for the provision of **affordable housing units** and a **child care** facility.

17.72.2 Permitted Uses

- **housing, town**

17.72.3 Secondary Uses

- **boarding and lodging**
- **child care**

17.72.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.05 **floor area ratio** provided that is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.72.3.1, the reference to "0.55" in relation to the maximum **floor area ratio** is increased to a higher **density** of "0.81", provided that:

   a) the **owner** has, on an adjacent **lot**, constructed and transferred to the **City** a **child care** with a **floor area** of at least 511 m^2 and capable of accommodating 37 children; and

   b) prior to occupancy of any **building** on the **lot**, the **owner**:

      i) has constructed on the **lot** and/or provided to the **City** security, in an amount satisfactory to the **City**, for not less than 12 **affordable housing units**, with the combined **habitable space** of the **affordable housing units** comprising at least 1,451m^2 or 6.0% of the total **floor area** of the **town housing** units constructed on the **lot**, whichever is greater; and

      ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

17.72.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

17.72.5 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** for the north side of the **site** is 3.0 m.
3. The minimum **side yard** for the south side of the **site** is 3.0 m.
4. The minimum **rear yard** is 3.0 m.

17.72.6 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 6.0 m, except 13.0 m for a **building** accommodating **amenity space**.
3. The maximum **height** for **accessory structures** is 6.0 m, except 9.0 m for public art approved by the City.

17.72.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 27,500 m^2.

17.72.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.72.9 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.72.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and designating it **"Town Housing (ZT72) – London/Steveston (No. 2 Road)"**:

That area shown cross-hatched and marked "A" on "Schedule A attached to and forming part of Bylaw No. 9155"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9155".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

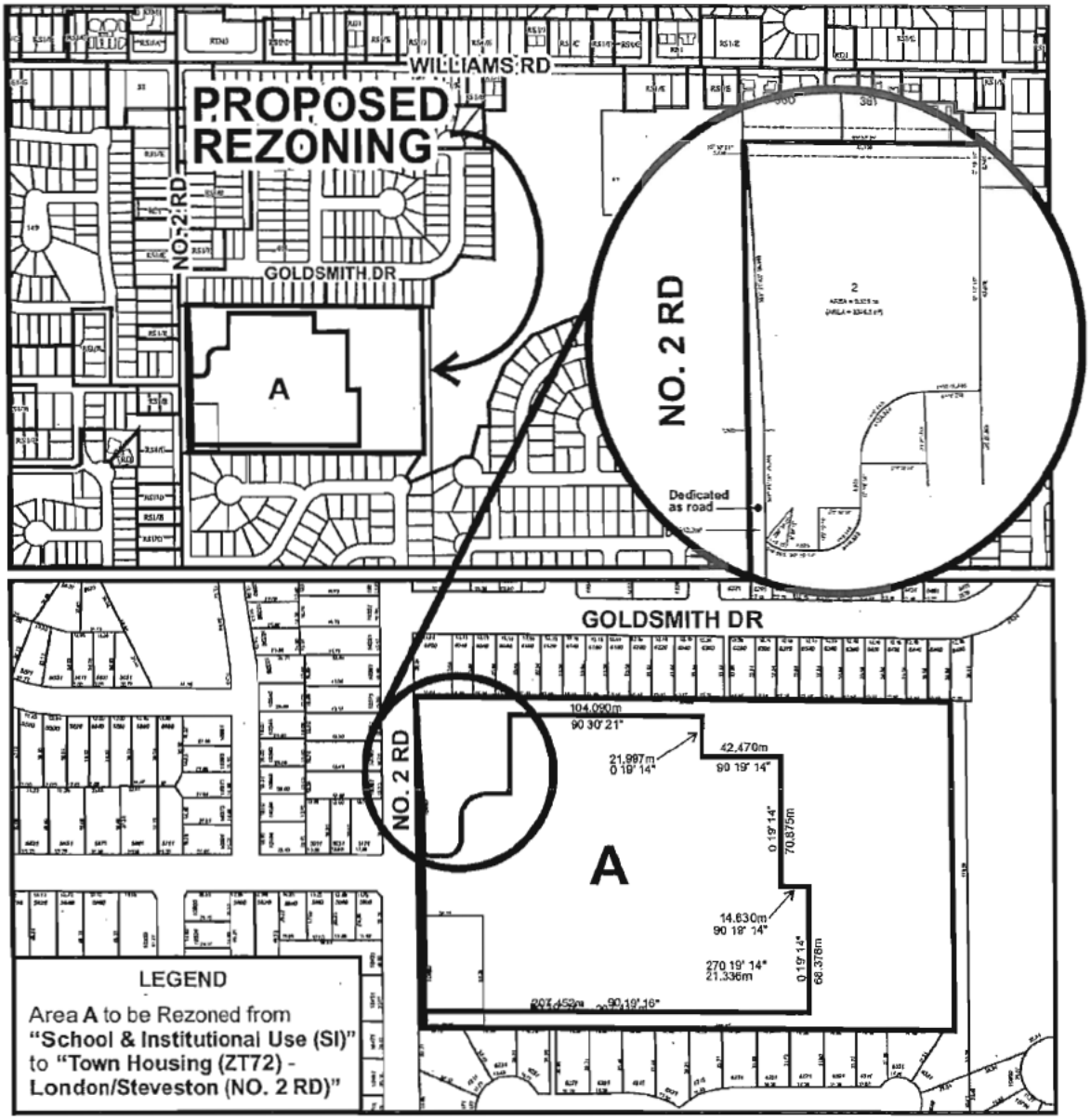
CITY OF RICHMOND
APPROVED by BL
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 9155"

City of Richmond



N	Zoning Amendment Bylaw 9155 (RZ 13-649524)	Original Date: 11/12/13 Revision Date:12/17/14 Note: Dimensions are in METRES

City of Richmond

Rezoning Considerations (Option C Dec.17/14)

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

Address: 10440/10460 No. 2 Road **File No. RZ 13-649524**

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9155, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9156.
2. Road dedication is required along the entire No. 2 Road frontage with an area of 512.2m^2 and a depth of 3.3m tapering towards the current property line at the north end of the site as shown on the Draft Ultimate Road Functional Plan within Attachment 1. Further to the Draft Ultimate Plan in Attachment 1, a detailed Final Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm that adequate road dedication is included in the final subdivision plan and the final statutory rights-of-way plans (under condition nos. 10 to 13).
3. Preparation and registration of a subdivision plan that consolidates the current lots, dedicates road as provided in section 2 above, and subdivides the consolidated lot into three (3) parcels comprising the **"Lands"** (which will require the demolition of any part of the existing school buildings crossing new proposed parcel lines) as shown on Attachment 2 and as follows:
   a) Parcel 1- 2.85 ha. for the townhouse development;
   b) Parcel 2 – 0.335 ha. for a child care/entry plaza; and
   c) Parcel 3- 2.01 ha. for park and the North and South Greenway sections.
4. Transfer Parcel 2 (child care / entry plaza) to the City for $10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 2 (child care / entry plaza) to the City.
5. Transfer Parcel 3 (park) to the City for $10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 3 (park and North and South Greenways) to the City. (Note: Regarding the 2.345 ha. of park land contained within Parcels 2 and 3 under conditions nos. 4 and 5, the Developer will be eligible for a Park Acquisition DCC credit not exceeding the Park Acquisition DCCs payable for the townhouse development within Parcel 1.)
6. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the issuance of any building permit granting occupancy until the developer:
   a) Undertakes any remediation of any identified contaminants on the proposed Parcels 1, 2 and 3 in accordance with applicable Provincial legislation, including any requirements from the Director of Waste Management;
   b) Provides receipt of written confirmation from the Province that any requirements, as applicable, under Provincial legislation are satisfied regarding occupancy of the development and the proposed uses of Parcels 1,2 and 3; and
   c) Submits a report prepared by a professional qualified in contaminated site remediation that confirms that any identified contamination of Parcels 2 and 3 has been remediated to the City's satisfaction.

   This convent will indemnify the City from liability related to any contamination on Parcels 1, 2 and 3.
7. Submission of a Contract entered into between the developer and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Submission of a Tree Survival Security to the City in the amount of $21,000 as follows: $1,000 for 2:1 replacement of one (1) on-site tree to be to be retained (tree no. 94) and $20,000 for a specimen quality large tree to replace the large

Initial: _____

tree (tree no. 89) within the driveway median at No. 2 Road should these trees not be able to be retained through the Building Permit for the child care on Parcel 2, the servicing agreement or the construction process.

9. Registration of the City's standard flood covenant on the title of Parcel 1 ensuring that there is no construction of habitable area below the Flood Construction Level of 2.9 m (Area A) or below 0.30 m above the crest of the adjacent No. 2 Road.

10. No 2. Road Sidewalk: Registration of statutory right-of-way on Parcels 1 and 2 with a minimum width of 0.65 m adjacent to No. 2 Road (with widening around the loading layby) and adjacent to the proposed No. 2 Road dedication that allows for public road, sidewalk, utilities and public right of passage with developer construction of the works and City maintenance of these works as shown on Attachment 2.

11. Child Care Driveway Access: Registration of a cross-access easement or statutory right-of-way and/or other legal agreements over Parcel 1 in favour of the City and Parcel 2 that provides public access between No. 2 Road and the Parcel 2 (child care) with an approx. area of 804.7m^2 shown on Attachment 2 that physically includes:

    a) The development's sole entrance driveway on Parcel 1 as generally shown on Attachment 3;
    b) Two (2) 4.0 m corner cuts taken from the back of the No. 2 Road sidewalk SRW (under condition no. 10);
    c) Any other geometric changes required in the Final Ultimate Functional Road Plan and to the satisfaction of the Director of Transportation and Director of Development.

    The cross-access easement and statutory right-of-way and/or other legal agreements will provide for:

    a) Developer construction of all works;
    b) Parcel 1 owner/strata maintenance of the driveway at the sole cost of the Parcel 1 owners/strata;
    c) Public motor vehicle, pedestrian and bicycle access at all times;
    d) City access and maintenance of any traffic signalization and wiring and any utilities serving the child care on Parcel 2;
    e) Indemnification of the City of all liability.

12. No. 2 Road Greenway Section: Registration of a statutory right-of-way in favour of the City on the title of Parcel 2 that provides public access as generally shown on Attachment 2 with an approx. area of 518.5 m^2 which physically includes:

    a) The 6.0 m wide north-south greenway along No. 2 Road;
    b) Any other geometric changes as required and to the satisfaction of the Senior Manager, Parks and the Director of Development.

    The statutory right-of-way will provide for:

    a) Developer construction of all works;
    b) Public pedestrian and bicycle access at all times;
    c) City access and maintenance of the works including landscaping, pathway, sidewalks and public art installations;

13. No. 2 Road Access & Greenway Section on Parcel 2: Registration of a statutory right-of-way or easement on the title of Parcel 2 in favour of the City and Parcel 3 (city park) that provides public access as generally shown on Attachment 2 with an approx. area of 458.3 m^2 which physically includes a 6.0 m section wide of the North greenway connecting to the section of the North Greenway on Parcel 3 (park);

    The statutory right-of-way or easement will provide for:

    a) Developer construction of all works;
    b) Public pedestrian and bicycle access at all times;
    c) City access and maintenance of the works including landscaping, pathway, sidewalks and public art installations;
    d) Vehicle access to Parcel 3 (park) if required to satisfy the requirements of the Land Title Act.

14. Discharge of the following two (2) City of Richmond 1.5 m wide statutory-rights-of-way (LTO nos. BF375536 and BF359159) that are located along the full lengths of the north and south boundaries of the Lands (to be replaced concurrently with a new 4.5 m wide utility statutory-rights-of-way described in condition no. 15 below).
15. The granting of two (2) 4.5 m wide statutory rights-of-way (SRWs) along the full lengths of the north and south boundaries of the Lands for City construction, maintenance and repair of the existing and future City sanitary lines and other future City utilities as required (this replaces the current 1.5 m SRWs described in condition no. 14 above).
16. Voluntary contribution of $60,000 (Acct. #2350-10-23860-000) to the City for the construction of two (2) public transit shelters.
17. City acceptance of the developer's offer to voluntarily contribute $0.77 per buildable square foot to the City's public art fund (Acct. #7750-80-00000-000) (e.g. $197,188 to be confirmed based on the final DP Plans).
18. Registration of a legal agreement on the title of Parcel 1 (development parcel) that requires construction of a child care facility on Parcel 2 that provides for:
    a) At the developer's sole cost, construction of the child care facility (building and all site development) in accordance with the Terms of Reference in Attachment 5;
    b) Submission of a security for construction of the child care facility in the amount of $3,300,000 in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;
    c) Contribution of $100,000 (Acct. #1315-40-000-00000-0000) to the City prior to adoption of the zoning amendment bylaw for the City's design review and project management costs during the approval and construction stages of the child care;
    d) Completion of the child care facility on Parcel 2 to the City's satisfaction prior to issuance of a permit granting occupancy for any of the final 40 dwelling units of the proposed total 133 units on Parcel 1 or registration of the final phase within a Phased Strata Plan for the development on Parcel1 or June 30, 2017, whichever comes earlier; and
    e) The release of the security, or portion then unused, when the child care facility is completed to the satisfaction of the City.
19. Registration of the City's standard Housing Agreement and housing covenant to secure 12 affordable town housing units, the combined habitable floor area of which shall comprise at least 1,451 m^2 (15,620 ft^2) or 6.0% of the subject development's total residential building area on Parcel 1, whichever is greater. Occupants of the affordable housing units are subject to the Housing Agreement and housing covenant and shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement and covenant shall indicate that they apply in perpetuity and provide for the following Affordable Housing units to be constructed as follows:

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

** May be adjusted periodically as provided for under adopted City policy for the Affordable Housing Strategy.

The Housing Agreement and housing covenant will provide that:

(a) The first six (6) affordable housing units are to be constructed within the first phase of any Phased Strata with no building permit being issued for any unit in the first phase unless the building permit includes the affordable housing units;

(b) No building permitting granting occupancy for any unit in the first phase may be issued unless a building permit granting occupancy has been issued for first six (6) affordable housing units;

(c) The last six (6) affordable housing units are to be constructed no later than the last phase of any Phased Strata with no building permit being issued for the last 40 units in the last phase unless the building permit includes the affordable housing units;

(d) No building permitting granting occupancy for any unit in the last phase or last 40 units, whichever comes earlier, may be issued unless a building permit granting occupancy has been issued for last six (6) affordable housing units;

(e) In addition to the no-occupancy requirement in (d) above, the Developer submit a security for construction of the last six (6) affordable housing units in the amount of $1,783,000 to be received in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;

(f) The City may draw upon the $1,783,000 security (the City's valuation of the cost of one-half of the affordable housing units at $228.29/sf) to be deposited into the City's Affordable Housing Reserve Fund to construct the said last six (6) affordable housing units at another site if the Developer does not construct and obtain a building permit granting occupancy for the last six (6) affordable housing units prior to June 30, 2018;

(g) There will be release of the security, or portion then unused, when the said last (6) affordable housing units are completed to the satisfaction of the City.

20. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency, and that the dwellings are pre-ducted for solar hot water heating. The legal agreement provides for an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development is to be submitted prior to Development permit issuance certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Ener-guide 82 criteria, and that the solar water heating pre-ducting is included within the detailed design at the Building Permit stage.
21. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the conversion of any tandem parking garage into floor area to be used for habitation.
22. The submission and processing of a Development Permit* for the townhouse development on Parcel 1completed to a level deemed acceptable by the Director of Development.
23. For the park on Parcel 3, the Developer will fund consultants to be selected and managed by the Senior Manager, Parks for the development of a comprehensive Park Concept Plan to be presented to City Council for endorsement prior to adoption of the zoning amendment bylaw. (Note: The developer will be eligible for Park Development DCC credits for up to $30,000 for the City's consultant fees required to complete the Park Plan. Any costs over the $30,000 will not quality for a DCC credit in respect of the development.)
24. Enter into a Servicing Agreement to be registered on title and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation and parks works described in Attachment 4. This agreement will provide that the Developer will be required to coordinate with BC Hydro to determine the route for the power upgrade for the Oeser sanitary pump station which may include, but not limited to access via SRWs running through the Lands, or via the existing roadway network.

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

1. Submit a landscaping security Letter-of-Credit in an amount based on a sealed estimate from the project registered Landscape Architect for the townhouse development on Parcel 1 (including materials, labour & 10% contingency).
2. That notations be included on the Development Permit Plans that state the following accessibility measures be included: 14 "Convertible Units" and that all 12 affordable housing units include "Barrier Free Unit" features applicable townhouses. All other units are to include "Aging in Place" elements as specified in the City's Official Community Plan.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and

proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Incorporation of the accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes. This includes submission of a Letter of Assurance from the Architect of Record and that the building permit plans include that the following accessibility measures: 14 "Convertible Units" and that all 12 affordable housing units include the "Barrier Free Unit" elements applicable to townhouses. All other units are to include "Aging in Place" elements as specified in the City's Official Community Plan.

2. Submission of an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Ener-guide 82 criteria, and that solar water heating pre-ducting is to be installed.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

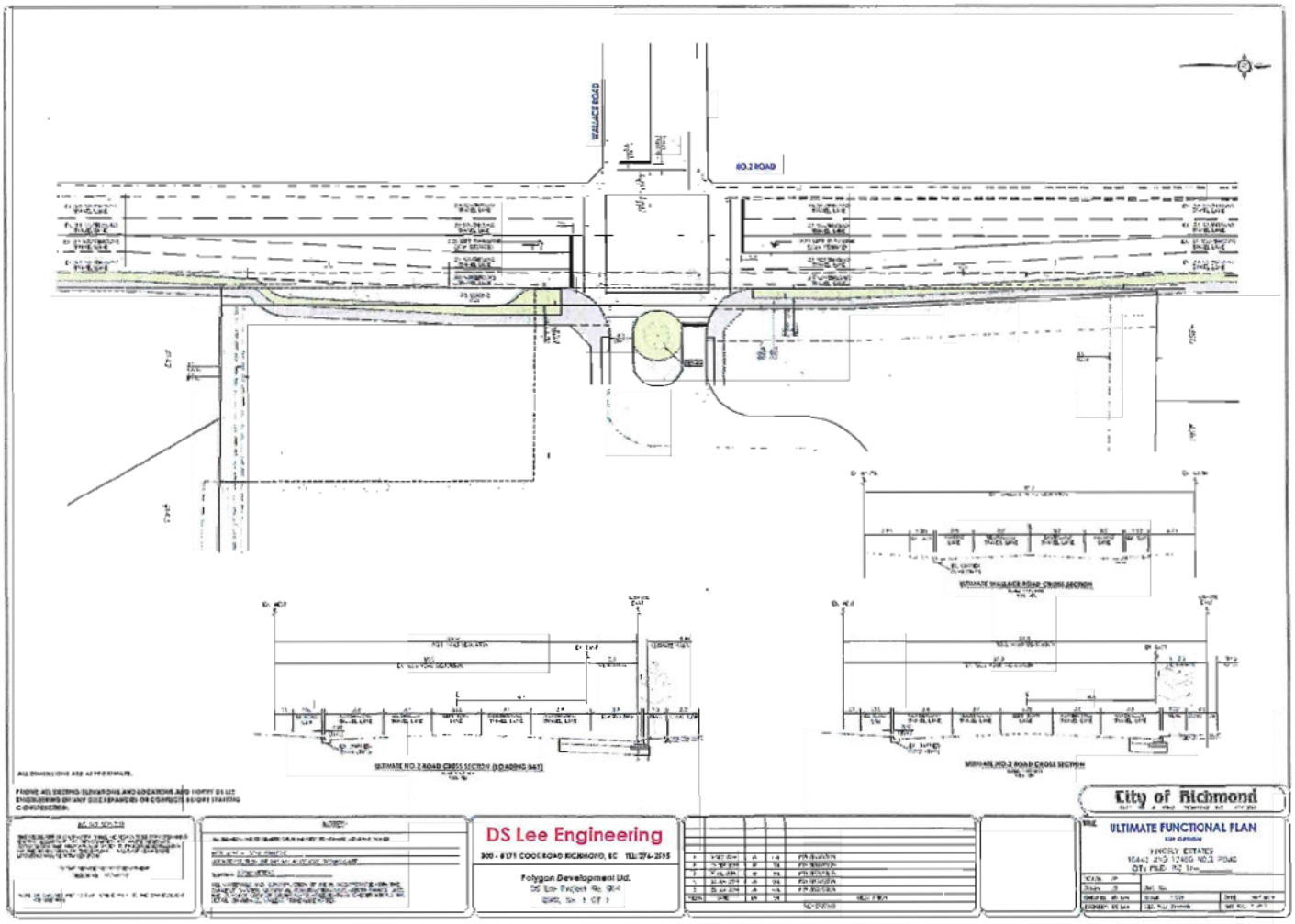
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

_____ _____

Signed Date

ATTACHMENT 1
DRAFT ULTIMATE FUNCTIONAL ROAD PLAN



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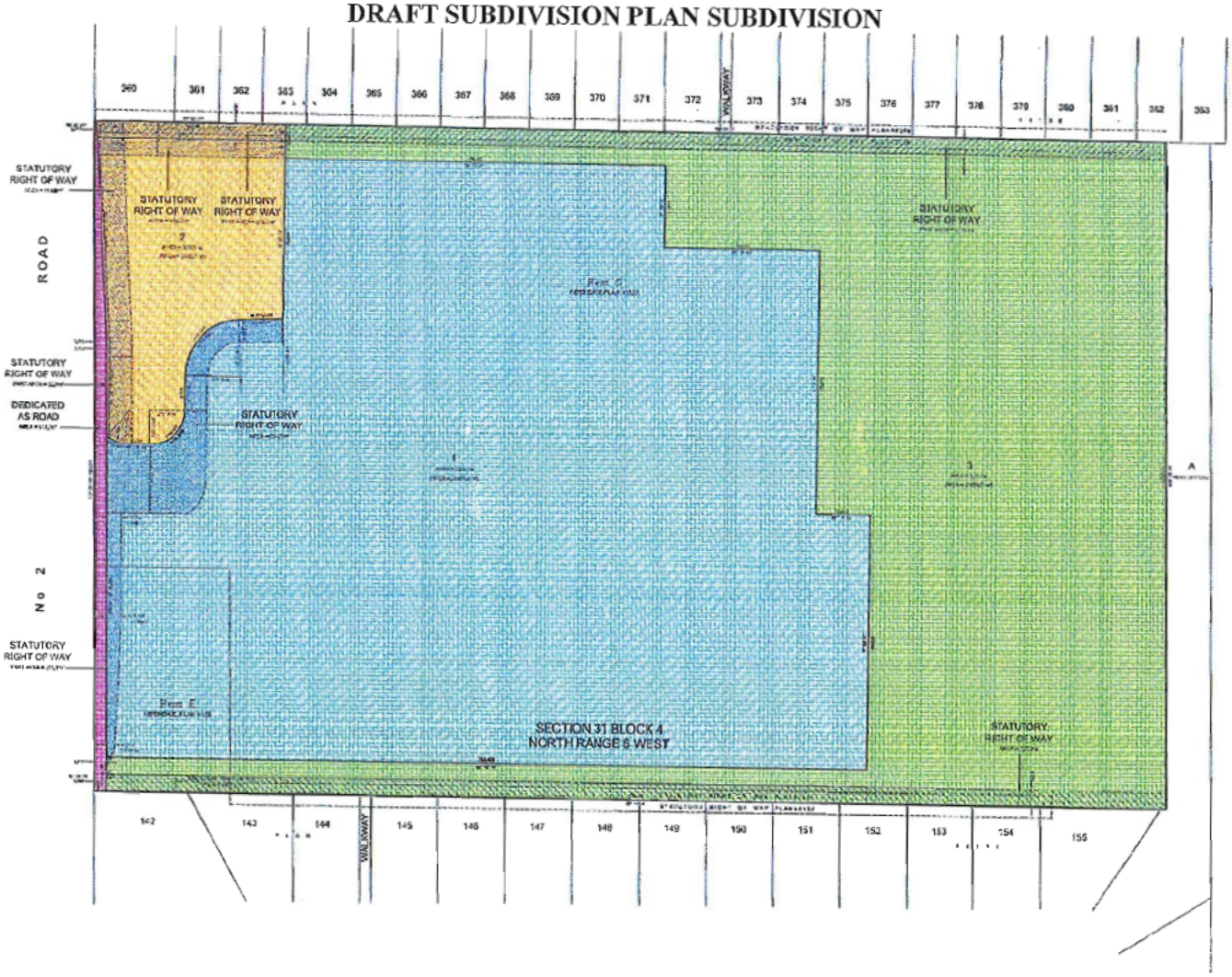
ATTACHMENT 2:
DRAFT SUBDIVISION PLAN SUBDIVISION



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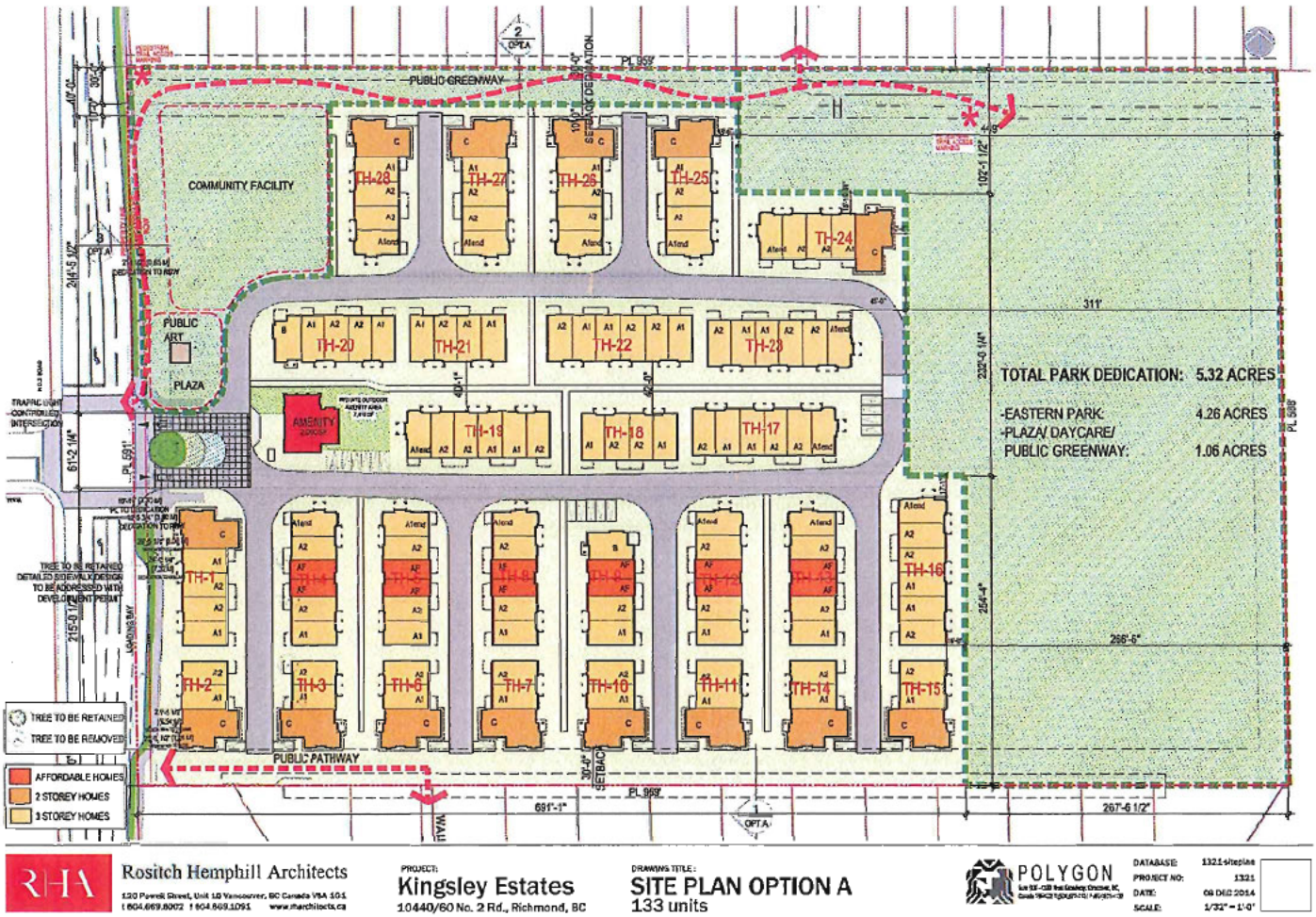
ATTACHMENT 3
DEVELOPMENT SITE
(NOTE: Site Plan to be Revised to Accommodate 9.0m South Greenway as per Subdivision in Attachment 2)



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ATTACHMENT 4
SERVICING AGREEMENT REQUIREMENTS

Enter into a Servicing Agreement for the design and construction of works that include, but may not be limited to the following:

1.0 Engineering Servicing Requirements:

1. Storm Sewer works:

a. Reinstate any existing drainage connection within the portion of the development that is to be dedicated as Park land.

2. Sanitary sewer works:

a. Developer to upgrade the existing Oeser sanitary pump station including but not limited to the following:
   i. Provide new BC Hydro 100A, 600V, 3 phase power to the pump station complete with the related BC Hydro civil works (i.e., underground ducts, junction box, transformer pad, etc.). The developer will be required to coordinate with BC Hydro to determine the route for this power upgrade which may include, but not limited to access via SRW's through the development site, or via the existing roadway network. DCC credits will apply to hydro upgrades related to the sanitary pump station, as applicable.
   ii. Upgrade the pump station to current standards (pumps, pump station electronics, kiosk, new generator set, etc.). DCC credits will apply if applicable.
   iii. Existing wet well to remain.

b. Using the City's OCP sanitary hydraulic model there is adequate capacity within the existing gravity sewer from the proposed site to the Oeser pump station. The City will prescribe the size of any upgrades or new sanitary mains through the servicing agreement if required, to accommodate the development servicing (i.e., design changes or daycare servicing).

c. Provide a 4.5m wide Utility Right of Way at the entire north and south property lines of the proposed site. A gate access via No. 2 Road to the utility right of way along the north property line is required.

3. Water works:

a. Using the OCP Model, there is 440 L/s available at 20 psi residual at the hydrant located at No 2 Road frontage. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.

b. Via the Servicing Agreement the City will review the impact of the proposed works (i.e., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) on the existing 200mm diameter asbestos-cement (AC) watermain on No 2 Road Road. Replacement/relocation of portions of the AC watermain will be required.

c. An additional hydrant is required at No. 2 Road frontage to meet the City's standard spacing.

d. Remove existing lead and hydrant that are located on the north property line of the proposed site. Cap the lead at the main in No. 2 Road.

4. General Items:

a. Developer to provide Private utility companies rights-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public

open space). It is recommended that the developer contact the private utility companies to learn of their requirements.

b. An existing BC Hydro end pole will require removal and its overhead primary lines will require undergrounding to accommodate the proposed driveway/entrance on No. 2 Road frontage.
c. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
d. The developer will be responsible for any child care site servicing requirements under a Servicing Agreement.
e. The developer is responsible for the under-grounding of the existing private utility pole line and/or the installation of pre-ducting for private utilities, subject to concurrence from the Private Utility Companies. Through the Servicing Agreement and detail design, Private Utility Companies may require additional space for their infrastructure (kiosks, vista, transformers, LPTs. PMTs); this may include rights-of-ways on the development site to minimize impact on public space.
f. Proposed City infrastructure (road, curb & gutter, boulevard, sidewalk, street lighting and utilities) to be located within road dedications with the exception of not more than 0.65m of sidewalk within a SRW parallel to the dedication.
g. Street lighting is required for all interim and permanent road and sidewalk works, the extent of which is to be assessed by the developer's consultants during the service agreement process.

2.0 Transportation Requirements:

1. Pavement widening is required as well as new curb and gutter as per the Ultimate No. 2 Rd. Functional Plan in Attachment 1. Behind the new curb, will be required a minimum 1.5m landscaped and treed boulevard and 2.0m sidewalk. The areas of the boulevard near the North Greenway and South Greenway connections will need special treatment and/planting to prevent undesirable pedestrian crossing of No. 2 Rd. Part of the 2.0m sidewalk and the remaining frontage is to be constructed as a layby designed to accommodate the parking of a WB17 loading truck (with decorative hardscaping material near the layby) will be located within the SRW described above and as conceptually shown on Attachment 1.
2. Installation of a new traffic signal at No.2 Rd./Wallace Street and the development access driveway. Existing pedestrian signal to be upgraded to a full traffic signal. The work shall include but not limited to:
    a. type "P" controller cabinet.
    b. UPS (Uninterrupted Power Supply)
    c. video detection
    d. illuminated street name signs
    e. service base
    f. type "S" and/or type "L" poles/bases to suit site conditions
    g. APS (Accessible Pedestrian Signals)
    h. fibre optic communications cable and associated equipment
    i. in-ground vehicle detection
    j. removal of existing signal poles, bases, etc to be returned to City Works Yard
    k. special decorative treatment to highlight the greenway crosswalks on No. 2 Road
    l. all associated costs to upgrade this system to be borne by the Developer.

3. Any traffic signal modifications required due to this Development are the sole responsibility of the Developer including but not limited to:

    a. Traffic pole/base relocations along the frontage of the development
    b. junction box/conduit relocations
    c. associated traffic signal cables/conductors and vehicle detector loops.

d. traffic signal modification design drawings. (if required, to be identified during the SA process.)The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, including green coloured crosswalks with dashed lines on the north and south crosswalks are required as part of the Greenway connection through the intersection.

4. The construction of the No.2 Road Greenway and adjacent section of the North Greenway (paved path and landscape area) may include pedestrian wayfinding treatments, such as, special stencils, signage, decorative bollards, etc. to guide users from the northern section to the crossing at Wallace St. as conveniently as possible.

5. The City will permit the only access to the townhouse site, park and child care facility to be from the driveway aligned with the Wallace Rd. intersection. No additional access to No. 2 Rd. is supported through the Servicing Agreement process.

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

3.0 Parks Requirements

1. As part of the main Servicing Agreement for the development, for the No. 2 Road Greenway and the Entry Plaza on Parcel 2, the Developer will be required to prepare a landscape plan that includes but is not limited to the following being designed, secured and constructed to the satisfaction of the Senior Manager, Parks and the Director of Transportation (No DCC Credits Available):

   a. A three (3.0) m wide publicly and universally accessible 24 hours-a-day, pedestrian, bicycle, and maintenance vehicle paved pathway;
   b. High quality site furnishings, way-finding signage, creative interpretation of historic school use, pedestrian lighting, decorative paving, trees and plant material, and storm water management measures;
   c. Clear sight lines through to Steveston Park and use of other methods (e.g. landmark features) to ensure public safety and to promote Steveston Park as a destination;
   d. Clear distinction between public and private spaces along the Greenway with no overhang encroachments from adjacent buildings or auxiliary uses;
   e. Seamless integration of the No. 2 Road Greenway landscape features with the North Greenway and Park on Parcel 3 to the north and east;
   f. Public art elements that reflect the school history of the site that may be within the Greenway coordinated with public art within the Entry Plaza as determined under a Public Art Plan approved by the City.
   g. A high quality public Entry Plaza adjacent to the main access driveway off of No. 2 Road that "opens up" and clearly invites the public into the site and visually and functionally connects to the pedestrian/bike Greenway through a coordinated language of site furnishings and other Greenway features;
   h. Well- delineated pedestrian/cycling cross-walk to safely connect the Plaza and the No. 2 Road Greenway;
   i. Location within the Entry Plaza of a public art 'piece' or series of public art elements as well as creative multi-functional site furnishings. These works are to be coordinated and undertaken in conjunction with the Public Art Plan prepared to the satisfaction of the Director, Arts, Culture and Heritage Services and Senior Manager, Parks. The value of public art will be at least equal to the amount provided under the City's Public Art Policy.
   j. A high quality streetscape that is designed and coordinated with the Entry Plaza to the satisfaction of Director of Transportation and Senior Manager, Parks.

k. Delineated pedestrian pathway connections for the north-south secondary trails connecting to the existing neighborhood walkways.

2. If the City agrees to have the Developer complete development of the Park and North/South Greenways on Parcel 3 under a separate Servicing Agreement, the Developer will be required to fund consultants selected and managed by the Senior Manager, Parks to complete detailed park construction plans and oversee the construction. Before June 30, 2015, the City has the opportunity to exercise its option to complete construction of the park in the future provided it gives the developer three (3) months notice of such intent. The developer will be eligible for Park Development DCC credits for up to $25,000 for the City's consultant fees required to complete the park construction plans if the developer constructs the park improvements under such Servicing Agreement (this credit is in addition to the $30,000 credit for preparation of the Park Plan under the Rezoning Considerations).
3. If the Developer constructs the park works on Parcel 3, the Developer will not be obligated to construct those park works that may be greater than the Park Development DCCs applicable to the development. The Developer will be eligible for a Parks Development DCC credit up to the lesser of: the amount in the DCC program, the DCCs payable or the actual costs of the construction of the park works on Parcel 3 (including the above-noted City consultant costs for the Park Plan and construction plans). The City will contribute to any direct park construction cost (that is not associated with the actual development or No. 2 Road Greenway and Entry Plaza on Parcel 2 as described in Section 3.1 above) that is beyond the total development's Parks Development DCCs payable. The Developer will provide a security under the Servicing Agreement for the value of the park construction works up to the Parks Development DCCs payable.

4. The Developer will also be eligible for a Parks Acquisition DCC credit up to the lesser of: the land value in the DCC program, the DCCs payable or the actual cost of the land.

ATTACHMENT 5

Child Care Facility Design-Build –Terms of Reference

FOR 10440/60 No. 2 Road – Polygon - Prepared by City of Richmond, September 25, 2014

1. Intent

The child care facility must:

a) Have a total indoor floor area of 5,500 sq. ft., and a 5000 sq. ft. outdoor area, to the satisfaction of the General Managers of Community Services and Engineering and Public Works;

b) Provide a program for children between the ages of birth and 6 years (Note that the age range may be adjusted as determined through consultation with the City and operator);

c) Satisfy the Vancouver Coastal Health Office, *Design Resource for Child Care Facilities* and any applicable City policy, child care design guidelines or technical specifications in effect at the time the facility is to be constructed;

d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial *Child Care Regulations*; and

e) Be designed, developed and operated within the City's Child Care Development Policy #4017 which states that:
   - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
   - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources.
   - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

2. Development Processes/Considerations

a) Operator involvement:
   - The indoor floor plan and the landscape plan for the outdoor play area would benefit from the involvement of the Council selected child care operator or its representative.
   - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
     - Space needs and design;
     - Operation and functioning of the facility;
     - Maintenance;
     - Fittings and finishes;
     - Equipment;
     - Lighting; and
     - Related considerations.
   - If Council has not selected an operator prior to building permit application then City staff will provide this guidance.

b) Child Care Licensing Officers Involvement – The application of the *Provincial Child Care Regulations* can vary based on the local Child Care Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.

c) Performance --To ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance). This assurance will be provided at each design stage, including rezoning, building permit issuance, contractor construction plan and specifications preparation, and occupancy by the written confirmation of the City's Development Applications Division, Capital Buildings and Project Management Division and Community Services Department. This assurance will be provided in part, by the City's engagement of independent professionals and quantity surveyors. The cost of these services will be paid from the Child Care Reserve Fund project budget for this Facility, consisting of contributions from developers of this and other projects.

3. Facility Description

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

For reference purposes - *The minimum space required for a child care facility allowing for a minimum of 37 children of various ages (e.g., infant to school age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:*

- *Indoor activity space – 511m2 (5,500 ft^2)*
- *Outdoor activity space - 464.5 m^2 (5,000 ft^2)*

It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the child care operator, and/or other considerations.

b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility is contemplated to be a stand-alone structure and its design could result in either a one or two-storey building, the City may require that the facility to be equipped with but not limited to:
   - An over-sized elevator and other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
   - Designated drop-off/pick-up parking spaces situated adjacent to the child care entrance; and
   - Secured entry from the parking area or fronting public street.

c) Indoor Space – The indoor space will:
   - Be accessible to persons with disabilities;
   - Include activity areas for each program with a table area for eating and art activities, art sink area, and a quiet area or separate quiet room;
   - Include two kitchens, with one being adjacent to the activity area for the for the infant/ toddler group and one being adjacent to the activity area for the 3 – 5 year group;
   - Provide rooms for sleeping with enclosed storage areas for mats or cots and linen (1 for nap room for infants, 1 nap room for toddlers, & 1 nap/gross motor room for 30 months to school age children);
   - Have support areas as follows: access controlled entry area with stroller and car seat storage, cubby areas for children's coats, kitchens, children's washrooms, staff washroom, a handicap accessible washroom with a shower, an administration office, staff room, laundry room, janitor room, service rooms for electrical and mechanical equipment, and storage areas for program strollers and seasonal supplies.

d) Outdoor Space - The outdoor play space must be:
   - Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
   - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
   - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
   - Situated to permit sun access for at least 3 hours a day in all seasons;
   - Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
   - Safe and secure from interference by strangers and others;
   - Situated to avoid conflict with nearby uses (e.g., residential);
   - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.

e) Noise Mitigation – Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).

f) Parking (including bicycles) and loading - As per applicable zoning and related bylaws, unless determined otherwise by the City

g) Natural light & ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process. Shadow diagrams for the equinox and solstices must be provided for review.

h) Mechanical and ventilation equipment to be approved by the City of Richmond.

i) Environmental and Energy Efficiency - The space must be constructed to meet Net Zero, or LEED Silver equivalent if Net Zero is not feasible within the project budget, and the City's High Performance Building Policy existing at the time of construction.

4. Level of Finish

a) The child care must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings and related items). This includes, but is not limited to, the following requirements:
- Finished floors installed (vinyl and/or carpet);
- Walls and ceiling painted;
- Window coverings installed (curtains or blinds);
- Two kitchens fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
- Washrooms fully fitted out, including sink, toilet, cabinets, and floor drains;
- Wired for cablevision, internet, phone, and security;
- Equipped with access control and fire monitoring systems;
- Light fixtures installed;
- A fully operating HVAC System with separate DDC Controls;
- Non-movable indoor cabinets, including cubbies;
- All outdoor landscaping, including all permanently mounted play equipment and furnishings;
- Operable, exterior windows; and
- Noise attenuation to the satisfaction of the City.

b) The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares)

c) Outdoor play areas must be finished to permit the potential future installation of additional equipment and furnishings by the operator (i.e. in addition to that provided by the developer).

5. Guarantees & Warranties

Industry standard guarantees and warranty provisions will be required for all building systems including and not limited to the following requirements:

- construction - 1 year
- building envelope - 10 years
- roof - minimum 5 years
- mechanical - 2 years for HVAC, 20 years for boilers/heat exchangers
- landscape - 1 year
- fire system - 1 year
- windows - 5 years
- doors & hardware - 5 years
- millwork – 2 years
- flooring - 1 year
- paint - 2 years
- insulation – 1 year
- washroom accessories – 3 years
- appliances – 1 year
- elevator (if required) – 5 years major components, lifetime structural components

This is not a full list of all items that will require warranties and guarantees. All materials, mechanical/ventilation equipment and building systems will need to be approved by the City.

City of Richmond

Report to Committee

Planning and Development Department

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

Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9156, to redesignate 10440 and 10460 No. 2 Road from "School" to " Neighbourhood Residential" and "Park" in the 2041 Land Use Map be introduced and given first reading.

2. That Bylaw 9156, having been considered in conjunction with:

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

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

3. That Bylaw 9156, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation in accordance with Section 879(2)(b) of the Local Government Act.

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

Wayne Craig
Director of Development

MM:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Real Estate Services	☑	
Affordable Housing	☑	
Community Social Development	☑	
Parks Services	☑	
Engineering	☑	
Policy Planning	☑	
Transportation	☑	
Law	☐	

Staff Report

Origin

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

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

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

Referral from Planning Committee

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

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

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

and report back.

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

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

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

Findings of Fact

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

Surrounding Development

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

Related Policies & Studies

Richmond Official Community Plan (OCP) – Schedule 1

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

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

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant will be building 12 affordable housing units with a total floor area of at least 1,451m^2 (15,620 ft^2) as a voluntary community amenity contribution in lieu of the standard 2.00/ft^2 affordable housing contribution that applies to townhouse developments. Details on the proposed affordable housing are provided later in this report.

Consultation

OCP Amendment Bylaw Preparation

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

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

General Public Consultation:

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

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

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

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

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

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

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

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

- Option A: North Greenway

    - One (1) proposed City-owned 9.0 m (30 ft.) greenway adjacent to the north property line from No. 2 Road to the proposed park.
    - A further 3.0 m (10 ft.) north side building setback from this greenway, creating a total 12.0 m (40 ft.) setback from the site's north property line.
    - A 9.0 m (30 ft.) building setback from south property line.
    - A looped main internal driveway within the townhouse development leading from the main driveway entrance on No. 2 Road.
    - A short pathway connection between the existing off-site pathway to the south and No. 2 Road.

- Option B: Dual North and South Greenways

    - Two (2) proposed City-owned 6.0 m (20 ft.) greenways adjacent to the north and south property lines leading from No. 2 Road to the proposed park.
    - A further 3.0 m (10 ft.) building setback from each of the greenways, creating a total 9.0 m (30 ft.) setback from both the north and south property lines.
    - Two (2) main internal driveways leading from the main driveway entrance on No. 2 Road.

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

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

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

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

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

Public Input and Applicant Response

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

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

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

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

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

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

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

- *Concern:* Ensure that the current school playing field to the east of the school is maintained as open park space.
  Response: The proposed development includes 2.17 ha. (5.36 acres) of land to be transferred to the City, with the general area of the existing school playing field to be preserved as a contiguous 1.72 ha. (4.26 acre) park space and connected 9 m (30 ft.) wide east-west greenway located along the north side of the site. This greenway is now proposed to be provided as additional City park instead of the previously planned statutory right-of-way over private land. A further public park planning process will be undertaken by the City to determine the general design of the park and this greenway. Council approval of the resultant Park Concept Plan will be required.

- *Concern:* There are existing rodent populations spreading throughout the neighbourhood when the school is demolished.
  Response: The applicant has undertaken a pest control program well in advance of demolition of the school and will be undertaking further pest control measures in advance of and during the demolition of the school.

- *Concern:* Applicants are permitted to host public information meetings to receive public input as part of the City's rezoning process, but there is little City involvement in these meetings.
  Response: The applicant's public information meetings are only part of the public consultation process (see Development Review Process display board within Attachment 4). Other public involvement is facilitated by the development application signage, receiving calls and correspondence from the public, public input at Planning Committee and Council and at the formal Public Hearing.

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

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

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

Staff Comments

Transportation and Site Access

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

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

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

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

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

Engineering

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

Storm

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

Sanitary

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

Water

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

General Servicing Elements

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

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

Tree Retention

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

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

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

The two (2) trees to be retained include:

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

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

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

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

Analysis

Proposed OCP Amendment and Rezoning

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

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

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

- Townhouse Development on Parcel 1: This parcel is proposed to be redesignated to "Neighbourhood Residential" under the OCP to allow rezoning to a new site-specific "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone to permit the subject 133-unit townhouse project.

- Child Care Facility/Entry Plaza on Parcel 2 and Park on Parcel 3: These parcels are proposed to be re-designated to "Park" under the OCP with the current "School & Institutional Use (SI)" being maintained. Both parcels will be transferred to the City as rezoning considerations.

Community Amenity Contribution

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

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

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

The child care facility will:

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

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

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

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

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

It should be noted that the minimum units sizes are larger than the 91 m^2 (980 ft^2) specified for three (3) bedroom units in the City's Affordable Housing Strategy, but will maintain the same maximum resident household incomes and rents for such units as set out in the Strategy.

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

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

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

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

- Exceeding the City's current Affordable Housing Strategy (AHS) requirements, while also supporting key objectives of the Social Development Strategy, addressing the needs for a range of age groups in a single development.
- Providing larger affordable units that are suitable for multi-generational families with children and older parents.
- Dispersing the 12 affordable housing units in six (6) pairs of adjacent units.
- Providing the opportunity for the City to secure large three (3) bedroom affordable townhouse units with a minimum size of 117.5 m^2 (1,265 ft^2), well exceeding the minimum three (3) bedroom unit size of 91 m^2 (980 ft^2) provided in the AHS.

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

Parks and Public Realm

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

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

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

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

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

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

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

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

Other Pathway Connections:

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

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

Public Art

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

Private Amenity Space

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

Energy Efficient Development

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

Universal Access

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

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

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

Form and Character of the Development

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

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

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

At Development Permit stage, elements to be addressed include:

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

Financial Implications

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

Conclusion

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

In particular, the revised development concept includes larger setbacks to the north and south property lines, City ownership of the re-located North Greenway connection to London/Steveston Park and the integration of the 12 affordable housing units with the market units as part of the applicant's community amenity contribution. The applicant's community amenity contribution also consists of a 511 m^2 (5,500 ft^2) community child care facility in a new location at the north-west corner of the development site.

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

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

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

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

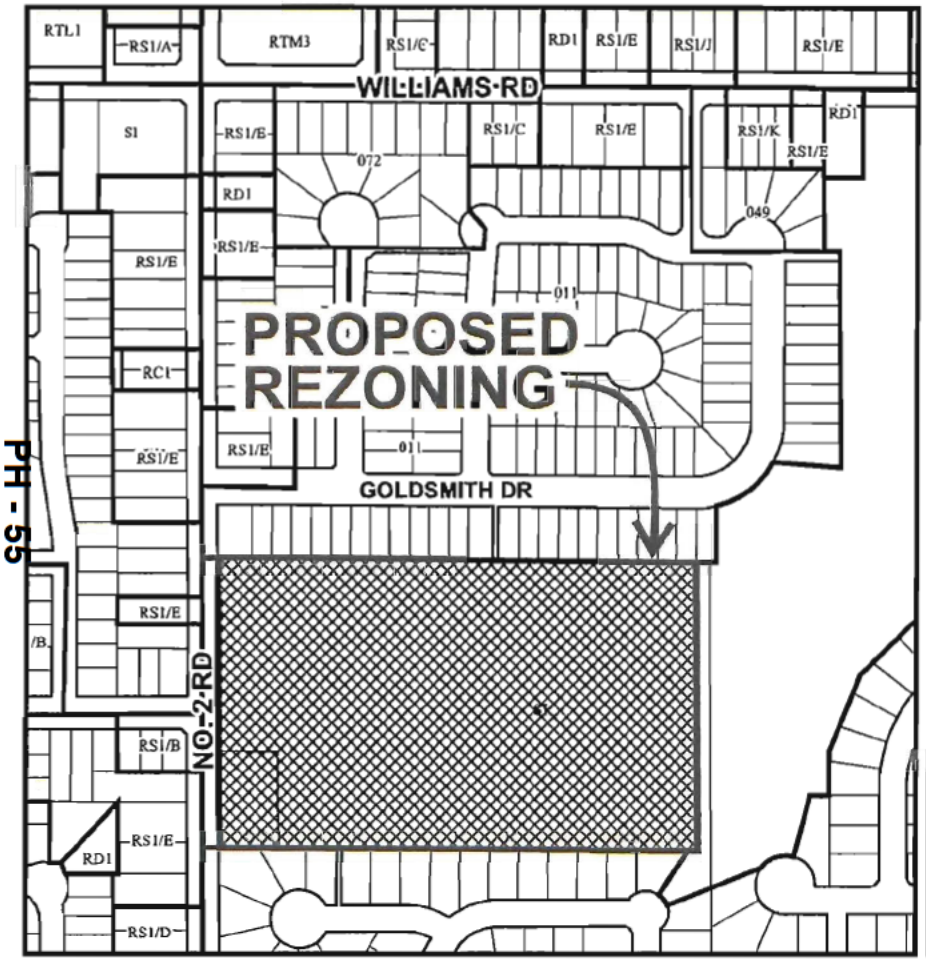
On this basis, it is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 9155 and Zoning Bylaw 8500, Amendment Bylaw 9156 be introduced and given first reading.

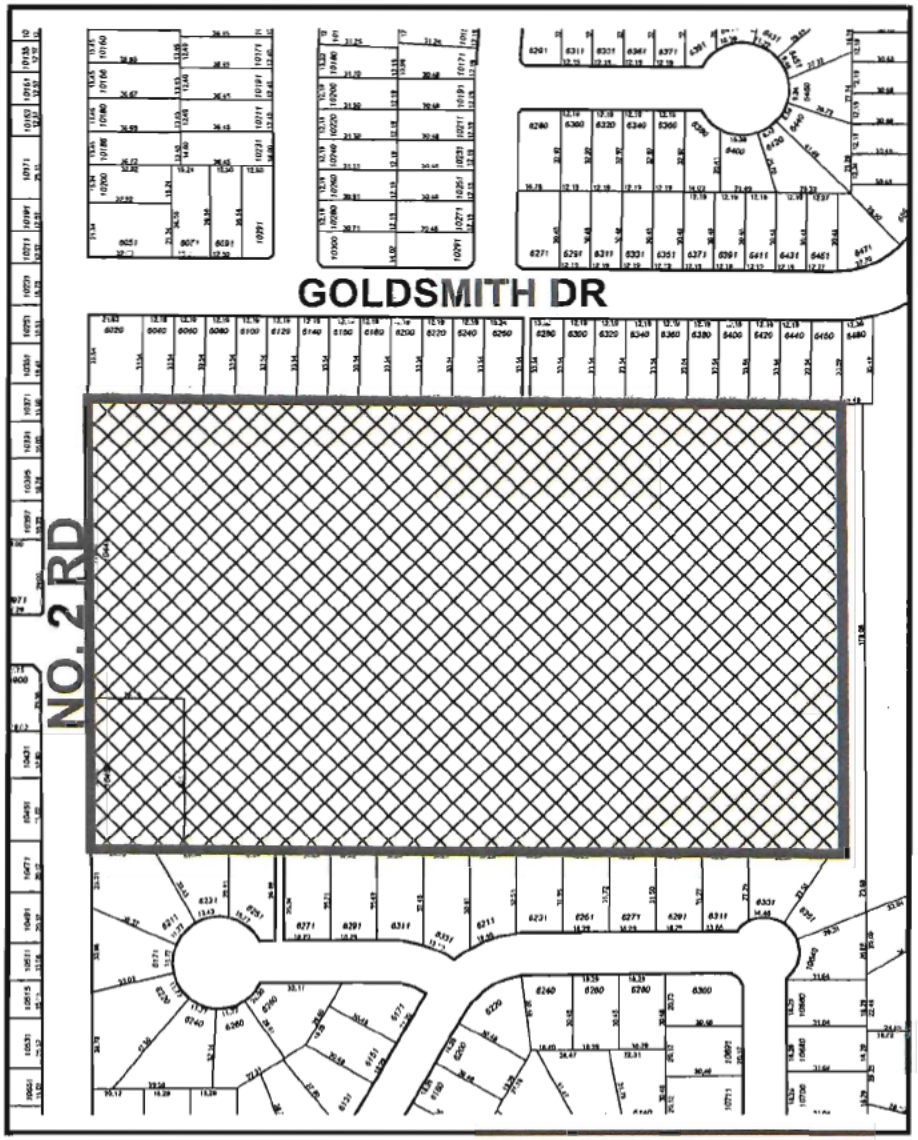
Mark McMullen
Senior Coordinator-Major Projects
(604-276-4173)

MM:blg

Attachments:
Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: February 19 and April 2, 2014 Public Information Meeting Summaries
Attachment 4: December 2 Public Information Meeting Summary, Survey and Display Boards
Attachment 5: Previous Site Plan (October 21, 2014 Planning Committee)
Attachment 6: Revised Draft Subdivision Plan
Attachment 7: Revised Tree Retention Plan (December 2, 2014)
Attachment 8: Revised Site Plan, Sections & Shadow Analysis (December 2, 2014)
Attachment 9: Rezoning Considerations
Attachment 10: Correspondence Received from the Public (Received up to October 21, 2014)
Attachment 11: Correspondence Received from the Public (Received Oct. 22 to Dec. 10, 2014)

City of Richmond





RZ 13-649524

Original Date: 11/12/13

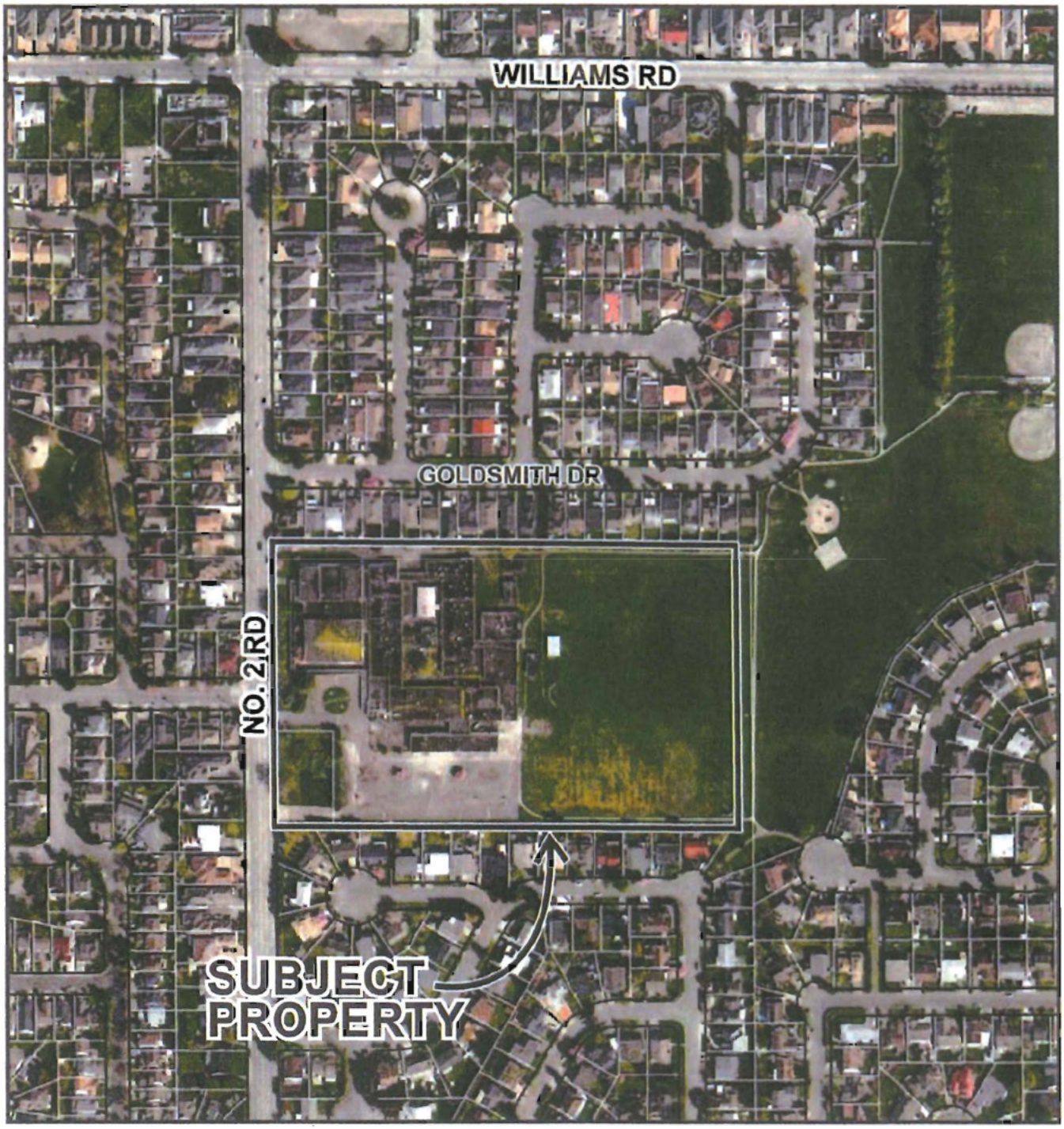
Revision Date:

Note: Dimensions are in METRES

PH - 55

ATTACHMENT 1

City of
Richmond



RZ 13-649524

Original Date: 11/12/13

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 13-649524 **Attachment 2**

Address: 10440 and 10460 No. 2 Road

Applicant: Polygon Development 273 Ltd.

Planning Area(s): No. 2 Road

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

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

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

POLYGON

Polygon Development 273 Ltd.

Memorandum

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

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





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

Written comments received :

25 Positive
33 Neutral
12 Negative
70 Total

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

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

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

2. **Community Amenity Building**
   - Facilities desired in order of preference
     - Daycare
     - Community Centre with Fitness/Sports Facilities
     - Library

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

4. **Existing School Structure**
   - Demolish existing structure as soon as possible – rodents/pest are a current problem
   - Need to control rodents/pest when demolition occurs

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

Conclusion

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

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

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

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

Thanks

Chris Ho
Polygon Development 273 Ltd.

POLYGON

Polygon Development 273 Ltd.

Memorandum

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

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

Attendees :	109 (see attached sign in sheets)
Number of Households invited:	2,200
Written comments received :	15 Positive 7 Neutral 3 Negative 25 Total

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

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

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

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

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

Conclusion

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

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

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

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

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

Thanks,
Chris Ho
Polygon Development 273 Ltd.

POLYGON

Polygon Kingsley Estates Ltd.

Memorandum

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

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

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

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

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

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

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

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

Public Comments

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

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

4. **Demolition of School**
   - Neighbors pleased that pest control is underway
   - Many attendees requested accelerated demolition of the old school

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

Conclusion

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

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

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

Thanks

Chris Ho
Polygon Kingsley Estates Ltd.

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POLYGON

INFORMATION MEETING

DATE & TIME: Tuesday, December 2nd, 2014

GROUP: Steveston High School

LOCATION: Steveston-London Highschool

	NAME	ADDRESS	PHONE NUMBER	EMAIL
1.	UREY CHAN	5999 ANDREWS RD.	416-720-8017	UCHAN@SHAW.CA
2.	JOHNSON SYYONG	5970 EAST BLVD. VAN BC	604-671-9277	johnsonsyyong@gmail.com
3.	R. Neish	6900 Gainsborough Dr Rich	604 275 7646	randrneish@ " "
4.	A.L. SISON	6200 GOLDSMITH. DR.	604-275.3039	SISONBODY@YAHOO.CA
5.	JASON Ma	6220 " "	778 2321288	jskma@hotmail.com
6.	JIM + NORM & WILSON	6380 CONSTABLE	604 274 1276	
7.	Ken & Bev Gelhorn	6500 Whiteoak Dr.	604-274-7720	
8.	ALI Dinc	31-6300 Alder St. Ric	604-207-1162	
9.	Arzu Dinc	" "	"	
10.	Michael Wolfe	9731 Odlin Road Richmond	778-887-9341	bogberry@gmail.com
11.	K-tham	6680 Gainsborough Dr.		
12.	TCTOWE	CITY OF RICHMOND	—	—
13.	E. Wong	5340 Williams Road Rich	—	—
14.	David Deamer	4604 St. Brides Place, Rich	604-780-7910	ddeamer@telus.net.
15.	Lou van Dun	6211 SPENDER DR. RICH	604 277-7696	Dun7696@SHAW.CA.
16.	Mr+Mrs Boyling	8540 Fairbrook Cres Richmond	604 275 0741	mboyling@gmail.com
17.	CONG, LI	6451 Williams Rd	778-877-2318	QLAODA@hotmail.com
18.	Helen & Frankie chan	6311 Spender Drive. Richmond	~~604~~	—
19.	Linda Gu	6180 > Goldsmith Rd.	—	—
20.	Patrick Gu	6180		

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POLYGON

INFORMATION MEETING

DATE & TIME: Tuesday, December 2nd, 2014

GROUP: Steveston High School

LOCATION: Steveston-London Highschool

	NAME	ADDRESS	PHONE NUMBER	EMAIL
21	POWERS GUO	5970 E Boulevard	604-649-3666	powersguo@gmail.com
22	THERESA VLACHOS	26-10111 GILBERT Rd. Rmd AC	604-272-4962	
23	CAROLE ENG	5999 Andrews Rd.	—	carole.eng5@yahoo.com
24	WINSTON MELDER	6320 GOLDSMITH DRIVE	604-274-3824	WFMELDER@YAHOO.CA
25	ANDREW HUI	6311 GOLDSMITH DRIVE		amkhui@shaw.ca
26	D+L HORSMAN	10731 Reynolds Drive	604-272-4482	—
27	SAPA REDDY	6040 GOLDSMITH DRIVE	604 / 8210441	—
28	STEVE MAY	6240 GOLDSMITH DR.	604-272-5060	SMAY6@TELUS.NET
29	BOB SANGSTER	9480 WHITEOAK GATE	604-272-5953	—
30	May Pang	6300 Goldsmith Drive		maychan_ca@yahoo.com
31	Terry Kaplan	3088 Francis Rd.	604-247-8892	terry_kaplan@telus.net
32	Tamara Melder	6320 Goldsmith Dr.	604-274-3824	tnmelder@yahoo.ca
33	[illegible]	6100 Spender Dr	604 2741873	[illegible]
34	[illegible]	6100 Spender DR	604 2741873	
35	Bahjat Khasheeba	6651 Gainsborough Dr.		
36	Kevin McDonell	6371 Sheridan Rd		
37	Jeff Price x2	10440 Whistler Pl		
38	B GWALTNEY	5621- WAGTAIL AVE. RMD		
39	MONITA SIT	10571 Reynolds Dr. Rmd	604-241 8212	monitasit@gmail.com
40	MARTIN MCCONNELL	10560 GAUNT CRT RMD	604 2749537	mmcconnell@telus.net

PH-67

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POLYGON

INFORMATION MEETING

GROUP: Steveston High School

DATE & TIME: Tuesday, December 2nd, 2014

LOCATION: Steveston-London Highschool

	NAME	ADDRESS	PHONE NUMBER	EMAIL
41	Wu GE	6271 Spender Dr.	604 272-5839	
42	[illegible]	〃	〃	
43	[illegible]	—	—	
44	[illegible]	13631 Blundell	604.273.6159	de-Whalen@hotmail.com
45	[illegible]	10520 HORTHOR		
46	[illegible]			
47				
48	Joan Cal Hoffman	10440 Reynolds		
49	[illegible]	10380 Reynolds		
50	ANNA LEVIN	18 7551 MINORU BLVD	604 831 8487	alevin@sd38.bc.ca
51	Julie Ranak	6211 Dylan Place	6042716211	
52	Cathy Li	9544 Thomas Dr.	604-241-3182.	
53	Newton [illegible]	43-6245 Sheridan Rd		
54	Michael Khoo	10564 Kozier Drive	778.297.0101	mkhoo38@gmail.com
55	Doug HENNING	6591 GAINSBOROUGH	271 2588	—
56	[illegible]	5340 Hollywood Rd,	6042753883	
57	KEN DER	10891 BAMBERTON DR	6042389536	
58	Nelson Cabrera	6440 Goldsmith Dr.	604-241-4070	
59	Shaideh Kavim X2	5595 Steveston Hwy	604 272-0322	
60	Norma Lee	7091 Kimberley Dr	604-274-3641	Lormadm@shaw.ca

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SURVEY CARD

POLYGON
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Optional Section:

Name: Mr. ❑ Mrs. ❑ Ms. ❑ _____

Address: _____

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: _____

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

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

_____

_____

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

_____

_____

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

_____

_____

_____

_____

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ MICHAEL KHOO

Address: 10564 Kozier Drive

City: Rmd Postal Code: V7E 5L8

Telephone: 778.297.0101 Business:

Email: mkhoo38@gmail.com

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

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

Love the see below + walkway north side of the development

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

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

(1) Glad to hear that a Full Traffic Light will be installed

(2) Pest control – has been initiated ☑ great → and, more as demo approaches.

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ WAYNE COLLINGE

Address: 5615 WALLACE RD.

City: RICHMOND Postal Code: V7E 2C4

Telephone: 604-275-6727 Business:

Email: COLLINGE4@SHAW.CA

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

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

LOOKS LIKE A BEAUTIFUL DEVELOPMENT.

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

WALKWAY DOWN CENTER OF COMPLEX TO LINE UP WITH STREET CROSSING

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐

Address: 5615 WALLACE RD.

City: RICHMOND Postal Code: V7E2C4

Telephone: 604-275-6727 Business:

Email: collinge4@shaw.ca

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

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

POTENTIAL BEAUTIFICATION of PATHWAYS! HOPEFULLY!!

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

DENSITY SEEMS HIGH!

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

STUDENT CATCHMENT IS SOUTHWEST THE CENTER WALKWAY GUIDES THEM TO THE CROSSWALK which IS important for student safety. THE PRESENT CHOICES ARE MORE DANGEROUS for CHILDREN!

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ STEVEN MAY.

Address: 6240 GOLDSMITH DR.

City: RICHMOND Postal Code: V7E 4G5.

Telephone: 604-272-5060 Business:

Email: SMAY6@TELUS.NET.

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

What do you like most about the proposed development option you have chosen.
INCREASED SET BACK FROM PREVIOUS PROPOSAL IS POSITIVE. FOR NORTH SIDE.

What do you think needs to be changed in the proposed development option you have chosen.
I PREFERRED THE PREVIOUS BUILDING APPEARANCE.

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

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

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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Francis Pang

Address: 6300, Goldsmith Dr.

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: francis.pang@gmail.com

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

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

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

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

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

- 133 units = too many, ~~should~~
- concern about ~~the~~ more people ~~part~~ parking their cars on Goldsmith Dr
- ~~putting~~ too much traffic ~~on No. 2 road~~ around the area.

Adding

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ WINSTON MELDER

Address: 6320 GOLDSMITH DRIVE

City: RICHMOND Postal Code: V7E 4G5

Telephone: (604) 274-3824 Business: —

Email: WFMELDER@YAHOO.CA

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

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

I LIKE THE WIDER DISTANCE FROM MY PROPERTY LINE

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

THERE ARE NOT TOO MUCH IN MY OPINION

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

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

SURVEY CARD

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Optional Section: A

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Kathy

Address: 6280 Goldsmith Drive

City: Richmond Postal Code: V7E 4G1

Telephone: 604-279-0286 Business:

Email: xiaojuan67@yahoo.ca

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

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ JASON MA

Address: 6220 Goldsmith Dr.

City: Rmd Postal Code:

Telephone: 778 232 1288 Business:

Email: jskma@hotmail.com

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

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

greater setback than previous design -

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

The development is too large

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

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

SURVEY CARD

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polyhomes.com

Optional Section:

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

Address: 6320 Goldsmith Drive

City: Richmond Postal Code: V7E 4G5

Telephone: 604-274-3824 Business:

Email: tnmelder@yahoo.ca

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

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

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

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

Nothing - looks good!

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

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

Sales - please register us.

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ Boyling

Address: 8540 Fairbrook Cres

City: Richmond BC Postal Code: V7C 1T3

Telephone: 604 275 0741 Business:

Email: yboyling@gmail.com

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

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

East facing ~~fees~~ units

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

nothing

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

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

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

Sale1

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polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Michael Boyling

Address: 8540 Fairbrook crt

City: Richmond Postal Code: V7C 1Z3

Telephone: 604 761 7491 Business: 604 2750741

Email: Mboyling@gmail.com

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

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

one public pathway on north side

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

Build now

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

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

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polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☒ Monita Sit

Address: 10571 Reynolds Dr

City: RMD Postal Code: V7E 4B1

Telephone: 604 241 8214 Business:

Email: monitasit@gmail.com

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

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

MORE UNITS FACING EAST !

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

HAVE MORE VISITOR PARKING INSTALS BIG ENough for. commecial trucks / van. ~~wise~~, for service issues.

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Ali Dinc

Address: 31-6300 Alder St.

City: Richmond Postal Code: V6Y4G5

Telephone: 604-207-1162 Business:

Email: aa2dinc@yahoo.ca

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

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

Being just by a park
Nice and quiet neighborhood.

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

Nothing needs to be changed.

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

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Sutherlands

Address: 10484 Kozier Dr

City: Richmond Postal Code: V7E5L8

Telephone: 604 272 4251 Business:

Email:

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

What do you like most about the proposed development option you have chosen.
North side. space for walkway.

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

Do you have other general comments on the proposed development options?
Keep housing to Medium to High end

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Terry Kaplan

Address: 19-3088 Francis Rd.

City: Richmond Postal Code: V7E 5V9

Telephone: 604-247-8892 Business: 604-838-9209

Email: terry_kaplan@telus.net

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

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

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

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

Increased visitor parking facilities

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

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

SURVEY CARD

POLYGON
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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ David Deamer

Address: 4604 St. Brides Pl.

City: Richmond BC Postal Code: V7E 5V7

Telephone: 604-780-7910 Business:

Email: ddeamer@telus.net

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

What do you like most about the proposed development option you have chosen.
I like the green space provided and site layout/ public access and proposed child care.

What do you think needs to be changed in the proposed development option you have chosen.
No comment

Do you have other general comments on the proposed development options?
A great addition to this community.

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

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ MARTIN MCCONNELL

Address: 10560 GANT COURT

City: RICHMOND Postal Code: V7E 5E9

Telephone: 604 274 9537 Business:

Email: mmcconnell@telus.net

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

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

More ample 40 foot public access. Appearance is more impactful

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ ALEJANDRO SISON

Address: 6200 GOLDSMITH DR.

City: RICHMOND Postal Code: V7E 4G5

Telephone: 604 842-7170 Business: RETIRED

Email: SISONBODY@YAHOO.CA

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

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

WIDER SPACE BETWEEN MY PROPERTY & THE NEW PROJECT

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☑ May Chan

Address: 6300 Goldsmith Dr.

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: maychan_ca@yahoo.com

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

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

_____

_____

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

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☑ Shirdeh Kavian

Address: 5595 Steveston Hwy

City: Richmond Postal Code: V7E2K7

Telephone: 604-272-0322 Business:

Email:

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

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

Two pathways

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Scott Meixner

Address: 5595 Steveston

City: Richmond Postal Code:

Telephone: 604 272 0322 Business:

Email: smeixner@telus.net

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

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

Possibility of circular path around site to facilitate a loop walk

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

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

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

SURVEY CARD

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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Nelson Cabrera

Address: 6440 Goldsmith Dr.

City: Richmond Postal Code: V7E 4G5

Telephone: 604-241-4070 Business:

Email:

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

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

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☐ _____

Address: _____

City: _____ Postal Code: _____

Telephone: _____ Business: _____

Email: _____

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

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

More open to the park.

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ LOUISE PETERSON

Address: 10640 HOUSMAN ST.

City: RICHMOND Postal Code: V7E 4A3

Telephone: 6042747433 Business:

Email:

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

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

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

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

SURVEY CARD

POLYGON
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Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ KEN PETERSON

Address: 10640 HOUSMAN ST

City: RICHMOND Postal Code: V7E 4A3

Telephone: 604 274 7433 Business:

Email:

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

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

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

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

Address: 6331 SPENDER DR

City: RICHMOND Postal Code: V7E 4A3

Telephone: 604 274 9441 Business:

Email:

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

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

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

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

SURVEY CARD

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Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐ Wendy Jesson

Address: 9620 No 2 Rd

City: Richmond Postal Code:

Telephone: 604-837-7256 Business:

Email: dwjesson@shaw.ca

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

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

Public Access down both North + South sides of development

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

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

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

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POLYGON
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Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ PING SHI

Address: 6271 Spender Dr.

City: RMD Postal Code: V7E 4139

Telephone: 604-272-5839 Business:

Email: lmgw649@hotmail.com

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

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Paul Ge

Address: 6271 Spender Dr.

City: Richmond Postal Code:

Telephone: 604 916 9111 Business:

Email:

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

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

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ PORTER

Address: 10355 SANDIFORD DRIVE

City: RICHMOND Postal Code: V7E 5S6

Telephone: 604-241-1790 Business:

Email:

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

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

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

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

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

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

(1) I AM OPPOSED TO RENTAL UNITS IN THIS COMPLEX — THIS IS NOT A RENTAL COMMUNITY

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

(3) I REALLY LIKED THE PATH WAY THROUGH THE CENTRE OF THE COMPLEX — I WISH THAT COULD BE BROUGHT BACK

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

SURVEY CARD

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Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ D. HORSMAN

Address: 10731 Reynolds Drive

City: Richmond Postal Code: V7E 4B3

Telephone: 604-272-4482 Business:

Email:

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

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

more symmetrical

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐	ROBERT SANGSTER
Address:	9480 WHITEOAK GATE
City: RICHMOND	Postal Code: V7E 6W6
Telephone: 604-272-5953	Business:
Email:	sangster@shaw.ca

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

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

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

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

Choose option B

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

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

SURVEY CARD

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polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐ Leslie Horsman

Address: 10731 Reynolds Dr.

City: Richmond Postal Code: V7E 4B3

Telephone: 604-272-4482 Business: _____

Email: _____

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

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

_____

_____

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

_____

_____

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☑ Ms. ☐ Brenda Wong

Address: 5340 Williams Rd.

City: Richmond Postal Code: V7E 1K1

Telephone: Business:

Email: brenda_k_wong@hotmail.com

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

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

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

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

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

ehodgson@polyhomes.com

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ Julie Ranada

Address: 6211 Dylan Place

City: Richmond Postal Code: V7E3Y9

Telephone: 604 271 6211 Business:

Email:

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

What do you like most about the proposed development option you have chosen.
BOTH ARE WORSE THAN WHAT WAS PRESENTED IN THE SECOND OPEN HOUSE. NOW WE HAVE A BIG CHUNK OF TOWNHOUSES TO WALK AROUND

What do you think needs to be changed in the proposed development option you have chosen.
PUT IT BACK TO THE SECOND OPENHOUSE VERSION

Do you have other general comments on the proposed development options?
I CAN'T BELIEVE THAT THE CITY IS OVERRIDING THE NEIGHBOURHOOD'S PREFERENCES. NOW WE HAVE ONE MONOLITHIC CHUNK OF TOWNHOUSES TO CIRCUMNAVIGATE. BEFORE, we had a pathway through the middle to divide it and make it fit better. And nicer landscaping in the old version for all to enjoy!

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ Ethan Rawda

Address: 6217 Dyke Rd

City: Richmond Postal Code: V7C 3G9

Telephone: 778 554 Business:

Email:

Which site plan do you prefer? ☐ Option A ☐ Option B ☑ 2nd open house

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

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

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

The second open house plan was better for community - togetherness because the public could access the park thru the main middle through-fare creating a more robust, inclusive housing project.

The Community center on the south side was a lot better for traffic access.

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☐ Ms. ☐ LORENZ JAVIER

Address: DYLAN PL

City: RICHMOND Postal Code: V7E3Y4

Telephone: 604 314 8962 Business: 604 314 8698

Email:

Which site plan do you prefer? ☐ Option A ☐ Option B neither !

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

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

Do you have other general comments on the proposed development options? (2nd open house)

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☒ Mrs. ☐ Ms. ☐ DOUG HENNING

Address: 6591 GAINSBOROUGH DRIVE

City: RICHMOND Postal Code: V7E3Z2

Telephone: 271-2588 Business: —

Email: —

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

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

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

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

SHOULD HAVE BEEN A CENTRAL RCMP HEADQUARTERS

(2) A HIGH END DEVELOPMENT LIKE HUNTLEY WYND OR OSTERLY PARK

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☑ Mrs. ☐ Ms. ☐ Wolfe

Address: 9731 Odlin Road

City: Richmond Postal Code: V6X 1E1

Telephone: 778-887-9341 Business: —

Email: bogberry@gmail.com

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

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

n/a

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

n/a

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

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

SURVEY CARD

POLYGON
polyhomes.com

Optional Section:

Name: Mr. ☐ Mrs. ☒ Ms. ☐ T. VLACHOS

Address: 26-10111 GILBERT RD.

City: RMD. Postal Code: V7E 2H2

Telephone: _____ Business: _____

Email: _____

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

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

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

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

No

City Development Review Process

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

Applicant Submits Rezoning Application
- Notification Signage is posted on site advising residents of the application.

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

Public Consultation (we are here now)
- Open House hosted by applicant.
- Open House notices mailed to neighbours.
- City receives correspondence and calls from public.

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

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

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

Applicant Completes Rezoning Considerations

Council Considers Final Adoption of the Bylaw to Complete Rezoning

Polygon Homes Application To-Date

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

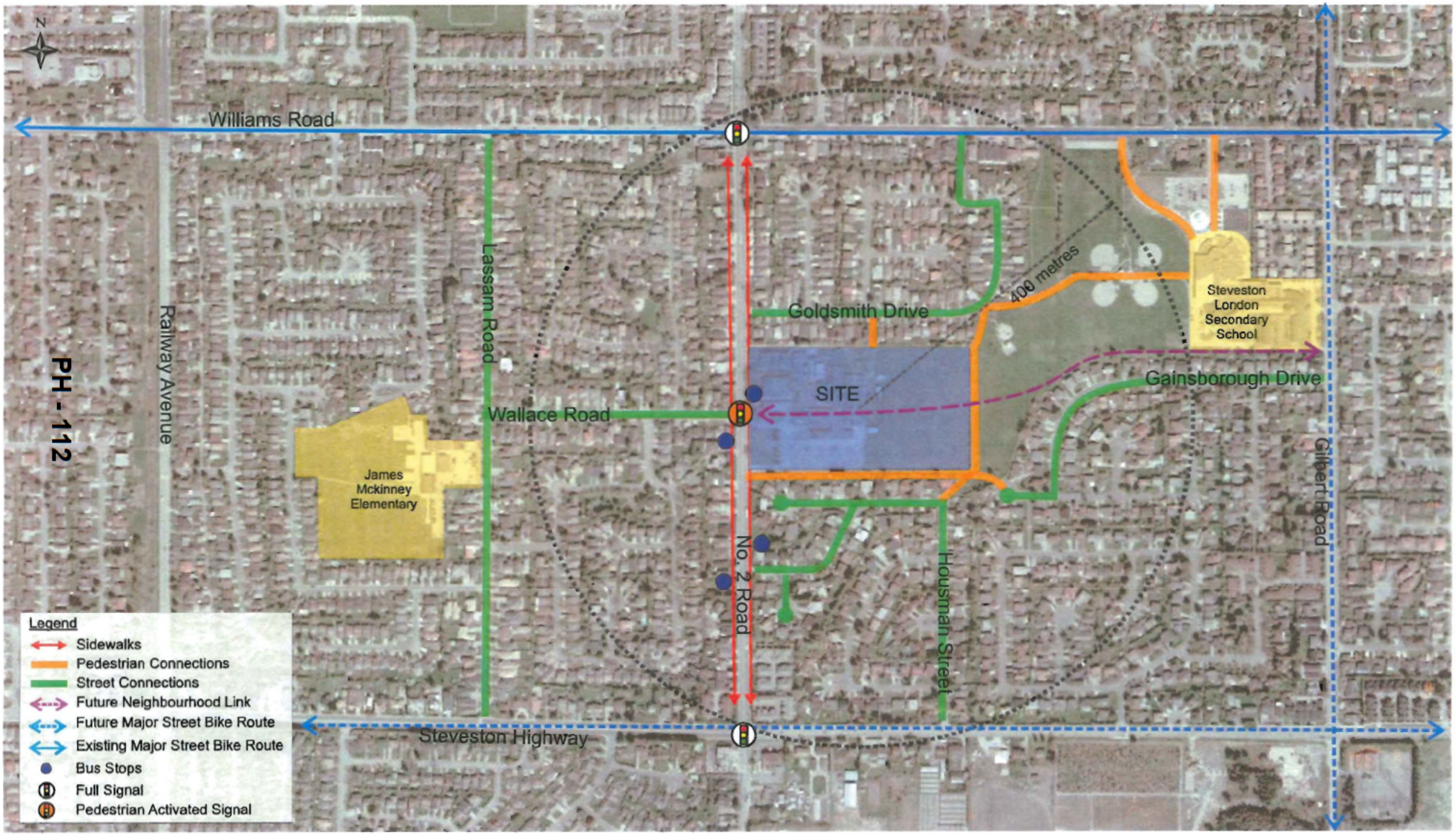
Polygon Homes hosted two Open Houses on February 23 and April 2, 2014, on draft conceptual plans.

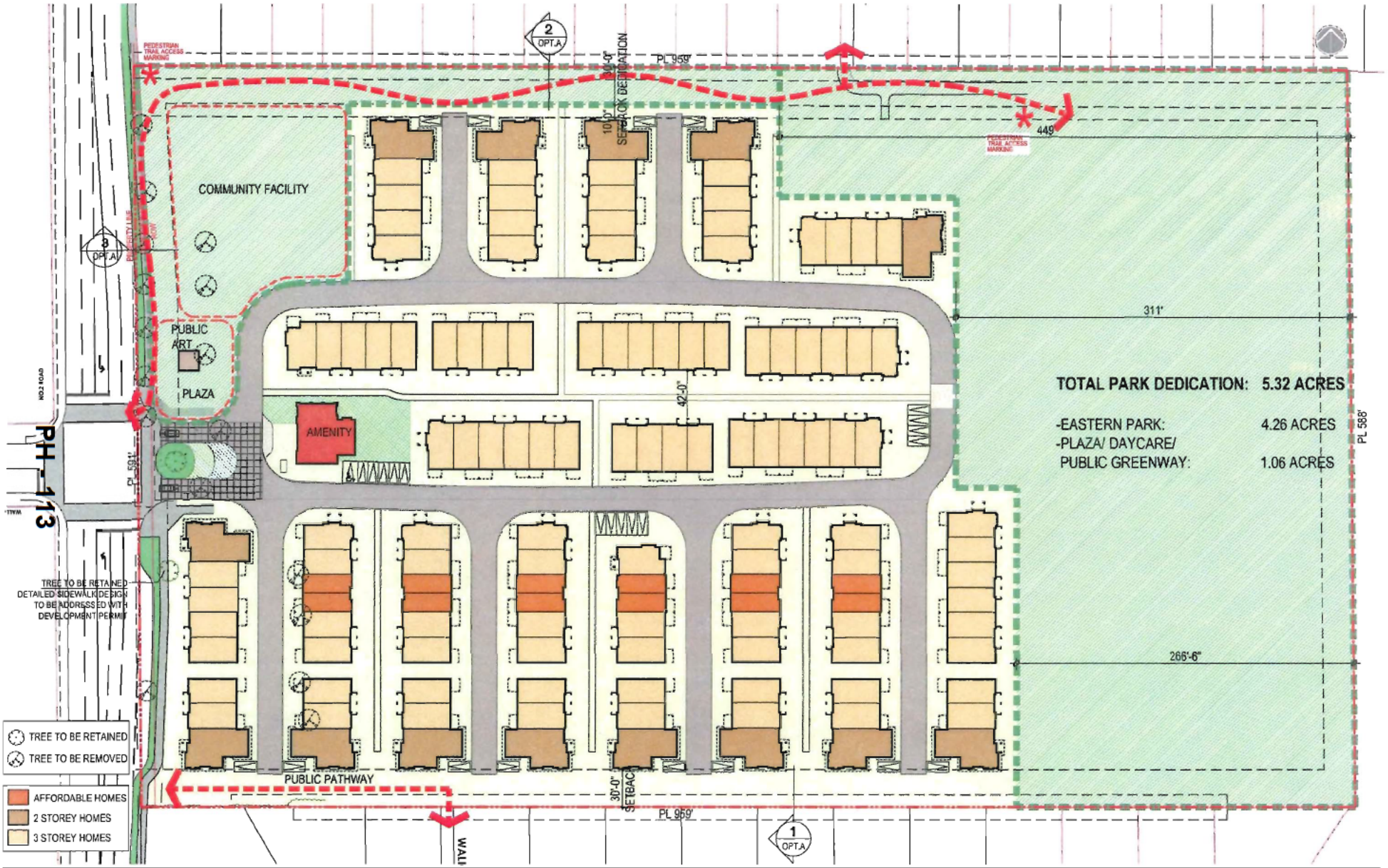
October 21, 2014 – City Planning Committee refers the rezoning application back to staff and Polygon Homes to examines a number of issues.

Application referred by Planning Committee for further consultation.

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


No. 2 Road
Gilbert Road
Williams Road
Steveston London Secondary School
1160
1250
180
160
Wallace Road
Lassam Road
Previous Use
School: 765 Students (2004)
AM 330 PM 250
Development Plan
Residential 132 Units (ITE 230) 60 70
Day-Care 29 Students (ITE 565) 25 25
85 95
1070
1160
Steveston Highway
Legend
Pedestrian Signal
Full Signal
Major Arterial Road
Minor Arterial Road
Local Road
XX AM Directional Volumes
XX PM Directional Volumes


N
Williams Road
Railway Avenue
Lassam Road
Goldsmith Drive
400 metres
Steveston London Secondary School
SITE
Gainsborough Drive
Wallace Road
James Mckinney Elementary
No. 2 Road
Housman Street
Gilbert Road
Steveston Highway
PH - 112
Legend
Sidewalks
Pedestrian Connections
Street Connections
Future Neighbourhood Link
Future Major Street Bike Route
Existing Major Street Bike Route
Bus Stops
Full Signal
Pedestrian Activated Signal



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

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

DRAWING TITLE:
SITE PLAN OPTION A
133 units

POLYGON

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

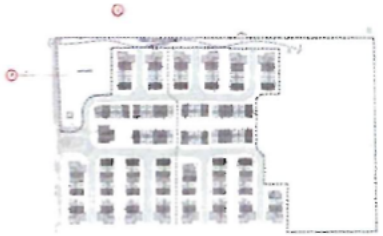
OPTION A

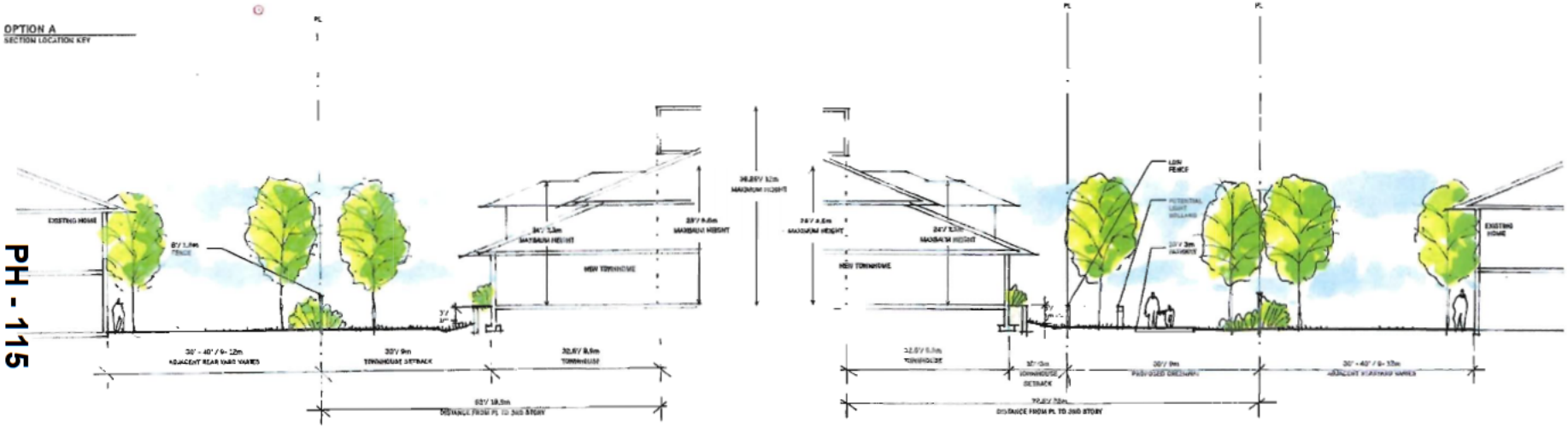


PH - 114

POLYGON Hapa Collaborative RJA Kingsley Estates 2014-12-02

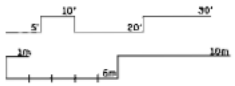
OPTION A





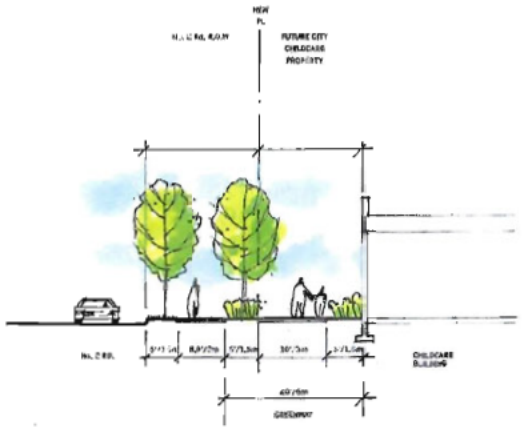
PH - 115

1 OPTION A (LOOKING WEST)
AT SOUTH PROPERTY LINE

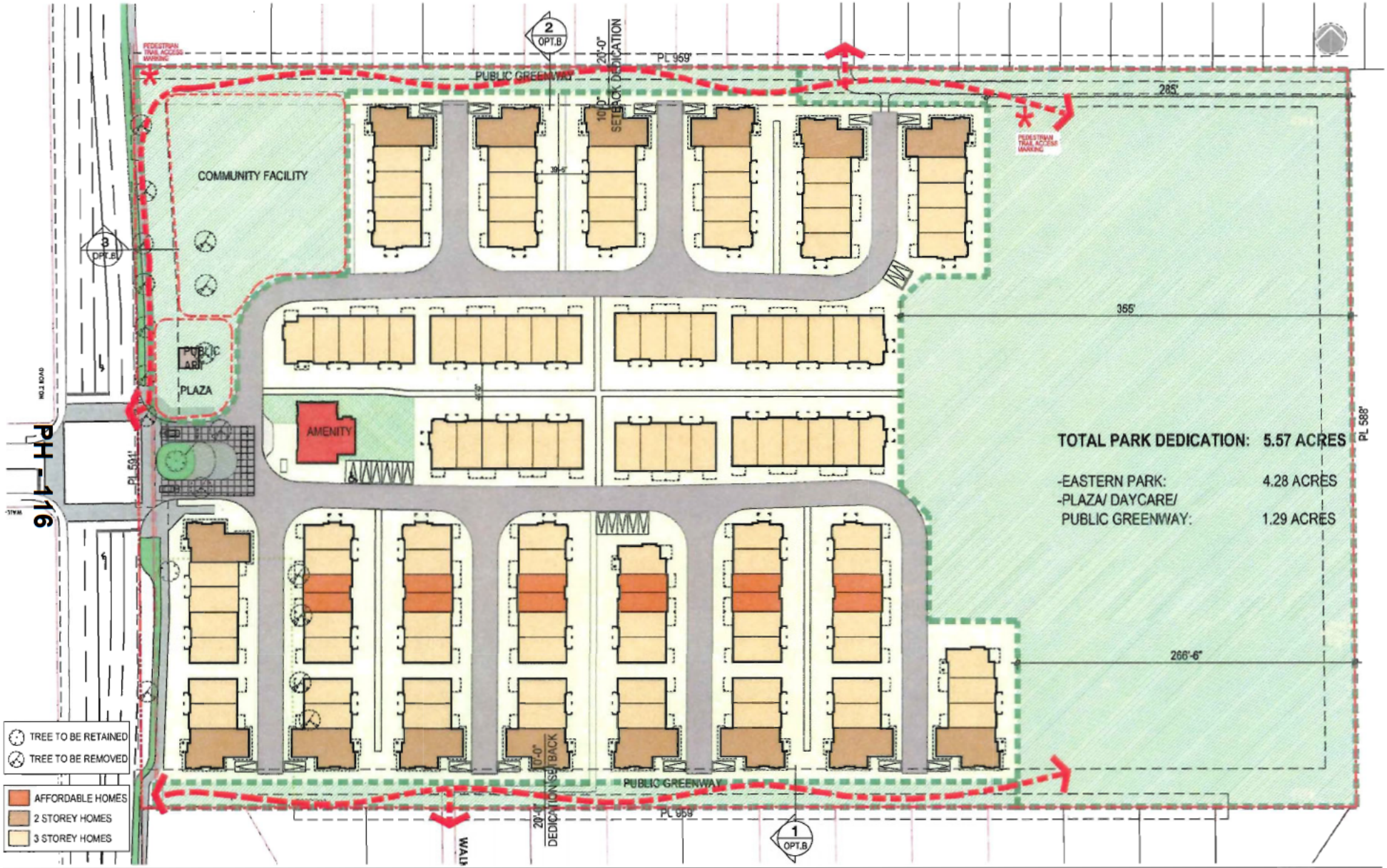


2 OPTION A (LOOKING WEST)
AT NORTH PROPERTY LINE

3 OPTION A + B
AT NO. 2 RD + DAYCARE



POLYGON Hapa Collaborative RIA Kingsley Estates 2014-12-02



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

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

DRAWING TITLE:
SITE PLAN OPTION B
133 units

POLYGON

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

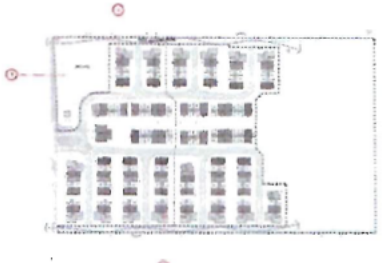
OPTION B



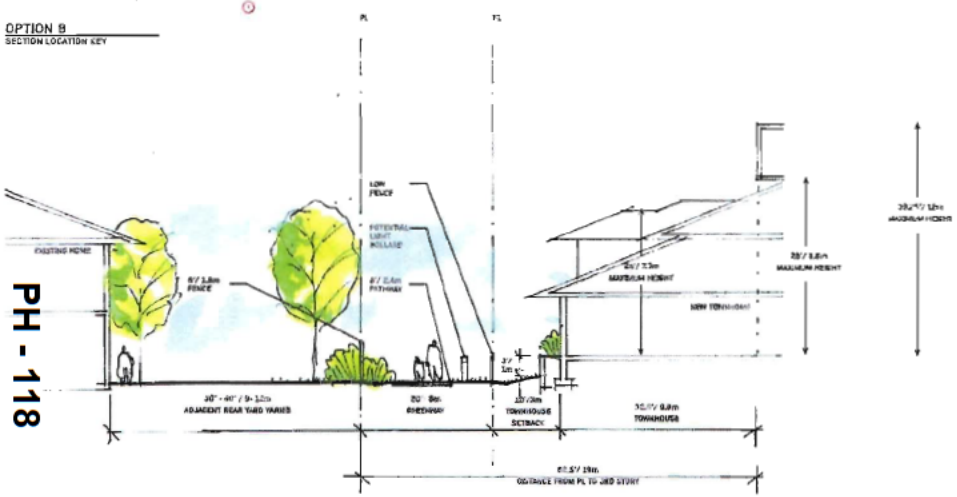
PH - 117

POLYGON Hapa Collaborative RA Kingsley Estates 2014-12-02

OPTION B

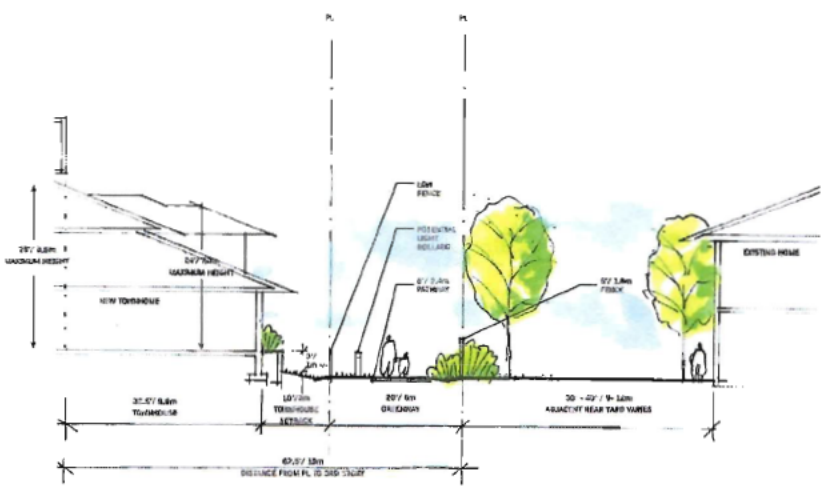


OPTION B
SECTION LOCATION KEY

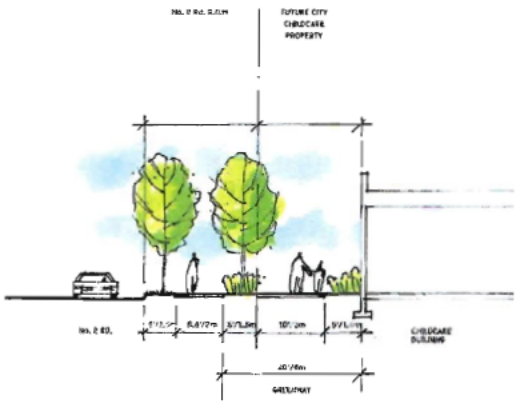


1 OPTION B (LOOKING WEST)
AT SOUTH PROPERTY LINE





2 OPTION B (LOOKING WEST)
AT NORTH PROPERTY LINE



3 OPTION A + B
AT NO. 2 RD + DAYCARE

POLYGON Hapa Collaborative RM Kingsley Estates 2014-12-02



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

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

DRAWING TITLE:
Front Elevation

POLYGON
Suite 900 - 1333 West Broadway, Vancouver, BC, Canada V6H4C2 T (604) 877-1131 F (604) 871-4129

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

Create a Modern Country Lane

Respond to Richmond's Existing Street Grid

Create a Unique Open Space for the Wider Community

Braid Green Space back into the Neighborhood

Utilize Site Appropriate Planting

Incorporate Sustainable Stormwater Management Strategies

Integrate Play Components into the Neighborhood

POLYGON
Suite 900 - 1333 West Broadway, Vancouver, BC,
Canada V6H4C2 T:(604)877-1131 F:(604)871-4120

PROJECT:
Steveston Site
10440/60 No. 2 Rd., Richmond, BC

hapa
403 - 375 west fifth avenue
Vancouver bc v5y 1j6
604 909 4150

Site Inspired Landscape Strategy: A Country Lane





Create a Modern Country Lane / Respond to Richmond's Existing Street Grid









Create a Unique Passive Open Space for the Wider Community / Braid Green Space back into the Neighborhood









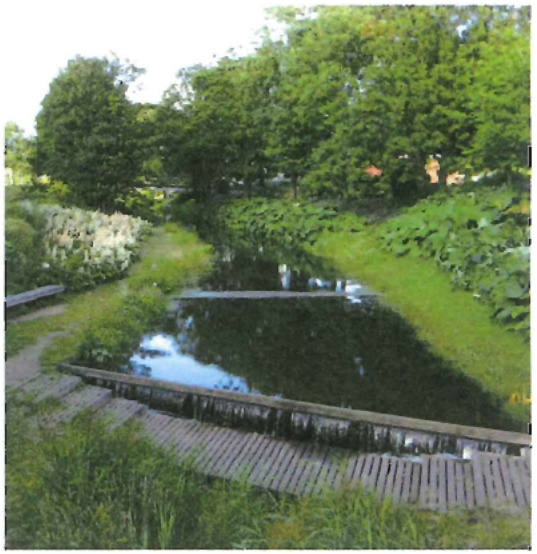
POLYGON
Suite 900 - 1333 West Broadway, Vancouver, BC,
Canada V6H4C2 T:(604)877-1131 F:(604)871-4120

PROJECT:
Steveston Site
10440/60 No. 2 Rd., Richmond, BC

hapa
COLLABORATIVE
403 - 375 west fifth avenue
Vancouver bc v5y 1j6
604 909 4150

Utilize Site Relevant Planting / Incorporate Sustainable Stormwater Management Strategies





Integrate Play Components into the Neighborhood







PH - 122

Daycare Centre Vision

POLYGON
polyhomes.com



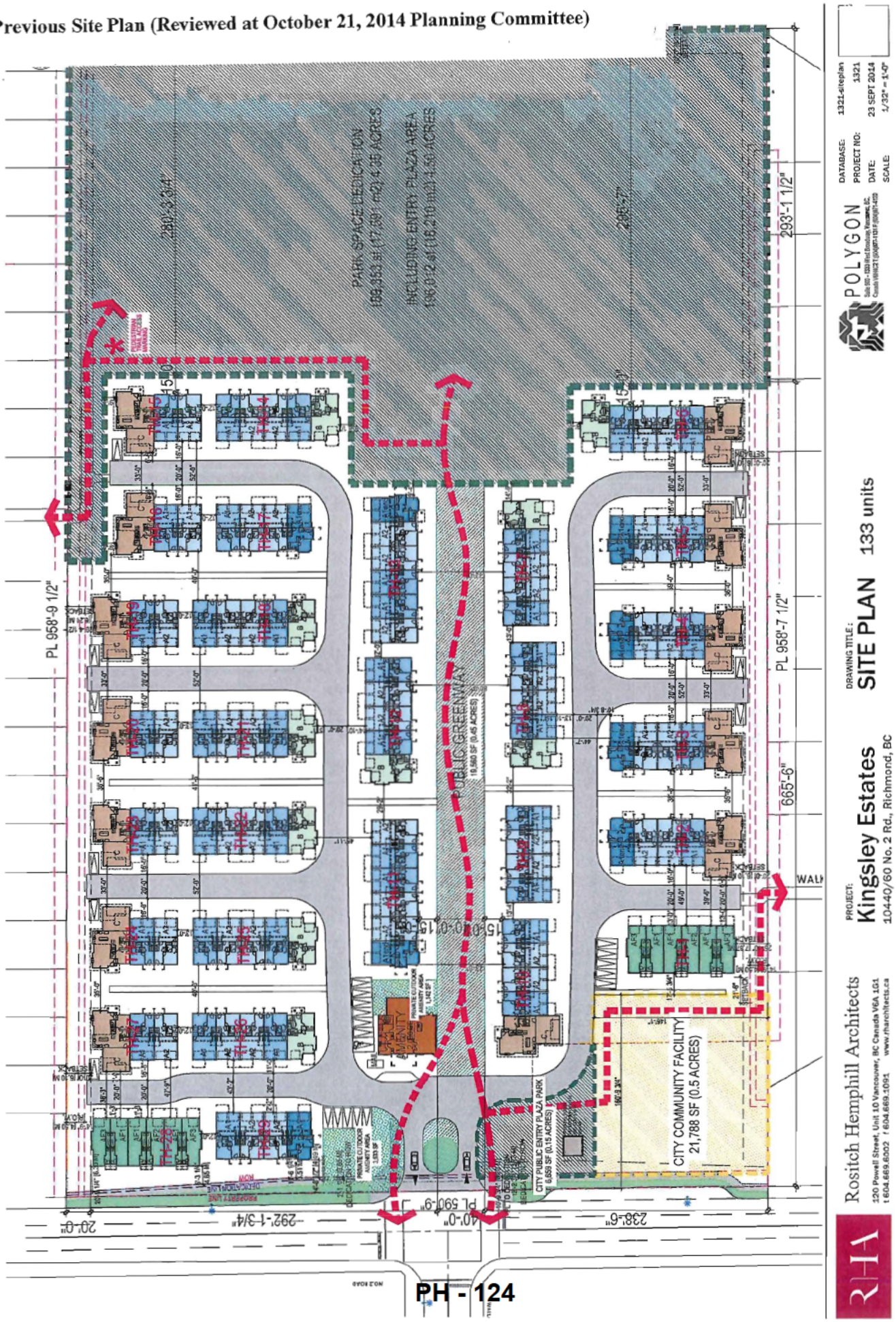








Previous Site Plan (Reviewed at October 21, 2014 Planning Committee)



POLYGON

DATABASE: 1321-siteplan
PROJECT NO: 1321
DATE: 23 SEPT 2014
SCALE: 1/32" = 1'-0"

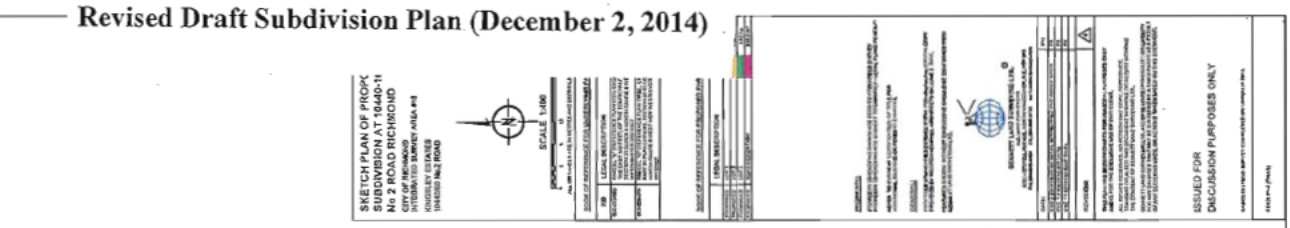
PROJECT:
Kingsley Estates
10440/60 No. 2 Rd., Richmond, BC

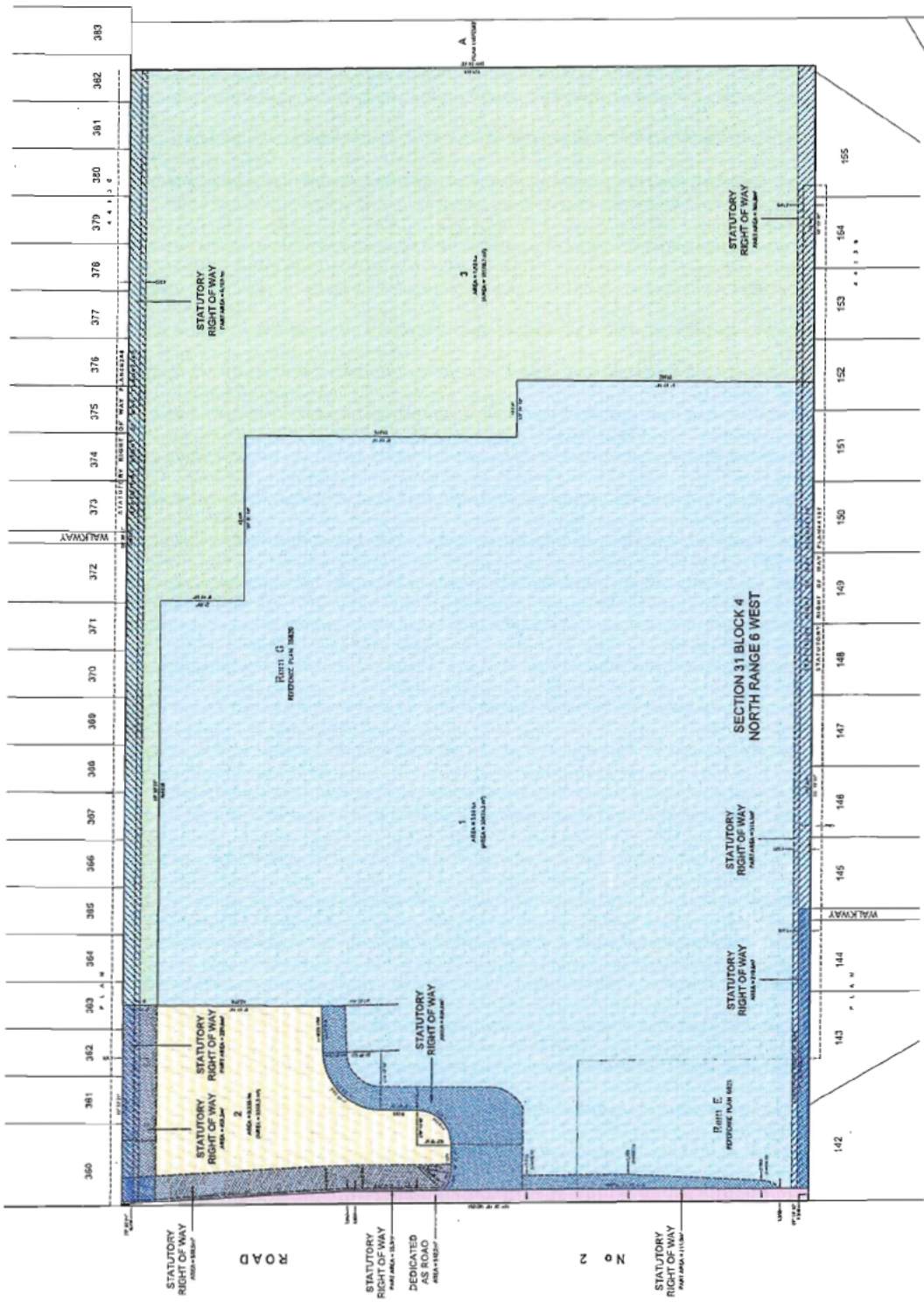
DRAWING TITLE:
SITE PLAN 133 units

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

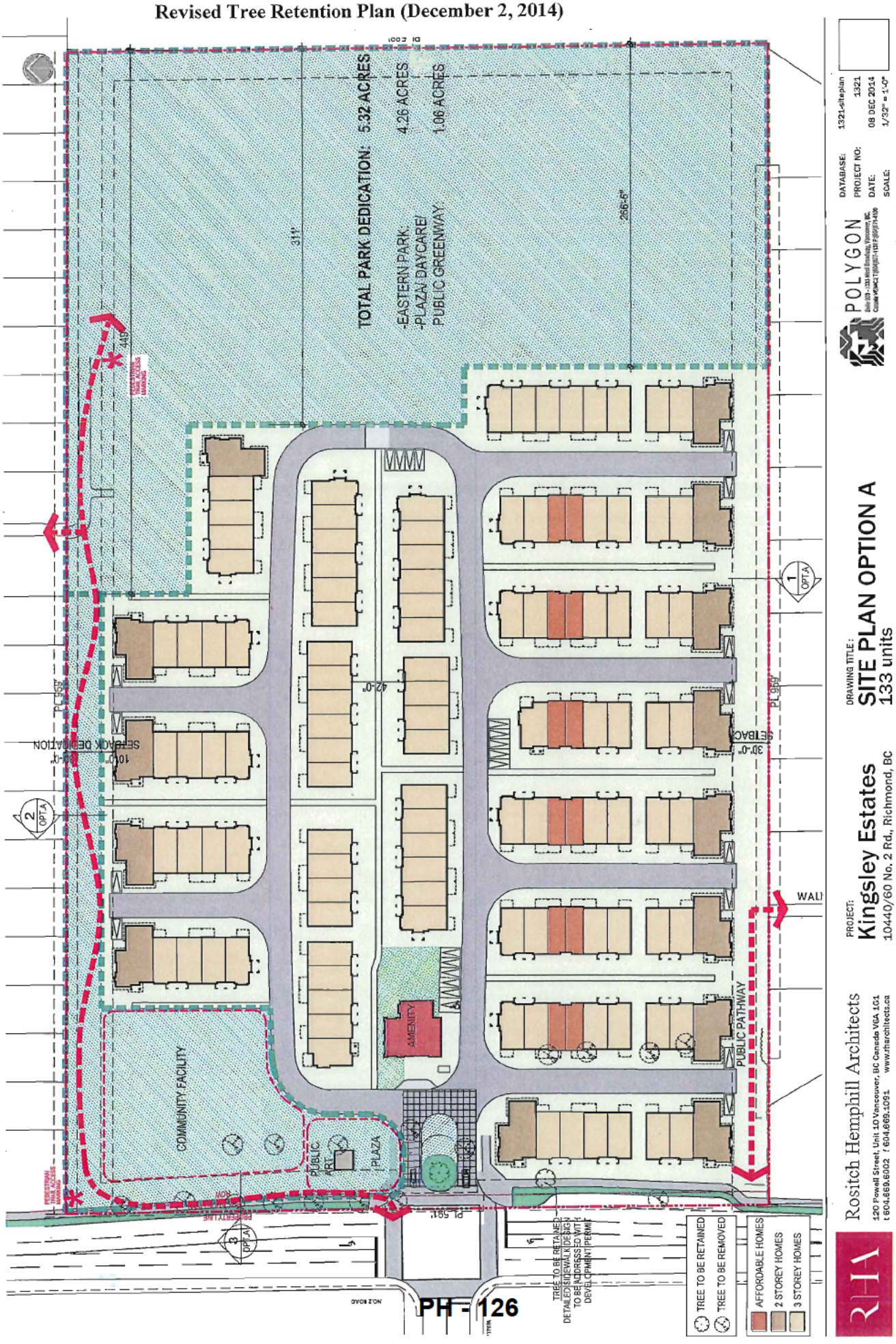
RHA

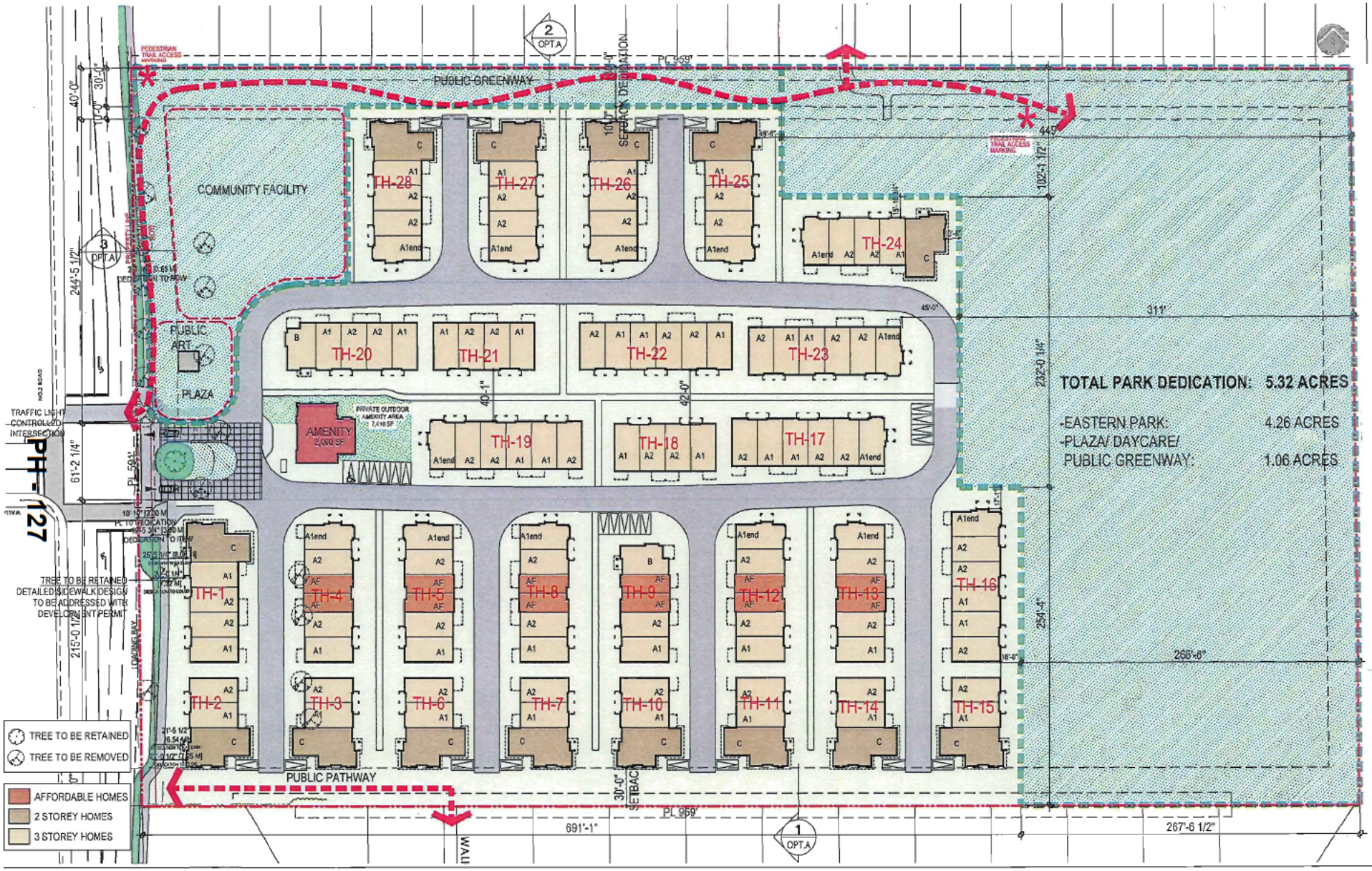
Revised Draft Subdivision Plan (December 2, 2014)





Revised Tree Retention Plan (December 2, 2014)





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

ATTACHMENT 8

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

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

DRAWING TITLE :
SITE PLAN OPTION A
133 units

POLYGON

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

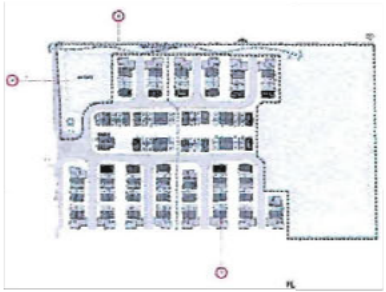
OPTION A



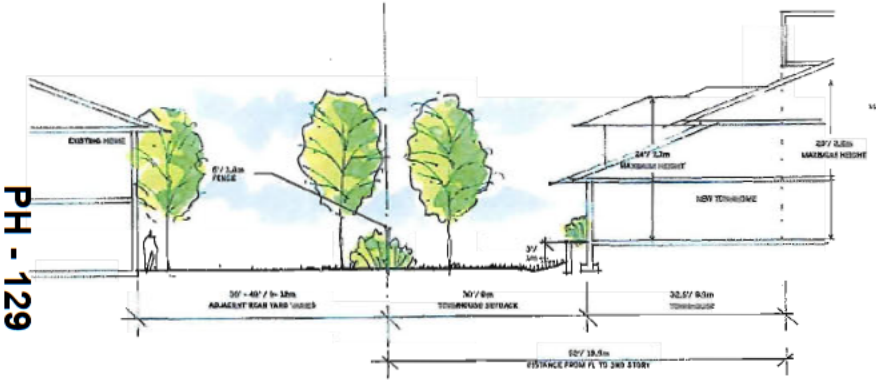
PH - 128

POLYGON Hapa Collaborative RIA Kingsley Estates 2014-12-02

OPTION A

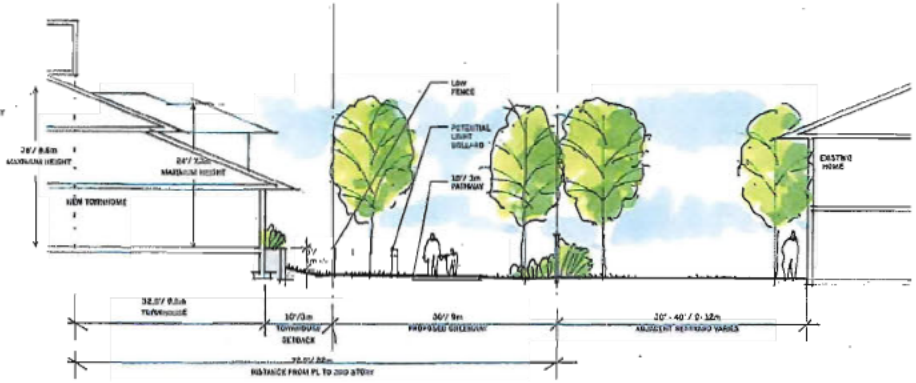


OPTION A
SECTION LOCATION KEY

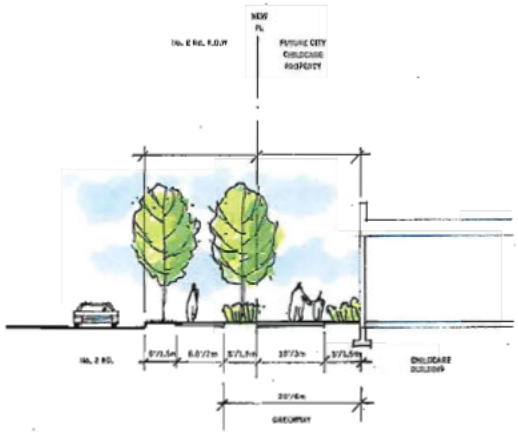


1 OPTION A (LOOKING WEST)
AT SOUTH PROPERTY LINE





2 OPTION A (LOOKING WEST)
AT NORTH PROPERTY LINE



3 OPTION A + B
AT NO. 2 RD + DAYCARE

PH - 129

POLYGON | Hapa Collaborative | RTA | Kingsley Estates | 2014-12-02

SPRING / FALL EQUINOX - MARCH / SEPTEMBER 21

10:00 AM



12:00 PM



2:00 PM



4:00 PM



PH - 130

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

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

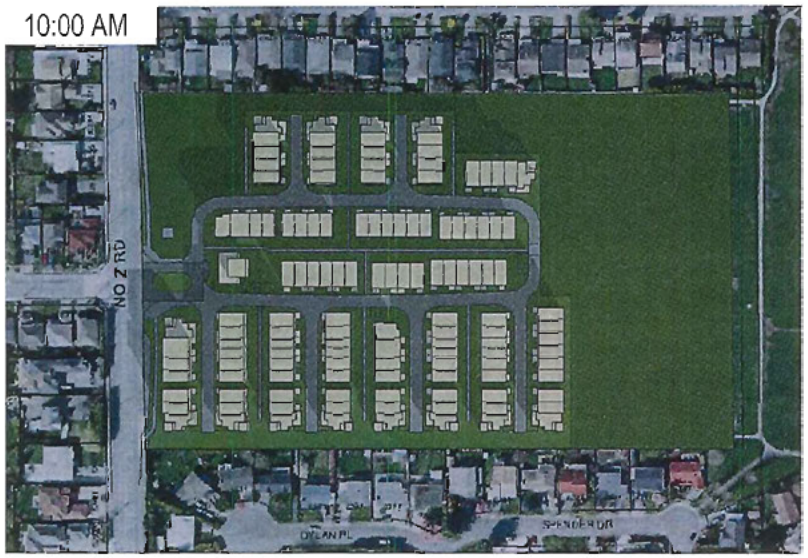
DRAWING TITLE :
SHADOW STUDIES OPTION A
SPRING/FALL EQUINOX - MARCH/SEPT 21

POLYGON

DATABASE:
PROJECT NO: 1321
DATE: 25 NOV 2014
SCALE:

WINTER SOLTICE - DECEMBER 21

10:00 AM



12:00 PM



2:00 PM



4:00 PM



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

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

DRAWING TITLE:
SHADOW STUDIES OPTION A
WINTER SOLTICE - DECEMBER 21

POLYGON

DATABASE:
PROJECT NO: 1321
DATE: 25 NOV 2014
SCALE:

SUMMER SOLTICE - JUNE 21

10:00 AM



12:00 PM



2:00 PM



4:00 PM



PH - 132

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

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

DRAWING TITLE:
SHADOW STUDIES OPTION A
SUMMER SOLTICE - JUNE 21

POLYGON

DATABASE:
PROJECT NO: 1321
DATE: 25 NOV 2014
SCALE:

PH - 133



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

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

DRAWING TITLE :
Front Elevation

POLYGON

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

City of Richmond

Rezoning Considerations(Revised Dec.10/14)

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

Address: 10440/10460 No. 2 Road **File No. RZ 13-649524**

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9155, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9156.
2. Road dedication is required along the entire No. 2 Road frontage with an area of 512.5m^2 and a depth of 3.3m tapering towards the current property line at the north end of the site as shown on the Draft Ultimate Road Functional Plan within Attachment 1. Further to the Draft Ultimate Plan in Attachment 1, a detailed Final Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm that adequate road dedication is included in the final subdivision plan and the final statutory rights-of-way plans (under condition nos. 10 to 13).
3. Preparation and registration of a subdivision plan that consolidates the current lots, dedicates road as provided in section 2 above, and subdivides the consolidated lot into three (3) parcels comprising the **"Lands"** (which will require the demolition of any part of the existing school buildings crossing new proposed parcel lines) as shown on Attachment 2 and as follows:
   a) Parcel 1- 3.04 ha. for the townhouse development;
   b) Parcel 2 – 0.335 ha. for a child care/entry plaza; and
   c) Parcel 3- 1.82 ha. for park and the North Greenway section.
4. Transfer Parcel 2 (child care / entry plaza) to the City for $10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 2 (child care / entry plaza) to the City.
5. Transfer Parcel 3 (park) to the City for $10.00, free and clear of all charges and encumbrances except for the charges registered as requirements of this rezoning. The City and the Developer will enter into a Purchase and Sale Agreement for the transfer of fee simple title to Parcel 3 (park and North Greenway) to the City. (Note: Regarding the 2.17 ha. of park land contained within Parcels 2 and 3 under conditions nos. 4 and 5, the Developer will be eligible for a Park Acquisition DCC credit not exceeding the Park Acquisition DCCs payable for the townhouse development within Parcel 1.)
6. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the issuance of any building permit granting occupancy until the developer:
   a) Undertakes any remediation of any identified contaminants on the proposed Parcels 1, 2 and 3 in accordance with applicable Provincial legislation, including any requirements from the Director of Waste Management;
   b) Provides receipt of written confirmation from the Province that any requirements, as applicable, under Provincial legislation are satisfied regarding occupancy of the development and the proposed uses of Parcels 1,2 and 3; and
   c) Submits a report prepared by a professional qualified in contaminated site remediation that confirms that any identified contamination of Parcels 2 and 3 has been remediated to the City's satisfaction.

   This convent will indemnify the City from liability related to any contamination on Parcels 1, 2 and 3.
7. Submission of a Contract entered into between the developer and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Submission of a Tree Survival Security to the City in the amount of $21,000 as follows: $1,000 for 2:1 replacement of one (1) on-site tree to be to be retained (tree no. 94) and $20,000 for a specimen quality large tree to replace the large

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tree (tree no. 89) within the driveway median at No. 2 Road should these trees not be able to be retained through the Building Permit for the child care on Parcel 2, the servicing agreement or the construction process.

9. Registration of the City's standard flood covenant on the title of Parcel 1 ensuring that there is no construction of habitable area below the Flood Construction Level of 2.9 m (Area A) or below 0.30 m above the crest of the adjacent No. 2 Road.

10. No 2. Road Sidewalk: Registration of statutory right-of-way on Parcels 1 and 2 with a minimum width of 0.65 m adjacent to No. 2 Road (with widening around the loading layby) and adjacent to the proposed No. 2 Road dedication that allows for public road, sidewalk, utilities and public right of passage with developer construction of the works and City maintenance of these works as shown on Attachment 2.

11. Child Care Driveway Access: Registration of a cross-access easement or statutory right-of-way and/or other legal agreements over Parcel 1 in favour of the City and Parcel 2 that provides public access between No. 2 Road and the Parcel 2 (child care) with an approx. area of 804.7m^2 shown on Attachment 2 that physically includes:

    a) The development's sole entrance driveway on Parcel 1 as generally shown on Attachment 3;
    b) Two (2) 4.0 m corner cuts taken from the back of the No. 2 Road sidewalk SRW (under condition no. 10);
    c) Any other geometric changes required in the Final Ultimate Functional Road Plan and to the satisfaction of the Director of Transportation and Director of Development.

    The cross-access easement and statutory right-of-way and/or other legal agreements will provide for:

    a) Developer construction of all works;
    b) Parcel 1 owner/strata maintenance of the driveway at the sole cost of the Parcel 1 owners/strata;
    c) Public motor vehicle, pedestrian and bicycle access at all times;
    d) City access and maintenance of any traffic signalization and wiring and any utilities serving the child care on Parcel 2;
    e) Indemnification of the City of all liability.

12. No. 2 Road Greenway Section: Registration of a statutory right-of-way in favour of the City on the title of Parcel 2 that provides public access as generally shown on Attachment 2 with an approx. area of 518.5 m^2 which physically includes:

    a) The 6.0 m wide north-south greenway along No. 2 Road;
    b) Any other geometric changes as required and to the satisfaction of the Senior Manager, Parks and the Director of Development.

    The statutory right-of-way will provide for:

    a) Developer construction of all works;
    b) Public pedestrian and bicycle access at all times;
    c) City access and maintenance of the works including landscaping, pathway, sidewalks and public art installations;

13. No. 2 Road Access & Greenway Section on Parcel 2: Registration of a statutory right-of-way or easement on the title of Parcel 2 in favour of the City and Parcel 3 (city park) that provides public access as generally shown on Attachment 2 with an approx. area of 458.3 m^2 which physically includes a 10.0 m section wide of the North greenway connecting to the section of the North Greenway on Parcel 3 (park);

    The statutory right-of-way or easement will provide for:

    a) Developer construction of all works;
    b) Public pedestrian and bicycle access at all times;
    c) City access and maintenance of the works including landscaping, pathway, sidewalks and public art installations;
    d) Vehicle access to Parcel 3 (park) if required to satisfy the requirements of the Land Title Act.

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14. South Pathway: The granting of a 3.0 m wide statutory right-of-way on the title of Parcel 1 (townhouse development) that connects No. 2 Road to the existing off-site walkway south of Parcel 1 with the final plan to the satisfaction of the Director of Transportation and Senior Manager, Parks, that provides for:
    a) Public pedestrian and bicycle access at all times;
    b) Developer construction of the works;
    c) City access and maintenance after acceptance of the works;
    d) Indemnification of the City of all liability except for that related to the maintenance of the works.
15. Discharge of the following two (2) City of Richmond 1.5 m wide statutory-rights-of-way (LTO nos. BF375536 and BF359159) that are located along the full lengths of the north and south boundaries of the Lands (to be replaced concurrently with a new 4.5 m wide utility statutory-rights-of-way described in condition no. 15 below).
16. The granting of two (2) 4.5 m wide statutory rights-of-way (SRWs) along the full lengths of the north and south boundaries of the Lands for City construction, maintenance and repair of the existing and future City sanitary lines and other future City utilities as required (this replaces the current 1.5 m SRWs described in condition no. 14 above).
17. Voluntary contribution of $60,000 (Acct. #2350-10-23860-000) to the City for the construction of two (2) public transit shelters.
18. City acceptance of the developer's offer to voluntarily contribute $0.77 per buildable square foot to the City's public art fund (Acct. #7750-80-00000-000) (e.g. $197,188 to be confirmed based on the final DP Plans).
19. Registration of a legal agreement on the title of Parcel 1 (development parcel) that requires construction of a child care facility on Parcel 2 that provides for:
    a) At the developer's sole cost, construction of the child care facility (building and all site development) in accordance with the Terms of Reference in Attachment 5;
    b) Submission of a security for construction of the child care facility in the amount of $3,300,000 in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;
    c) Contribution of $100,000 (Acct. #1315-40-000-00000-0000) to the City prior to adoption of the zoning amendment bylaw for the City's design review and project management costs during the approval and construction stages of the child care;
    d) Completion of the child care facility on Parcel 2 to the City's satisfaction prior to issuance of a permit granting occupancy for any of the final 40 dwelling units of the proposed total 133 units on Parcel 1 or registration of the final phase within a Phased Strata Plan for the development on Parcel1 or June 30, 2017, whichever comes earlier; and
    e) The release of the security, or portion then unused, when the child care facility is completed to the satisfaction of the City.
20. Registration of the City's standard Housing Agreement and housing covenant to secure 12 affordable town housing units, the combined habitable floor area of which shall comprise at least 1,451 m^2 (15,620 ft^2) or 6.0% of the subject development's total residential building area on Parcel 1, whichever is greater. Occupants of the affordable housing units are subject to the Housing Agreement and housing covenant and shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement and covenant shall indicate that they apply in perpetuity and provide for the following Affordable Housing units to be constructed as follows:

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

** May be adjusted periodically as provided for under adopted City policy for the Affordable Housing Strategy.

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The Housing Agreement and housing covenant will provide that:

(a) The first six (6) affordable housing units are to be constructed within the first phase of any Phased Strata with no building permit being issued for any unit in the first phase unless the building permit includes the affordable housing units;

(b) No building permitting granting occupancy for any unit in the first phase may be issued unless a building permit granting occupancy has be issued for first six (6) affordable housing units;

(c) The last six (6) affordable housing units are to be constructed no later than the last phase of any Phased Strata with no building permit being issued for the last 40 units in the last phase unless the building permit includes the affordable housing units;

(d) No building permitting granting occupancy for any unit in the last phase or last 40 units, whichever comes earlier, may be issued unless a building permit granting occupancy has be issued for last six (6) affordable housing units;

(e) In addition to the no-occupancy requirement in (d) above, the Developer submit a security for construction of the last six (6) affordable housing units in the amount of $1,783,000 to be received in cash or a letter of credit in a form satisfactory to the City prior adoption of the zoning amendment bylaw;

(f) The City may draw upon the $1,783,000 security (the City's valuation of the cost of one-half of the affordable housing units at $228.29/sf) to be deposited into the City's Affordable Housing Reserve Fund to construct the said last six (6) affordable housing units at another site if the Developer does not construct and obtain a building permit granting occupancy for the last six (6) affordable housing units prior to June 30, 2018;

(g) There will be release of the security, or portion then unused, when the said last (6) affordable housing units are completed to the satisfaction of the City.

21. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency, and that the dwellings are pre-ducted for solar hot water heating. The legal agreement provides for an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development is to be submitted prior to Development permit issuance certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Ener-guide 82 criteria, and that the solar water heating pre-ducting is included within the detailed design at the Building Permit stage.
22. The developer will register a covenant on the title of Parcel 1 (development parcel) that prohibits the conversion of any tandem parking garage into floor area to be used for habitation.
23. The submission and processing of a Development Permit* for the townhouse development on Parcel 1completed to a level deemed acceptable by the Director of Development.
24. For the park on Parcel 3, the Developer will fund consultants to be selected and managed by the Senior Manager, Parks for the development of a comprehensive Park Concept Plan to be presented to City Council for endorsement prior to adoption of the zoning amendment bylaw. (Note: The developer will be eligible for Park Development DCC credits for up to $30,000 for the City's consultant fees required to complete the Park Plan. Any costs over the $30,000 will not quality for a DCC credit in respect of the development.)
25. Enter into a Servicing Agreement to be registered on title and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation and parks works described in Attachment 4. This agreement will provide that the Developer will be required to coordinate with BC Hydro to determine the route for the power upgrade for the Oeser sanitary pump station which may include, but not limited to access via SRWs running through the Lands, or via the existing roadway network.

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

1. Submit a landscaping security Letter-of-Credit in an amount based on a sealed estimate from the project registered Landscape Architect for the townhouse development on Parcel 1 (including materials, labour & 10% contingency).

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2. That notations be included on the Development Permit Plans that state the following accessibility measures be included: 14 "Convertible Units" and that all 12 affordable housing units include "Barrier Free Unit" features applicable townhouses. All other units are to include "Aging in Place" elements as specified in the City's Official Community Plan.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

   Incorporation of the accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes. This includes submission of a Letter of Assurance from the Architect of Record and that the building permit plans include that the following accessibility measures: 14 "Convertible Units" and that all 12 affordable housing units include the "Barrier Free Unit" elements applicable to townhouses. All other units are to include "Aging in Place" elements as specified in the City's Official Community Plan.
2. Submission of an Evaluation Report by a Certified Energy Advisor prepared to the satisfaction of the Director of Development certifying that the all units, including confirming that the most marginal (e.g. greatest heat loss units), meet or exceed the Ener-guide 82 criteria, and that solar water heating pre-ducting is to be installed.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

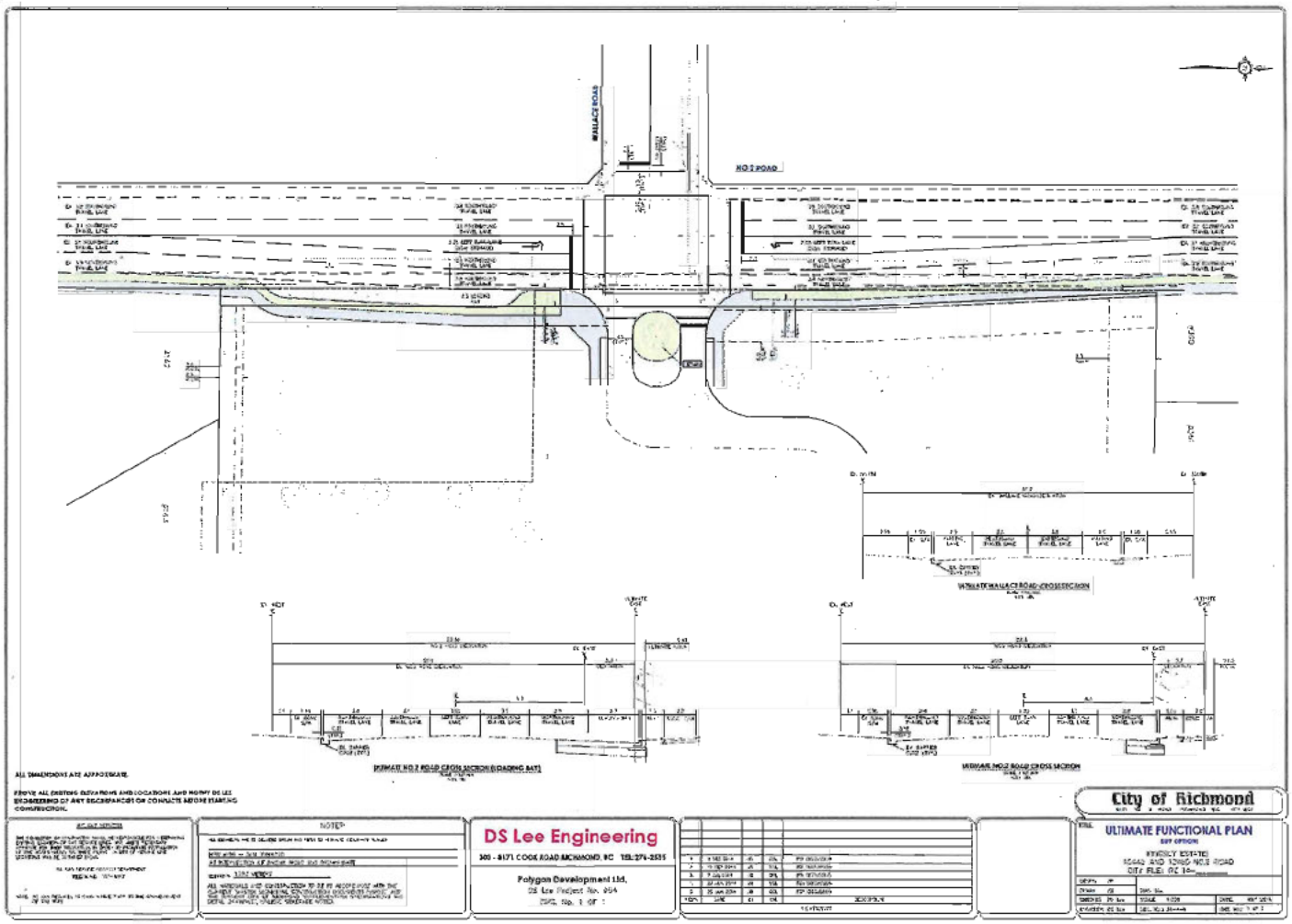
  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

ATTACHMENT 1
DRAFT ULTIMATE FUNCTIONAL ROAD PLAN



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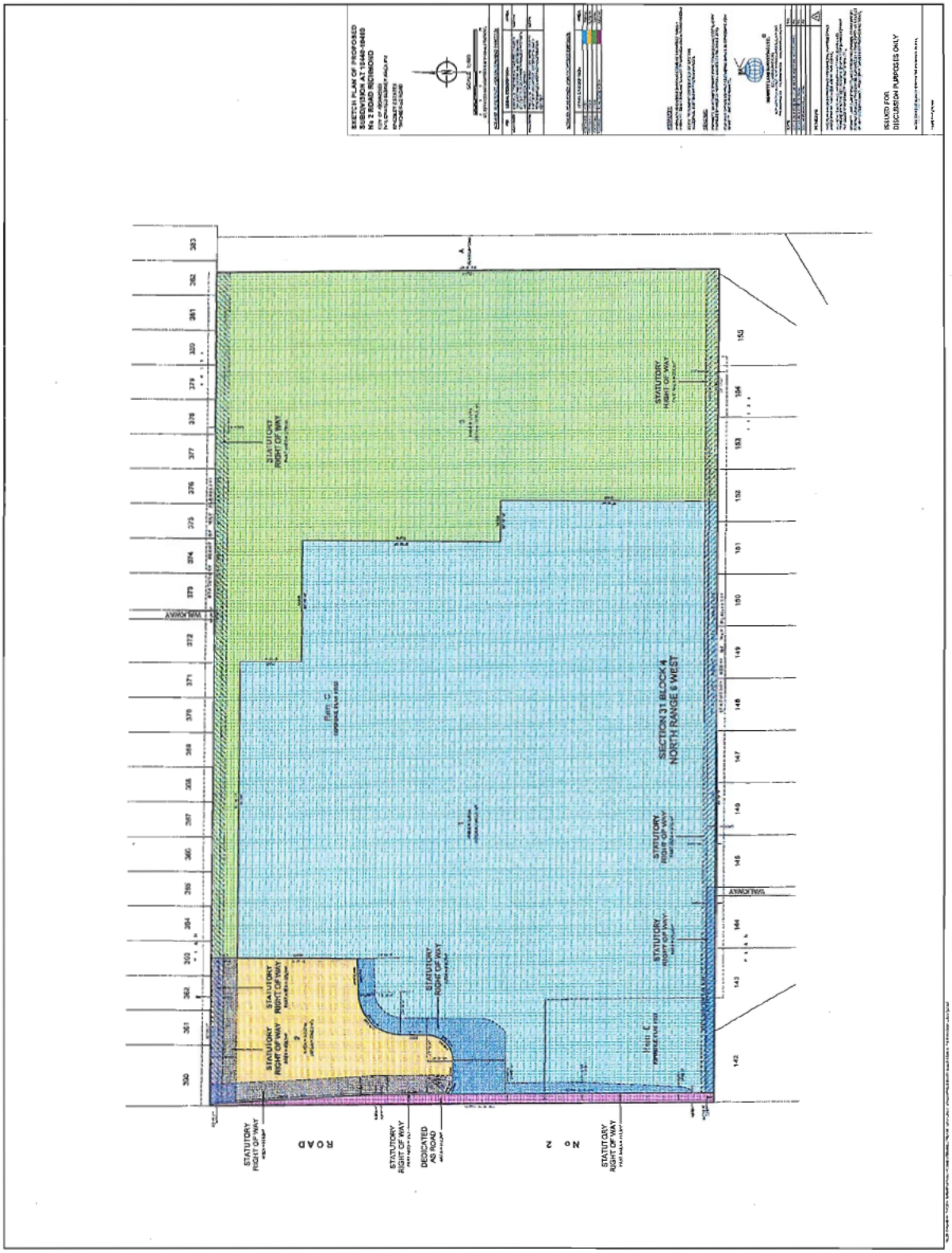
ATTACHMENT 2 - DRAFT SUBDIVISIO N PLAN SUBDIVISION



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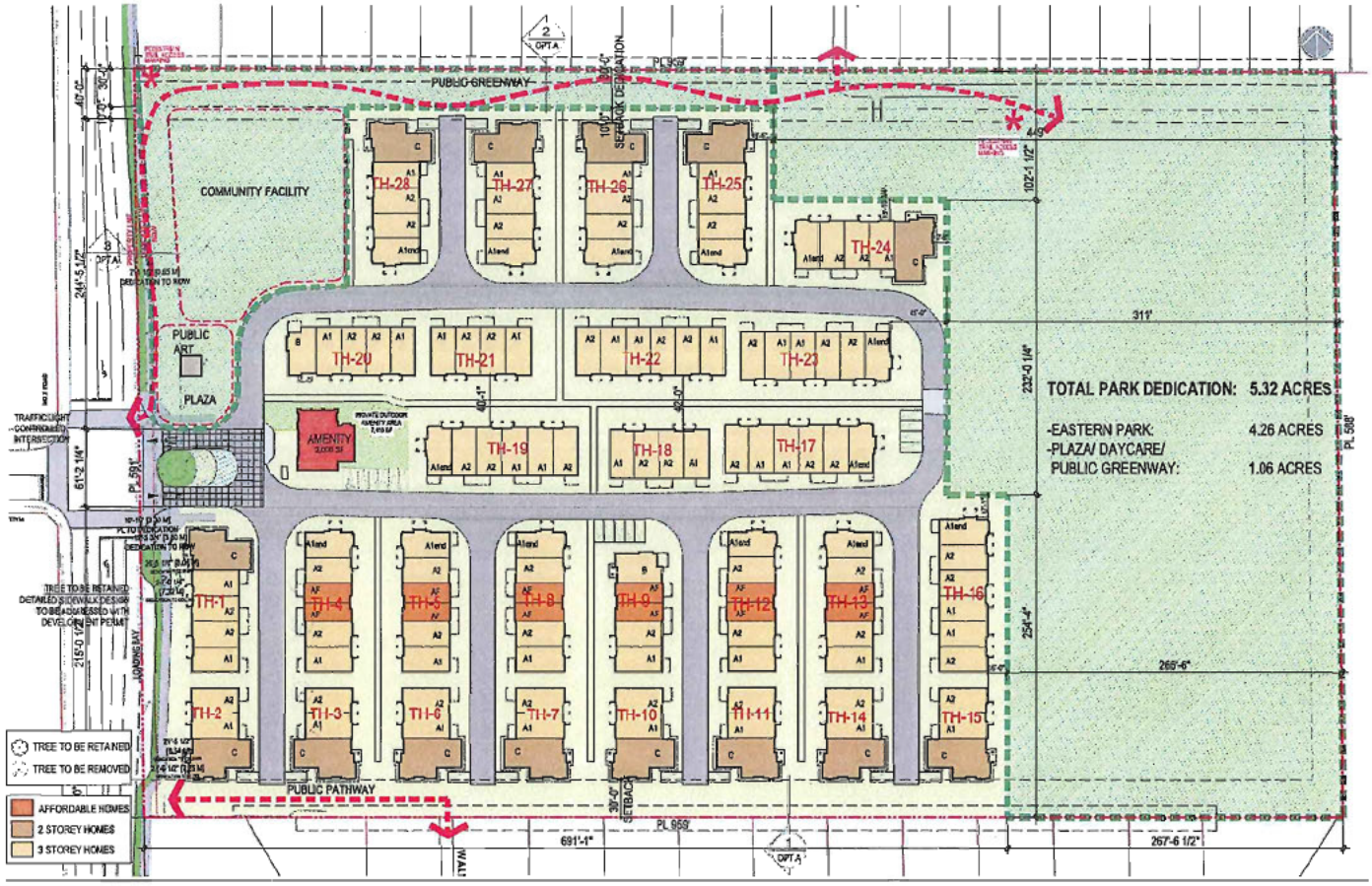
ATTACHMENT 3
DEVELOPMENT SITE



Rositch Hemphill Architects
320 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.569.1091 www.rharchitects.ca

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

DRAWING TITLE:
SITE PLAN OPTION A
133 units

POLYGON

DATABASE: 1321-sheplan
PROJECT NO: 1321
DATE: 06 DEC 2014
SCALE: 1/32" = 1'-0"

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ATTACHMENT 4
SERVICING AGREEMENT REQUIREMENTS

Enter into a Servicing Agreement for the design and construction of works that include, but may not be limited to the following:

1.0 Engineering Servicing Requirements:

1. Storm Sewer works:

a. Reinstate any existing drainage connection within the portion of the development that is to be dedicated as Park land.

2. Sanitary sewer works:

a. Developer to upgrade the existing Oeser sanitary pump station including but not limited to the following:
   i. Provide new BC Hydro 100A, 600V, 3 phase power to the pump station complete with the related BC Hydro civil works (i.e., underground ducts, junction box, transformer pad, etc.). The developer will be required to coordinate with BC Hydro to determine the route for this power upgrade which may include, but not limited to access via SRW's through the development site, or via the existing roadway network. DCC credits will apply to hydro upgrades related to the sanitary pump station, as applicable.
   ii. Upgrade the pump station to current standards (pumps, pump station electronics, kiosk, new generator set, etc.). DCC credits will apply if applicable.
   iii. Existing wet well to remain.
b. Using the City's OCP sanitary hydraulic model there is adequate capacity within the existing gravity sewer from the proposed site to the Oeser pump station. The City will prescribe the size of any upgrades or new sanitary mains through the servicing agreement if required, to accommodate the development servicing (i.e., design changes or daycare servicing).
c. Provide a 4.5m wide Utility Right of Way at the entire north and south property lines of the proposed site. A gate access via No. 2 Road to the utility right of way along the north property line is required.

3. Water works:

a. Using the OCP Model, there is 440 L/s available at 20 psi residual at the hydrant located at No 2 Road frontage. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
b. Via the Servicing Agreement the City will review the impact of the proposed works (i.e., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) on the existing 200mm diameter asbestos-cement (AC) watermain on No 2 Road Road. Replacement/relocation of portions of the AC watermain will be required.
c. An additional hydrant is required at No. 2 Road frontage to meet the City's standard spacing.
d. Remove existing lead and hydrant that are located on the north property line of the proposed site. Cap the lead at the main in No. 2 Road.

4. General Items:

a. Developer to provide Private utility companies rights-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public

open space). It is recommended that the developer contact the private utility companies to learn of their requirements.

b. An existing BC Hydro end pole will require removal and its overhead primary lines will require undergrounding to accommodate the proposed driveway/entrance on No. 2 Road frontage.
c. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
d. The developer will be responsible for any child care site servicing requirements under a Servicing Agreement.
e. The developer is responsible for the under-grounding of the existing private utility pole line and/or the installation of pre-ducting for private utilities, subject to concurrence from the Private Utility Companies. Through the Servicing Agreement and detail design, Private Utility Companies may require additional space for their infrastructure (kiosks, vista, transformers, LPTs. PMTs); this may include rights-of-ways on the development site to minimize impact on public space.
f. Proposed City infrastructure (road, curb & gutter, boulevard, sidewalk, street lighting and utilities) to be located within road dedications with the exception of not more than 0.65m of sidewalk within a SRW parallel to the dedication.
g. Street lighting is required for all interim and permanent road and sidewalk works, the extent of which is to be assessed by the developer's consultants during the service agreement process.

2.0 Transportation Requirements:

1. Pavement widening is required as well as new curb and gutter as per the Ultimate No. 2 Rd. Functional Plan in Attachment 1. Behind the new curb, will be required a minimum 1.5m landscaped and treed boulevard and 2.0m sidewalk. The areas of the boulevard near the North Greenway access and South Pathway connection will need special treatment and/planting to prevent undesirable pedestrian crossing of No. 2 Rd. Part of the 2.0m sidewalk and the remaining frontage is to be constructed as a layby designed to accommodate the parking of a WB17 loading truck (with decorative hardscaping material near the layby) will be located within the SRW described above and as conceptually shown on Attachment 1.
2. Installation of a new traffic signal at No.2 Rd./Wallace Street and the development access driveway. Existing pedestrian signal to be upgraded to a full traffic signal. The work shall include but not limited to:
    a. type "P" controller cabinet.
    b. UPS (Uninterrupted Power Supply)
    c. video detection
    d. illuminated street name signs
    e. service base
    f. type "S" and/or type "L" poles/bases to suit site conditions
    g. APS (Accessible Pedestrian Signals)
    h. fibre optic communications cable and associated equipment
    i. in-ground vehicle detection
    j. removal of existing signal poles, bases, etc to be returned to City Works Yard
    k. special decorative treatment to highlight the greenway crosswalks on No. 2 Road
    l. all associated costs to upgrade this system to be borne by the Developer.

3. Any traffic signal modifications required due to this Development are the sole responsibility of the Developer including but not limited to:

    a. Traffic pole/base relocations along the frontage of the development
    b. junction box/conduit relocations
    c. associated traffic signal cables/conductors and vehicle detector loops.

d. traffic signal modification design drawings. (if required, to be identified during the SA process.)The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, including green coloured crosswalks with dashed lines on the north and south crosswalks are required as part of the Greenway connection through the intersection.

4. The construction of the No.2 Road and North Greenway (paved path and landscape area) may include pedestrian wayfinding treatments, such as, special stencils, signage, decorative bollards, etc. to guide users from the northern section to the crossing at Wallace St. as conveniently as possible.

5. The City will permit the only access to the townhouse site, park and child care facility to be from the driveway aligned with the Wallace Rd. intersection. No additional access to No. 2 Rd. is supported through the Servicing Agreement process.

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

3.0 Parks Requirements

1. For the No. 2 Road Greenway and the Entry Plaza on Parcel 2, the Developer will be required to prepare a landscape plan that includes but is not limited to the following being designed, secured and constructed to the satisfaction of the Senior Manager, Parks and the Director of Transportation (No DCC Credits Available):

   a. A three (3.0) m wide publicly and universally accessible 24 hours-a-day, pedestrian, bicycle, and maintenance vehicle paved pathway;
   b. High quality site furnishings, way-finding signage, creative interpretation of historic school use, pedestrian lighting, decorative paving, trees and plant material, and storm water management measures;
   c. Clear sight lines through to Steveston Park and use of other methods (e.g. landmark features) to ensure public safety and to promote Steveston Park as a destination;
   d. Clear distinction between public and private spaces along the Greenway with no overhang encroachments from adjacent buildings or auxiliary uses;
   e. Seamless integration of the No. 2 Road Greenway landscape features with the North Greenway and Park on Parcel 3 to the north and east;
   f. Public art elements that reflect the school history of the site that may be within the Greenway coordinated with public art within the Entry Plaza as determined under a Public Art Plan approved by the City.
   g. A high quality public Entry Plaza adjacent to the main access driveway off of No. 2 Road that "opens up" and clearly invites the public into the site and visually and functionally connects to the pedestrian/bike Greenway through a coordinated language of site furnishings and other Greenway features;
   h. Well- delineated pedestrian/cycling cross-walk to safely connect the Plaza and the No. 2 Road Greenway;
   i. Location within the Entry Plaza of a public art 'piece' or series of public art elements as well as creative multi-functional site furnishings. These works are to be coordinated and undertaken in conjunction with the Public Art Plan prepared to the satisfaction of the Director, Arts, Culture and Heritage Services and Senior Manager, Parks. The value of public art will be at least equal to the amount provided under the City's Public Art Policy.
   j. A high quality streetscape that is designed and coordinated with the Entry Plaza to the satisfaction of Director of Transportation and Senior Manager, Parks.
   k. Delineated pedestrian pathway connections for the north-south secondary trails connecting to the existing neighborhood walkways.

2. If the City agrees to have the Developer complete development of the Park and North Greenway on Parcel 3 under a separate Servicing Agreement, the Developer will be required to fund consultants selected and managed by the Senior Manager, Parks to complete detailed park construction plans and oversee the construction. Before June 30, 2015, the City has the opportunity to exercise its option to complete construction of the park in the future provided it gives the developer three (3) months notice of such intent. The developer will be eligible for Park Development DCC credits for up to $25,000 for the City's consultant fees required to complete the park construction plans if the developer constructs the park improvements under such Servicing Agreement (this credit is in addition to the $30,000 credit for preparation of the Park Plan under the Rezoning Considerations).
3. If the Developer constructs the park works on Parcel 3, the Developer will not be obligated to construct those park works that may be greater than the Park Development DCCs applicable to the development. The Developer will be eligible for a Parks Development DCC credit up to the lesser of: the amount in the DCC program, the DCCs payable or the actual costs of the construction of the park works on Parcel 3 (including the above-noted City consultant costs for the Park Plan and construction plans). The City will contribute to any direct park construction cost (that is not associated with the actual development or No. 2 Road Greenway and Entry Plaza on Parcel 2 as described in Section 3.1 above) that is beyond the total development's Parks Development DCCs payable. The Developer will provide a security under the Servicing Agreement for the value of the park construction works up to the Parks Development DCCs payable.

4. The Developer will also be eligible for a Parks Acquisition DCC credit up to the lesser of: the land value in the DCC program, the DCCs payable or the actual cost of the land.

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ATTACHMENT 5

Child Care Facility Design-Build –Terms of Reference

FOR 10440/60 No. 2 Road – Polygon - Prepared by City of Richmond, September 25, 2014

1. Intent

The child care facility must:

a) Have a total indoor floor area of 5,500 sq. ft., and a 5000 sq. ft. outdoor area, to the satisfaction of the General Managers of Community Services and Engineering and Public Works;

b) Provide a program for children between the ages of birth and 6 years (Note that the age range may be adjusted as determined through consultation with the City and operator);

c) Satisfy the Vancouver Coastal Health Office, *Design Resource for Child Care Facilities* and any applicable City policy, child care design guidelines or technical specifications in effect at the time the facility is to be constructed;

d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial *Child Care Regulations*; and

e) Be designed, developed and operated within the City's Child Care Development Policy #4017 which states that:
   - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
   - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources.
   - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

2. Development Processes/Considerations

a) Operator involvement:
   - The indoor floor plan and the landscape plan for the outdoor play area would benefit from the involvement of the Council selected child care operator or its representative.
   - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
     - Space needs and design;
     - Operation and functioning of the facility;
     - Maintenance;
     - Fittings and finishes;
     - Equipment;
     - Lighting; and
     - Related considerations.
   - If Council has not selected an operator prior to building permit application then City staff will provide this guidance.

b) Child Care Licensing Officers Involvement – The application of the *Provincial Child Care Regulations* can vary based on the local Child Care Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.

c) Performance –To ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance). This assurance will be provided at each design stage, including rezoning, building permit issuance, contractor construction plan and specifications preparation, and occupancy by the written confirmation of the City's Development Applications Division, Capital Buildings and Project Management Division and Community Services Department. This assurance will be provided in part, by the City's engagement of independent professionals and quantity surveyors. The cost of these services will be paid from the Child Care Reserve Fund project budget for this Facility, consisting of contributions from developers of this and other projects.

3. Facility Description

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

For reference purposes - *The minimum space required for a child care facility allowing for a minimum of 37 children of various ages (e.g., infant to school age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:*

- *Indoor activity space – 511m2 (5,500 ft^2)*
- *Outdoor activity space - 464.5 m^2 (5,000 ft^2)*

It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the child care operator, and/or other considerations.

b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility is contemplated to be a stand-alone structure and its design could result in either a one or two-storey building, the City may require that the facility to be equipped with but not limited to:
   - An over-sized elevator and other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
   - Designated drop-off/pick-up parking spaces situated adjacent to the child care entrance; and
   - Secured entry from the parking area or fronting public street.

c) Indoor Space – The indoor space will:
   - Be accessible to persons with disabilities;
   - Include activity areas for each program with a table area for eating and art activities, art sink area, and a quiet area or separate quiet room;
   - Include two kitchens, with one being adjacent to the activity area for the for the infant/ toddler group and one being adjacent to the activity area for the 3 – 5 year group;
   - Provide rooms for sleeping with enclosed storage areas for mats or cots and linen (1 for nap room for infants, 1 nap room for toddlers, & 1 nap/gross motor room for 30 months to school age children);
   - Have support areas as follows: access controlled entry area with stroller and car seat storage, cubby areas for children's coats, kitchens, children's washrooms, staff washroom, a handicap accessible washroom with a shower, an administration office, staff room, laundry room, janitor room, service rooms for electrical and mechanical equipment, and storage areas for program strollers and seasonal supplies.

d) Outdoor Space - The outdoor play space must be:
   - Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
   - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
   - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
   - Situated to permit sun access for at least 3 hours a day in all seasons;
   - Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
   - Safe and secure from interference by strangers and others;
   - Situated to avoid conflict with nearby uses (e.g., residential);
   - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.

e) Noise Mitigation – Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).

f) Parking (including bicycles) and loading - As per applicable zoning and related bylaws, unless determined otherwise by the City

g) Natural light & ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process. Shadow diagrams for the equinox and solstices must be provided for review.

h) Mechanical and ventilation equipment to be approved by the City of Richmond.

i) Environmental and Energy Efficiency - The space must be constructed to meet Net Zero, or LEED Silver equivalent if Net Zero is not feasible within the project budget, and the City's High Performance Building Policy existing at the time of construction.

4. Level of Finish

a) The child care must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings and related items). This includes, but is not limited to, the following requirements:
- Finished floors installed (vinyl and/or carpet);
- Walls and ceiling painted;
- Window coverings installed (curtains or blinds);
- Two kitchens fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
- Washrooms fully fitted out, including sink, toilet, cabinets, and floor drains;
- Wired for cablevision, internet, phone, and security;
- Equipped with access control and fire monitoring systems;
- Light fixtures installed;
- A fully operating HVAC System with separate DDC Controls;
- Non-movable indoor cabinets, including cubbies;
- All outdoor landscaping, including all permanently mounted play equipment and furnishings;
- Operable, exterior windows; and
- Noise attenuation to the satisfaction of the City.

b) The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares)

c) Outdoor play areas must be finished to permit the potential future installation of additional equipment and furnishings by the operator (i.e. in addition to that provided by the developer).

5. Guarantees & Warranties

Industry standard guarantees and warranty provisions will be required for all building systems including and not limited to the following requirements:

- construction - 1 year
- building envelope - 10 years
- roof - minimum 5 years
- mechanical - 2 years for HVAC, 20 years for boilers/heat exchangers
- landscape - 1 year
- fire system - 1 year
- windows - 5 years
- doors & hardware - 5 years
- millwork – 2 years
- flooring - 1 year
- paint - 2 years
- insulation – 1 year
- washroom accessories – 3 years
- appliances – 1 year
- elevator (if required) – 5 years major components, lifetime structural components

This is not a full list of all items that will require warranties and guarantees. All materials, mechanical/ventilation equipment and building systems will need to be approved by the City.

February 24, 2014

MR. MARK MCMULLEN
SENIOR COORDINATOR, MAJOR PROJECTS
CITY OF RICHMOND
PLANNING AND DEVELOPMENT DEPT
6911 NO. 3 ROAD
RICHMOND BC V6Y 2C1

Dear Mr. McMullen,

Re: Development of former Steveston School site
RZ 13-649524

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A copy of the proposed development's layout is attached.

We are writing to voice our shared, grave concerns regarding certain attributes of the current design. Of paramount concern is the proposed proximity of building structures to the property line.

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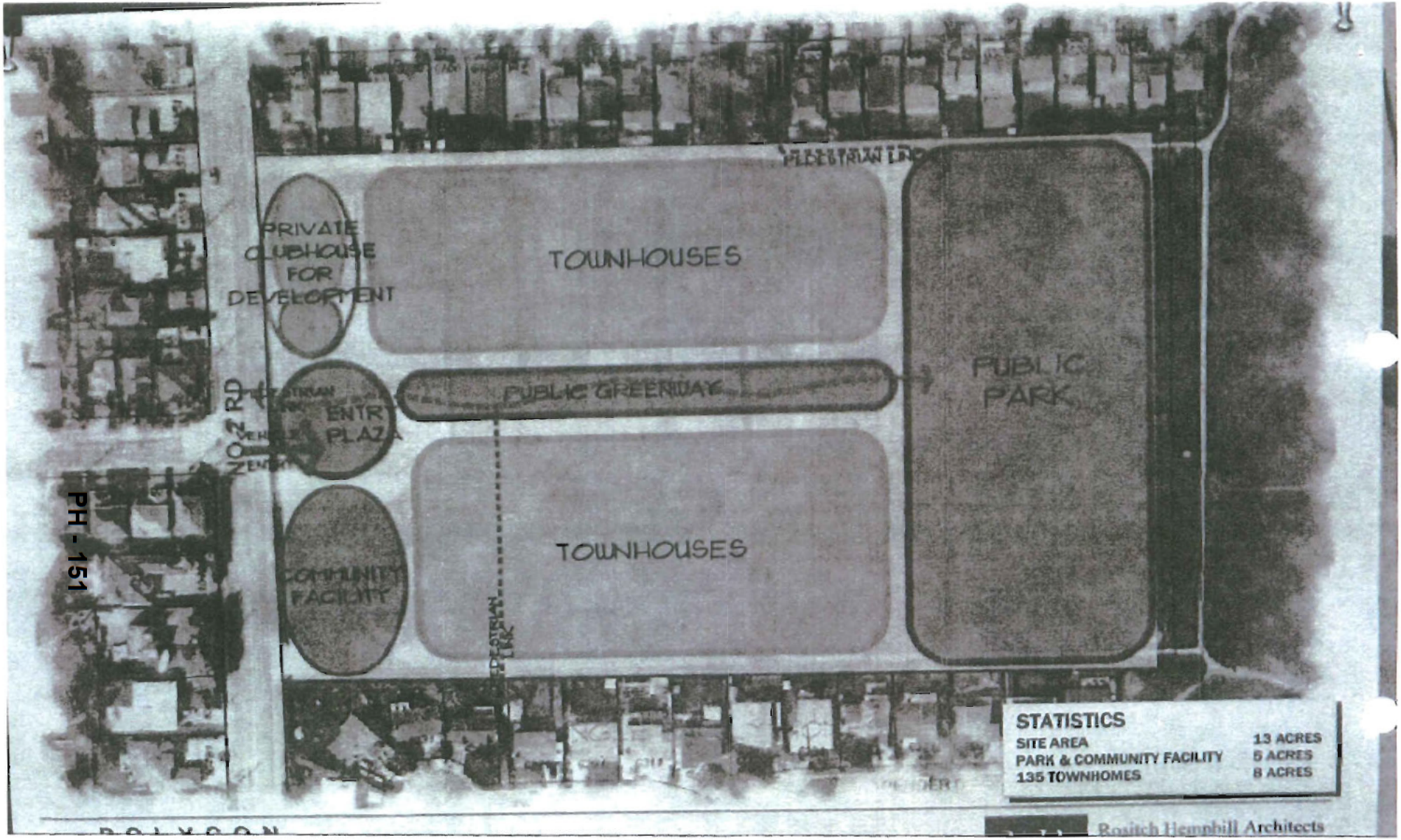
Mr. McMullen, we sincerely hope that you and the staff at City Hall will be our compassionate advocates, for we fear a change to the environment that would darken our families' home lives.

Yours most respectfully,

[redacted] & Neighbours

CC: Polygon Homes Ltd.
Rositch Hemphill Architects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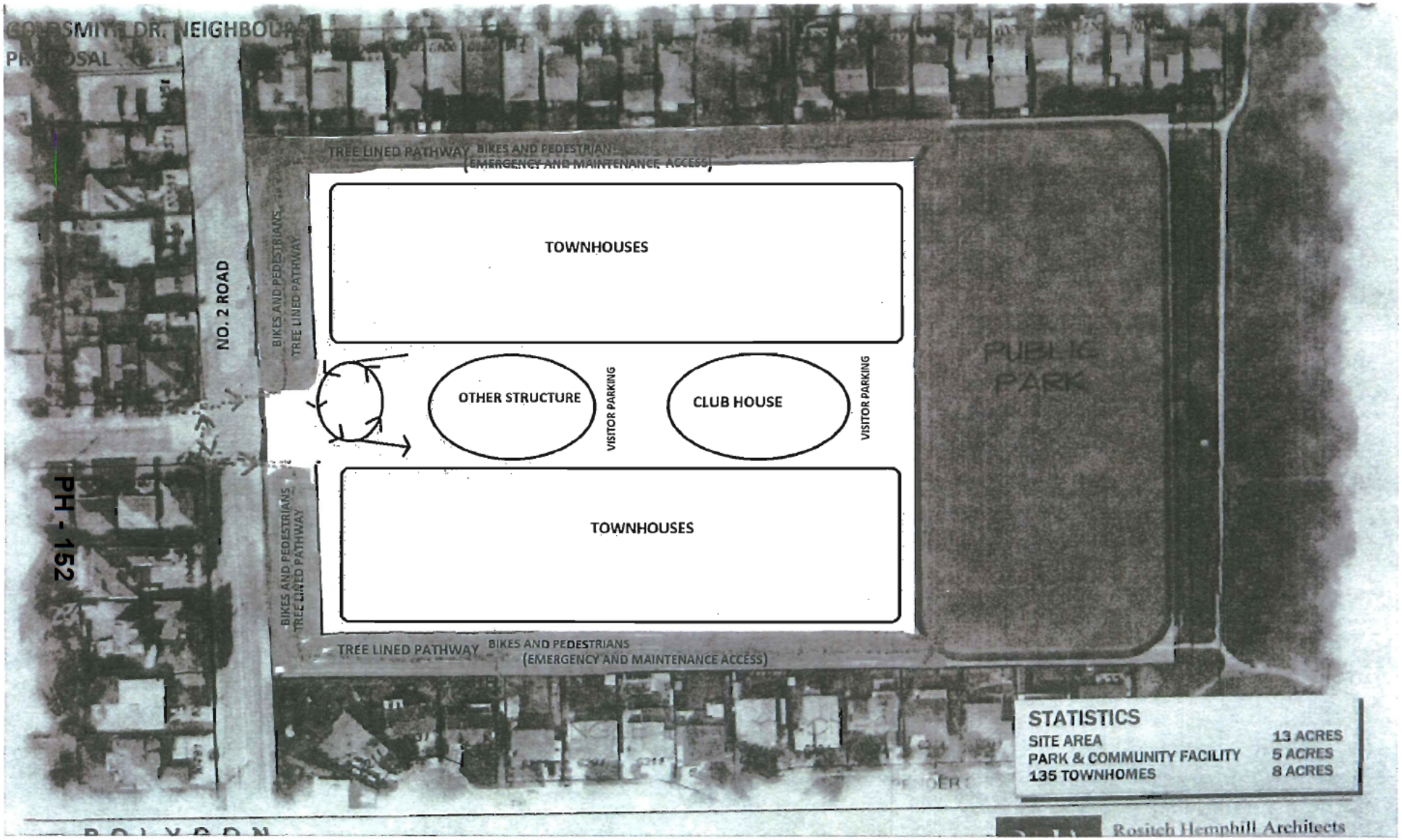
PH - 151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PARK & COMMUNITY FACILITY 5 ACRES
135 TOWNHOMES 8 ACRES
Rositch Hemphill Architects

McMullen, Mark

From: [redacted]
Sent: Thursday, 19 June 2014 13:01
To: McMullen, Mark
Cc: Steve May; Dody Sison; Michael Louvet; NORMAN TANG; Ronen Zilberman; [redacted]
Subject: RE: Steveston Site Redevelopment - Shadow Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

Thank you for your email of May 29th. Sorry, exhaustion from dealing with many problems have prevented my replying sooner.

I would like to provide additional information. Here is the National Research Council Canada resource from which shadow length factors were retrieved:
http://www.nrc-cnrc.gc.ca/eng/services/sunrise/advanced.html

Upon chatting with my neighbour, Steven May, he indicated you had apprised him that the distance from the property line, at which the structures will be erected, is unlike to change. He relays that the City may not be requesting a set-back greater 20ft.

We would like to write to seek further review and consideration:

Setting the 20ft mark on the ground, on the other side of the fence, we had an opportunity to get a feel of the proximity and imagined presence of this huge development on a raised foundation. Upon speaking to neighbours on Goldsmith Dr., particularly troubled and unhappy are the residents of single storey homes. Why, for such a huge development, a set-back of *at least* another 10 feet is not possible? Even single detached houses, despite their smaller size, are being built with a greater distance to the property line.

Given the size of this development, a set-back of 30ft or more on the north side is not unreasonable. One only has to stand that distance from such a structure to realize its enormous impact.

Against the apparent interested momentum of this development, we feel our voices are unable to adequately and effectively broadcast our concerns. We sincerely hope you and your office will be our sensitive representatives, to the spirit of representing citizens before building interests. We hope you would be able to mark approximately 6-7 paces on a floor and at that mark imagine how such a colossal presence would affect your daily home life or retired life in a little bungalow.

Thank your very much for your continued attention to this matter!

[redacted]

From: MMcMullen@richmond.ca
To: [redacted]
CC: smay6@telus.net
Subject: RE: Steveston Site Redevelopment - Shadow Study
Date: Thu, 29 May 2014 16:20:16 +0000

Dea[redacted]

Thank you for your email with your in-depth research.

I can understand your concern about shadowing on the homes on Goldsmith Drive.

A few things to note:

The proposed units drop down 1 storey at the 20 ft setback line so that 2 and 3 storey sections rise up further back from the 20 ft. setback
The City will be increasing the current 5 ft SRW within the building setback to the north and south boundaries of the school site to allow for continued City service truck access.

I am taking the specific information from your shadow tables within your email and asking Polygon's architect to respond.

Please email or call me if you should have any further questions.

Thank you,

Mark McMullen | Senior Coordinator - Major Projects | Planning & Development
City of Richmond | 6911 No. 3 Road, Richmond, BC, V6Y 2C1 | www.richmond.ca
604-276-4173 mmcmullen@richmond.ca

From: [redacted]
Sent: Monday, 26 May 2014 22:41
To: McMullen, Mark
Cc: Steve May; [redacted]
Subject: Steveston Site Redevelopment - Shadow Study
Importance: High

Dear Mr. McMullen;

Upon my return from out-of-town, in many discussions with neighbours to review the Polygon presentation, residents on Goldsmith Drive firmly believe a set-back of greater than 20 ft is necessary for the new structures.

Polygon's shadow study pictures do not fully illustrate the effects as presented by actual numbers.

Please see table below:

2 Level TH - assume 34ft high at peak (4ft raise + 10/floor + plus sloped roof); peak at 30ft from property line
*Shadow length (ft)

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21
10:00 AM	139	85	54	36	28	26	28	36	49	73	118
12:00 PM	91	60	40	26	19	17	19	26	38	58	89

2:00 PM	108	68	46	33	25	22	24	31	47	75	12(
4:00 PM	335	138	84	59	47	42	44	56	90	190	731

** Based on Shadow Length Factor values for Vancouver from National Research Council Canada*

Clearly from these numbers, a 20ft setback is not sufficient.

As early as 2PM beginning later September, a shadow greater than 50ft would block sunlight to the ground level or one storey home. By mid October, except for glimpses of light afforded by the gaps between TH blocks, there would be all day shadowing, as there would be no time the shadow is less than 50ft long. A person inside a 1 storey home would be much deprived, while a gardener would suffer even more.

Additional data:

3 Level TH - assume 44 ft high at peak (4ft raise + 10/floor + plus sloped roof); peak at 50ft from property line
Shadow length (ft)

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21
10:00 AM	180	110	70	46	36	33	37	46	64	95	152
12:00 PM	117	77	51	34	25	22	24	33	49	75	115
2:00 PM	139	88	60	42	33	29	31	40	61	97	155
4:00 PM	433	178	109	77	61	54	56	73	117	246	946

With a 20ft setback, these numbers are not more encouraging.

Because of the monolithic size of the new structures and their shadows, a set-back of 40ft is appropriate on the north side of the development. An equivalent set-back for the south side is not necessary because houses are not shadowed by the development.

Furthermore, a wider set-back to the north of the development is necessary to allow continued servicing by City vehicles to the existing sewer line.

The layout allows options of rearrangement/development, particularly to the eastern middle region, to account for any loss due to a 40ft set-back. Alternatively, the "community facility" can be reallocated for a block of 5 units and green space along 2 Rd, contiguous with the foot paths, which would be much more encouraging and welcoming to the community's park utilization. As it stands, the community facility is weakly positioned, as a satellite space with limited perimeter access/escapement and parking, with low prospects of optimal use. If the City is intent on providing additional community facility space, it should consider, in lieu, adding to the London-Steveston School site, in similar fashion as Hugh Boyd forms a school-community centre.

While I am writing to seek your support for a wider set-back between us and the new development, I must credit all my neighbours, some decades long residents, for their insightful contribution to our discussions. Some of whom are:

6020	Goldsmith Drive	Tanya Bonkowski	604 277 2103
6040	Goldsmith Drive	Sada Reddy	604 821 0444
6060	Goldsmith Drive	Sara Doucet	604 785 4125
6080	Goldsmith Drive	Soe Min	604 241 8070
6100	Goldsmith Drive	Kathleen Chang	604 274 8802

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6120	Goldsmith Drive	Tuzar Irani	604 218 9911
6140	Goldsmith Drive	Michael Louvet	604 241 1553
6160	Goldsmith Drive	Rick & Rosita Villareal	604 271 9752
6180	Goldsmith Drive	Patrick Gu	604 928 6166
6200	Goldsmith Drive	Dody Sison	604 275 3039
[redacted]			
6240	Goldsmith Drive	Steve May	604 272 5060
6260	Goldsmith Drive	Paul Chen	604 889 8329
6280	Goldsmith Drive	Xian Hui	xianhuichn@yahoo.ca
6300	Goldsmith Drive	--Forgot name--	
6320	Goldsmith Drive	Sheila Chan	604 275 5768
6091	Goldsmith Drive	Ronan Zilberman	604 277 9096
6271	Goldsmith Drive	Paul Ip	604 270 1028

Thank you for your continued efforts to help us through this change, one we remain strongly opposed, as it would greatly impact our quality of life.

Yours Sincerely,

[redacted]

MICHAEL LOUVET, P. Eng

6140 Goldsmith drive
Richmond, BC. V7E 4G5

Phone: 604-241-1553
Email: louvetm@shaw.ca

RECEIVED
MAR 7 2014

Monday, March-03-2014

City of Richmond
Policy Panning Department
6911 No 3 Road
Richmond, BC, V6Y 2C1
CommunityPlanning@richmond.ca
Phone: 604-276-4279

Object: Planning and zoning of the former Steveston School and dependencies

Reference: 10440 & 10460 No 2 Rd

Dear Sir/Madam

The Richmond "planning policies must meet the needs of the community, while respecting the local environment. The work involves delivering urban design, community plans and policies, and programs for neighbourhoods. Consulting the community is an important part of the process".

The London/Steveston Neighbourhood Park is 42.375 acres sports oriented park in West Richmond. Switching the Steveston School location from 10440 & 104460 No 2 road to 10331 Gilbert Rd has implied to switch back the zoning from 10331 Gilbert Rd to 10440 & 104460 No 2 road.

But no zoning modification was required since obviously both former and next schools were already under School & Institutional Use.

Only the Official Community Plan (OCP) land use should have been exchanged, but it occurs that the OCP Land Use of 10440 & 104460 No 2 road is still "School" instead to be "Park". Although it includes almost 6 acres of park and sport facilities (used by many geese as a resting area for their migration period), the former school buildings and parking lots, public greenways with plenty of mature trees, and pedestrian and emergency vehicles accesses from No 2 road.

Please, would you precise me the vision and policies the OCP is intending to; and eventually if the former Steveston school land uses may change or remain the same, how the OCP shall deliver the appropriated urban design the community needs, while respecting the local environment.

Best regards,

Michael Louvet, P.Eng

PS: As a matter of facts, the Fraser Delta is underlain by deep soils deposits that during a severe earthquake could amplify the motion, and cause liquefaction; and there are concerns that buildings in the Fraser Delta may not perform as predicted during a major earthquake. In other words, a lot of older buildings can collapse, and areas like the former Steveston School, as any park nearby an emergency response road, shall be of public safety interest for emergency first responders to regroup, and then rescue teams to locally organise and dispatch.

Frank & Valerie Melder
6320 Goldsmith Drive
Richmond, BC V7E 4G5
PH: 604-274-3824

March 5, 2014

Mr. Mark McMullen
Senior Coordinator, Major Projects
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: Development of former Steveston School site
RZ 13-649524

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Furthermore, channelling pedestrian traffic to the north and south of the development is preferable to the unsafe convergence of vehicle and pedestrian traffic at the proposed Wallace entrance to a central public walkway, which also serves as the vehicle entrance and exit to the development. The periods, when students, going to/return from school, or park-goers, attending mass events, coincide with residents leaving for/returning from work, would be particularly troublesome at the currently designed location. Whereas current design limits entrance and exit to a single route, having a pathway to the north and to the south ensures that evacuation from the park or the townhouse complex is possible should one pathway be blocked during an emergency, especially on occasion of a mass social event.

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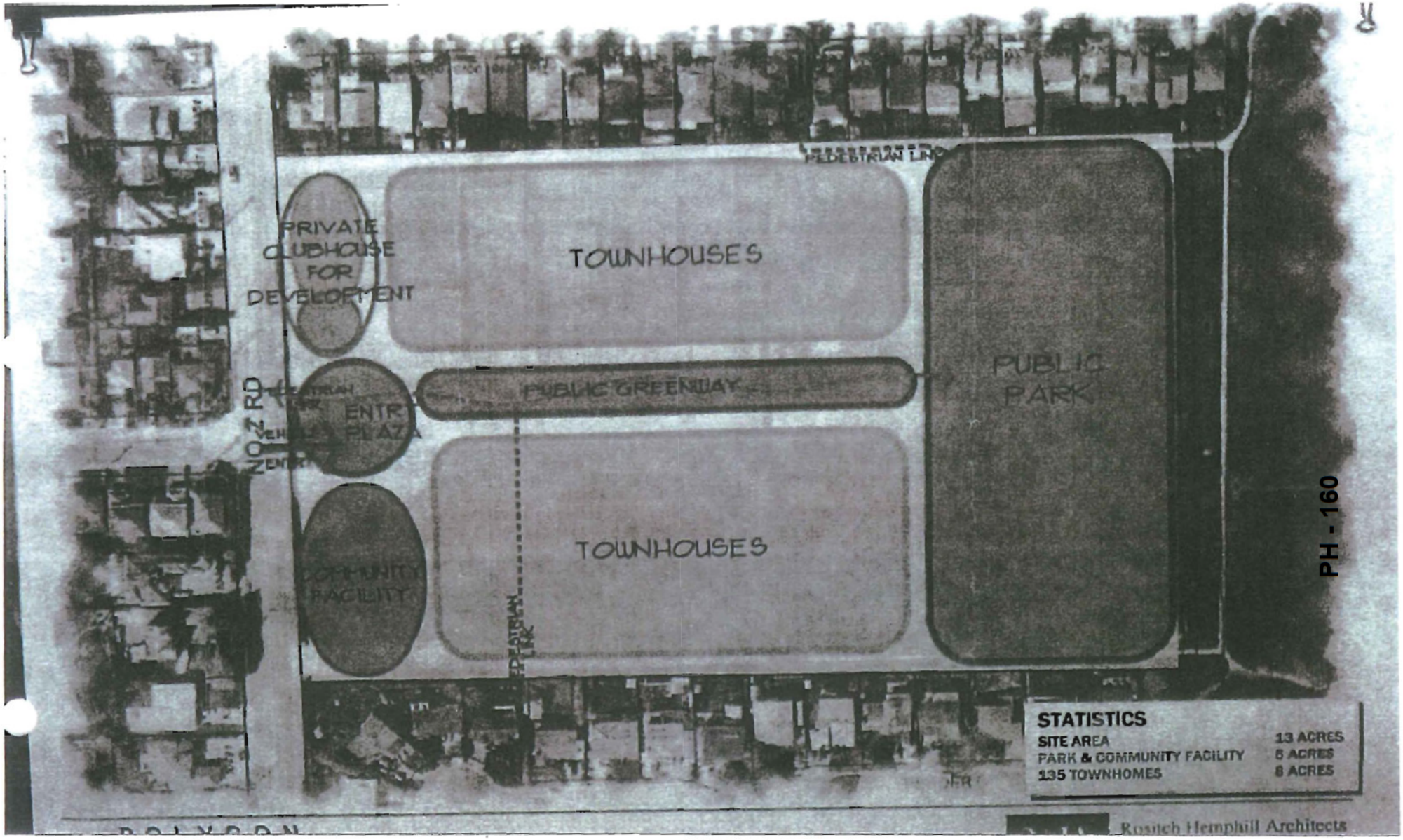
Yours truly,

Frank Melder

Valerie Melder

cc: Polygon Homes Ltd.
Attn: Mr. Neil Chrystal

Rositch Hemphill Architects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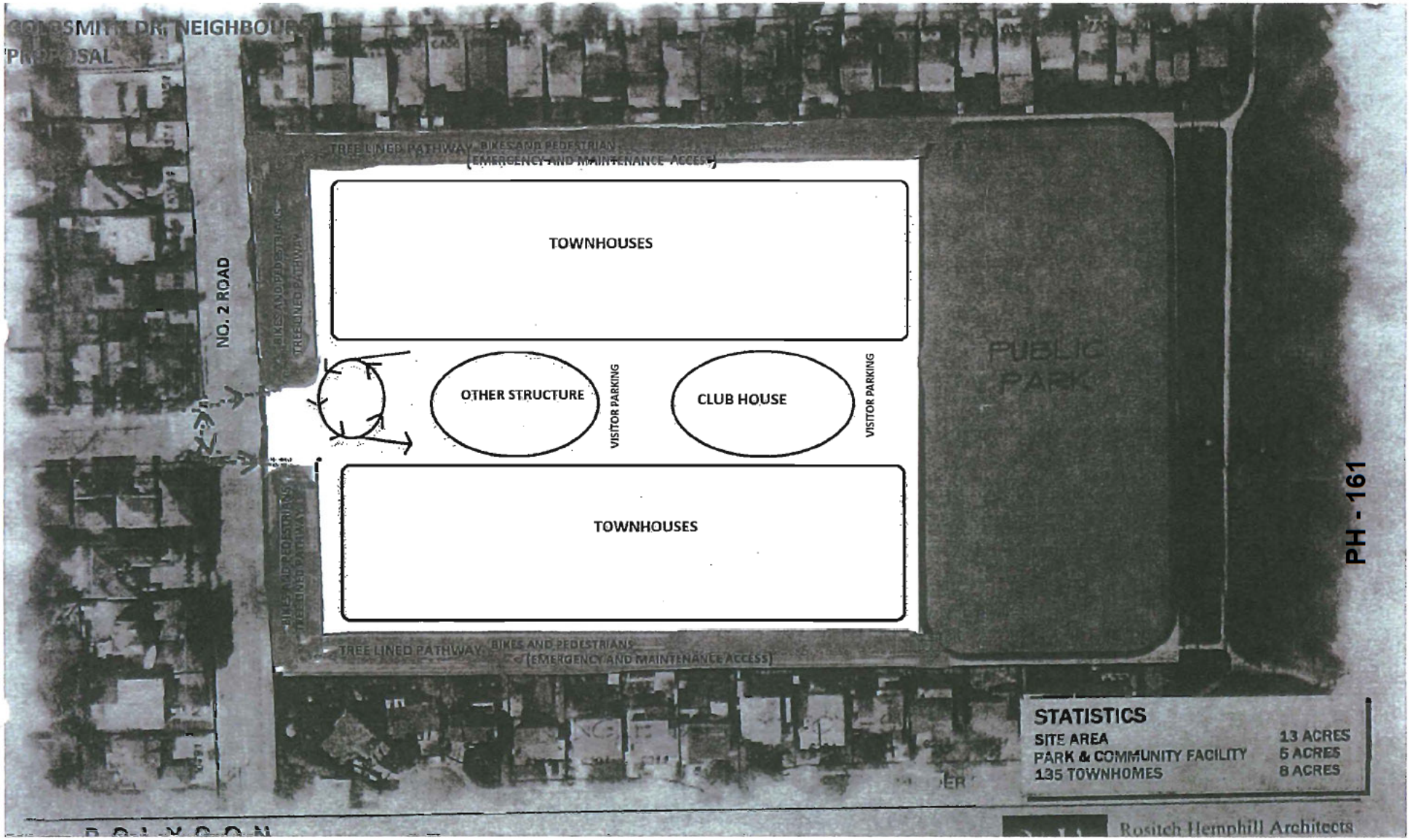
PH - 160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PH - 161

Tamara Melder
6320 Goldsmith Drive
Richmond, BC V7E 4G5
PH: 604-274-3824

March 5, 2014

Mr. Mark McMullen
Senior Coordinator, Major Projects
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC V6Y 2C1

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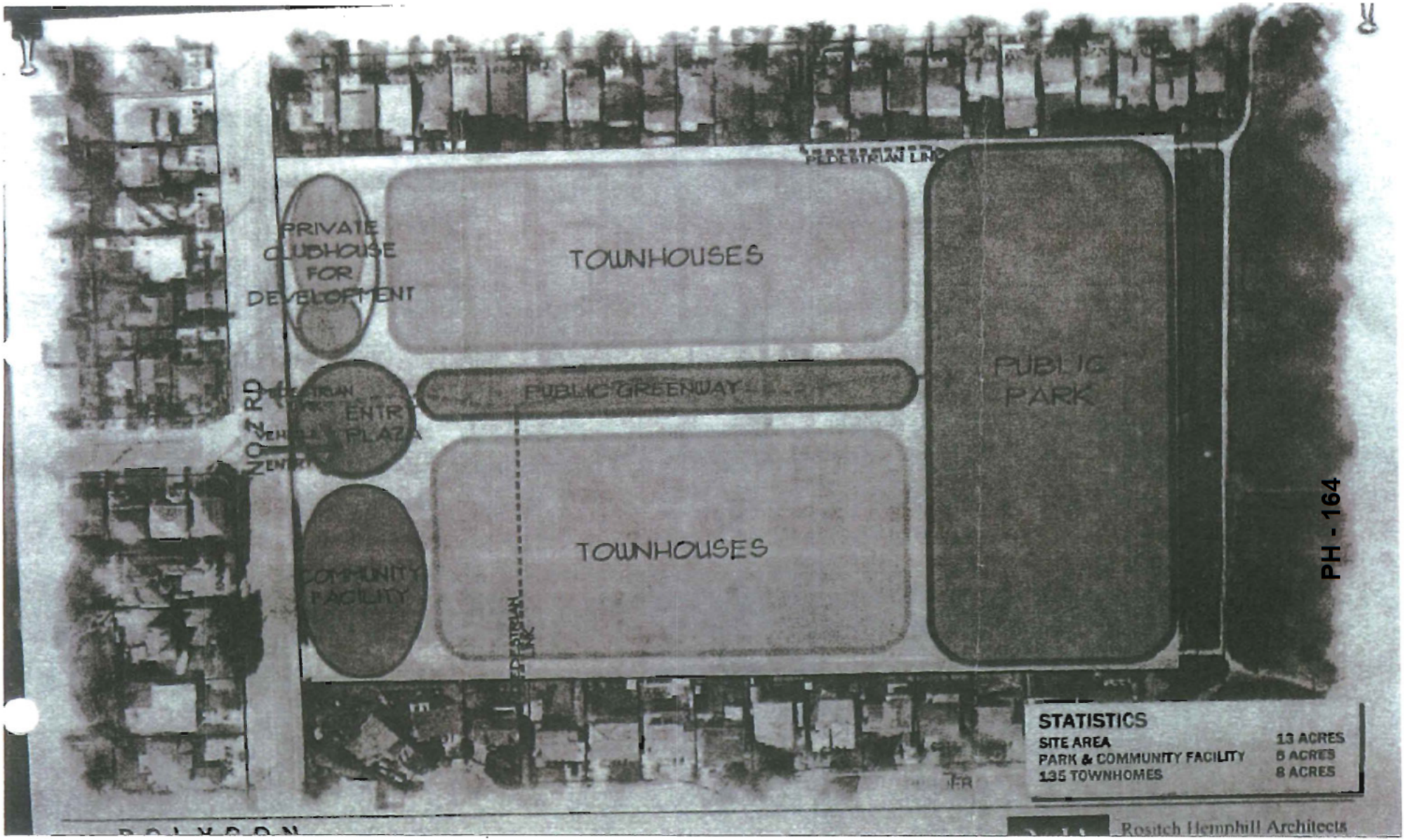
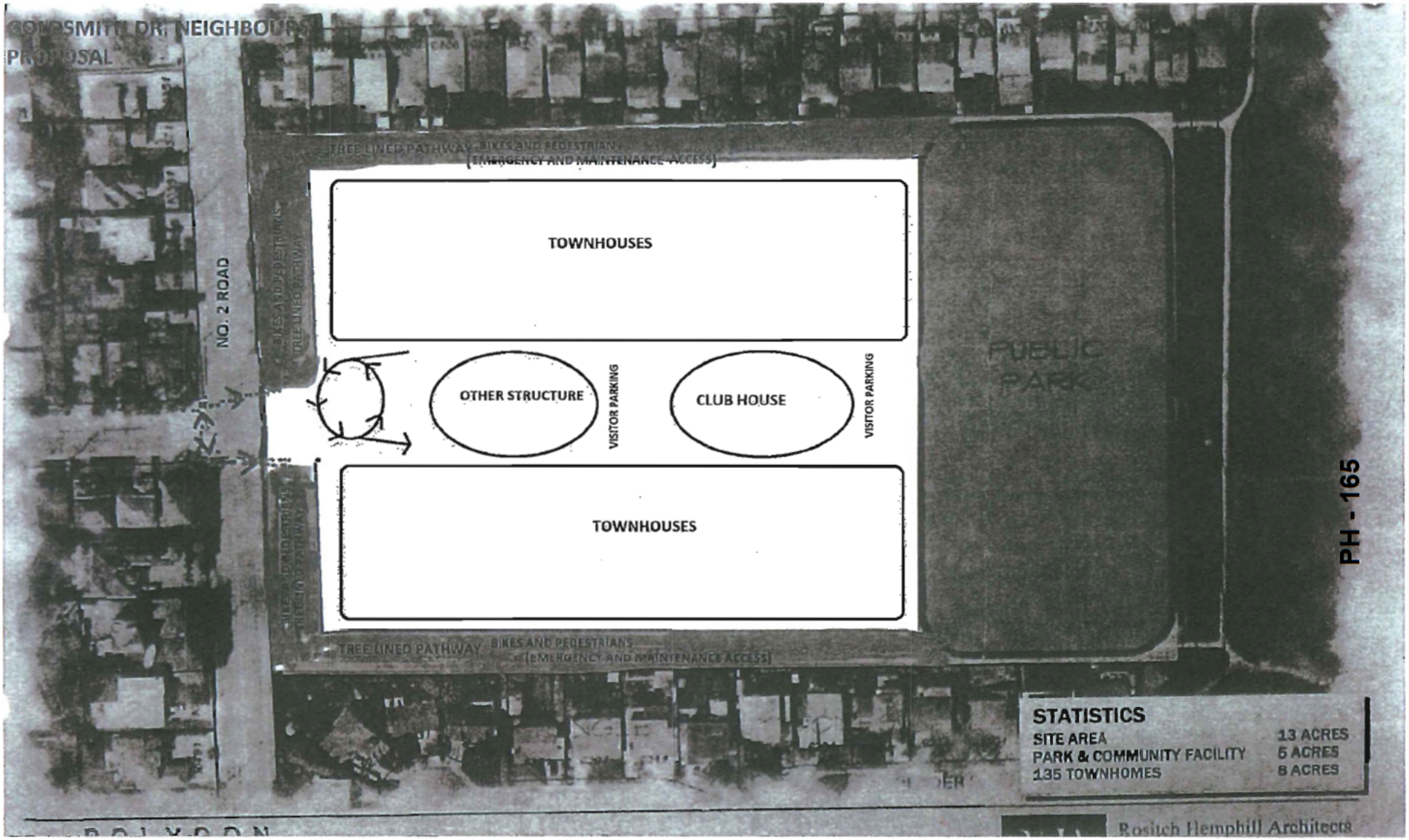
Tamara Melder

cc: Polygon Homes Ltd.
Attn: Mr. Neil Chrystal

Rositch Hemphill Architects


PRIVATE CLUBHOUSE FOR DEVELOPMENT
TOWNHOUSES
PUBLIC GREENWAY
PUBLIC PARK
ENTRY PLAZA
TOWNHOUSES
COMMUNITY FACILITY
STATISTICS
SITE AREA 13 ACRES
PARK & COMMUNITY FACILITY 5 ACRES
135 TOWNHOMES 8 ACRES
Rositch Hemphill Architects

PH - 164


GOLDSMITH DR. NEIGHBOURS
PROPOSAL
TREE LINED PATHWAY BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)
TOWNHOUSES
NO. 2 ROAD
BIKE AND PEDESTRIAN
TREE LINED PATHWAY
OTHER STRUCTURE
VISITOR PARKING
CLUB HOUSE
VISITOR PARKING
PUBLIC PARK
TOWNHOUSES
TREE LINED PATHWAY BIKES AND PEDESTRIANS
(EMERGENCY AND MAINTENANCE ACCESS)
STATISTICS
SITE AREA 13 ACRES
PARK & COMMUNITY FACILITY 5 ACRES
135 TOWNHOMES 8 ACRES
Rositch Hemphill Architects

PH - 165

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

MayorandCouncillors

PC: Wayne Craig
Joe Erceg

From: MayorandCouncillors
Sent: Monday, 07 April 2014 4:19 PM
To: 'Melodypan212@gmail.com'
Subject: RE: Old steveston high school site 5 acre green land

This is to acknowledge and thank you for your email of April 5, 2014 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Michelle Jansson
Acting Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----
From: Melodypan212@gmail.com [mailto:melodypan212@gmail.com]
Sent: Saturday, 05 April 2014 2:25 PM
To: MayorandCouncillors
Subject: Old steveston high school site 5 acre green land

Dear mayor and councillors,
we would like to express our strong oppinion that we should keep the existing 5 acre space as its open space in one piece NOT cutting it into trails as shown in polygon 2nd open house landscape design. We were told by the polygon landscape designer to express our oppinion to the city.

The rationales that we should keep the 4 acre green space as it is are in the summer, people use it for softball every wed and friday, people use it for remote control plane , people use it to let the dog run free. In the fall and spring, our precious and beutiful friends snow geese have a space to rest and get ready for their next journey.
Also, our new coming neighbours in polygon town home and their friends /pets will also join us to use the green space. Due to the population increases suddenly, we definitely need to keep an open green space for the increased population,whereas the trails designed by polygon will compromise the full function of the green land Once we cut the green space into small piece, all of the above activities will be gone forever.

Please help us to preserve the land and keep its full function Steele CRT residents Sent from my iPad

PHOTOCOPIED
APR 9 2014
& DISTRIBUTED AW

CITY OF RICHMOND
DATE
APR 9 2014
RECEIVED
CITY CLERK'S OFFICE

McMullen, Mark

From: McMullen, Mark
Sent: Friday, 11 April 2014 17:07
To: 'Pan, Melody'
Cc: Stich, Yvonne
Subject: RE: polygon rezoning File#RZ13-649524

Hello Melody:

Thank you for your email regarding the Polygon rezoning application.

I am writing to provide more information on the proposed parks and public open space components included within their development proposal.

Polygon's revised development plan taken to the recent April 2 Open House includes the follows:

-a 4.5 acre park located on the eastern part of the site to be transferred to the City.

-a 0.5 acre community facility site located on No. 2 Road to be transferred to the City.

-a public greenway/pathway connecting No. 2 Road to the above-noted 4.5 acres park over a right-of-way that provides public use.

As the City also wishes to achieve sufficient park land and open space that is beneficial to the community, Polygon has made improvements to their proposal to those elements as discussed above. City Parks and Planning will discuss your concern about the proposed pathways and programming of the proposed 4.5 acre park as the plan is further developed.

Please email or call me if you should have any further questions.

Thank you,

Mark McMullen
Senior Coordinator - Major Projects
City of Richmond
phone: 604-276-4173 / fax: 604-276-4052
mmcmullen@richmond.ca
www.richmond.ca

-----Original Message-----
From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: Saturday, 05 April 2014 13:16
To: McMullen, Mark
Subject: RE: polygon rezoning File#RZ13-649524

hi mark,

We are a group of steele crt residents.we would like to express our strong oppinion that we should keep the existing 4 acre space as open space in one piece NOT cutting it into

trails as shown in polygon 2nd open house landscape design. We were told by the polygon landscape designer to express our oppinion to the city.

The rationales that we should keep the 4 acre green space as it is are in the summer, people use it for softball every wed and friday, people use it for remote control plane , people use it to let the dog run free. In the fall and spring, our precious and beutiful friends snow geese have a space to rest and get ready for their next journey.

Once we cut the green space into small piece, all of the above activities will be gone forever.

Please help us to reserve the land and keep its full function do you when the public hearing will happen?

thank you very much
Steele crt residents

From: McMullen, Mark [MMcMullen@richmond.ca]
Sent: February 21, 2014 5:56 PM
To: Pan, Melody
Subject: RE: polygon rezoning File#RZ13-649524

Hello Melody:

The developer has to provide at least 5 acres of park and we will be receiving more detailed plans reflecting the "Bubble" diagram shown at the open house.

Of the 5 acres most will be located on the east side of the site, but there may be about some small amount of park located on No. 2 Road for the proposed community amenity.

The developer will be required to hold a second open house with the more detailed plans that the City has reviewed as noted above.

When the City is satisfied with the revised, detailed Polygon proposal, it will take it to the City's public Planning Committee meeting, and the to an advertised Public Hearing some time in the future. This will likely be in the spring.

I am afraid that I can't guarantee to email you given the number of people interested in different projects.

You can email/call me every so often for an update.

Regards,

Mark McMullen
Senior Coordinator - Major Projects
City of Richmond
phone: 604-276-4173 / fax: 604-276-4052
mmcmullen@richmond.ca
www.richmond.ca

From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: Friday, 21 February 2014 09:24
To: McMullen, Mark
Subject: RE: polygon rezoning File#RZ13-649524

Hi Mark,
Thank you very much for the info. We attended the public open house on Wed Feb 19 and saw the concept diagram showing the townhouse and "5 acre part land" on the east side of the site.

However, The "5 acre part land" in the polygon diagram looks like only 3acre to us because the rest of 2 acre park land has covered by the townhouse.

How can we as a community group to ensure the 5 acre park land is true 5 acre? Do the city do any measurement to ensure the green space does not get lost?

Does the city will have a public hearing session as well or only the 2nd polygon public hearing to obtain public feedback?

During the public open house, we had some discussion with at least 5 of residents from other neighbourhoods, we are all agree to keep the 5 acre park land in one piece as it is and open to the public to use. Please help the community to keep the precious 5 acre park land in once piece .

Again, Thank you very much for the info. Looking forward to hearing back from you.

Melody
Coordinator for save steveston park action team steele crt

From: McMullen, Mark [mailto:MMcMullen@richmond.ca]
Sent: February 20, 2014 3:00 PM
To: Pan, Melody
Subject: RE: polygon rezoning File#RZ13-649524

Hello Pam:

I am sorry I did not get to your email yesterday.

The information presented by Polygon Homes included preliminary concept bubble diagrams showing the townhouse areas (approximately 135 units), 5 acres of park land on the east side of the site, a greenway connection to No. 2 Road to the park, and a public community amenity space on No. 2 Road. There also may be intersection improvements at No. 2 Road and Wallace Road as determined by a traffic study and the City Transportation Dept.

At this time, you could also contact Polygon Home's Development Manager, Chris Ho, at (604) 871-4181.

Also, please feel free to contact me at any time.

Regards,

Mark

Mark McMullen
Senior Coordinator - Major Projects
City of Richmond
phone: 604-276-4173 / fax: 604-276-4052
mmcmullen@richmond.ca
www.richmond.ca

From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: Wednesday, 19 February 2014 10:49
To: McMullen, Mark
Subject: FW: polygon rezoning File#RZ13-649524

Hi City Hall Staff,

We are a group of residences living at the Steele crt. We recently received a public open house letter from Polygon regarding their rezone application #RZ139-649524.

Some of our residences are not available on Feb 19 to attend the open house day but we want to have a discussion so we can represent our steele crt residence to attend the open house. If possible, Would you please forward some information to us to discuss as a group prior to the open house?

Thank you very much.

Melody Pan
Save our 5 acre parkland group

From: Zoning [mailto:Zoning@richmond.ca]
Sent: February 17, 2014 1:53 PM
To: Pan, Melody
Subject: RE: polygon rezoning File#RZ13-649524

Hi Melody,

In response to your inquiry, I am referring you to the Planner that has been assigned to this rezoning application. Please contact Mark McMullen at 604-276-4173 or mmcmullen@richmond.ca<mailto:mmcmullen@richmond.ca>.

Regards,

Holly Haqq
Customer Service Specialist
City of Richmond
604-276-4017

From: Pan, Melody [mailto:Melody.Pan@fraserhealth.ca]
Sent: February-14-14 11:19
To: Zoning
Subject: polygon rezoning File#RZ13-649524

Hi City Hall Staff,

We are a group of residences living at the Steele crt. We recently received a public open house letter from Polygon regarding their rezone application #RZ139-649524.

Some of our residences are not available on Feb 19 to attend the open house day but we want to have a discussion so we can represent our steele crt residence to attend the open house.

If possible, Would you please forward some information to us to discuss as a group prior to the open house?

Melody Pan
Save our 5 acre parkland group

Wednesday April 14, 2014

Attention: City Clerk

I am very angry about the 150 Townhouses that Polygon is building on the old Steveston High school site. Why would you allow Polygon to Ruin this quiet area? As a resident of this area for Twenty years I know that the Traffic on Number Two Road will be a Nightmare. The only way out of these Townhouses will be Number Two Road. If you allow Polygon to build 150 Townhouses that means approximately Six Hundred Extra cars will be driving on Number Two Road. I think Polygon should only be allowed to build Fifty Townhouses. If they build Fifty Townhouses there will be about Two Hundred extra cars driving on Number Two Road.

Thanks for your attention.

Barbara Parpara

Mrs. B. Parpara,
5631 Floyd Ave.,
Richmond, B.C.,
V7E5L9
604-241-2570



McMullen, Mark

From: Steven May [smay6@telus.net]
Sent: Monday, 26 May 2014 15:26
To: McMullen, Mark
Subject: City Polygon Meetings

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mark,

Is there any update on the rezonig and dates for meetings?

Also per our discussion about setback and sewer access is there any change to Polygons proposed 20 feet?

I have looked at Polygons plan drawing and see with minor changes a 40 foot setback for the north property's or a 30 foot setback for both north and south property's could easily be achieved.

I'm proposing 40 ft. on the north side to reduce the shadowing of homes during winter months.

I would like to discuss this idea with you if possible.

Regards

Steve May
6240 Goldsmith Dr.
604-272-5060

RECEIVED
OCT 20 2014

OCT 20 2014

The following people DO NOT WANT POLYGON to BUILD 130 Townhouses on the old Steveston high school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

NAME	ADDRESS	POSTAL CODE	SIGNATURE
Barbara Parpara	5631 Floyd Ave.	V7E 5L9	Barbara Parpara
BARBARA MAGUIRE	5540 FLOYD	V7E 5M1	
DAN MAGUIRE	5540 FLOYD	V7E 5M1	
FLORA POON	5660 FLOYD	V7E 5M1	
ILAN HELLER	5660 FLOYD	V7E 5M1	
WILLIAM HAY	5686 Floyd	V7E 5M1	
Kyle Chen	1047. NO. 2	V7E 2E5	
SHLOMO PARPARA	5631 Floyd	V7E 5L9	
GILLIAN ELVISS	5640 FLOYD	V7E 5M1	
SOOK CHOE	5651 Floyd	V7E 5L9	S. Choe
Louis VanHof	10386 Sandiford	V7E-5M4	
AIDA VANTHOF	10386 SANDIFORD DR	V7E 5M4	
Billy Leung	10120 No. 2 RD	V7E 2E3	
CINDY CAVALLO	10371 SANDIFORD	V7E 5S6	
DAVID CAVALLO	10371 SANDIFORD	V7E 5S6	
MAY MAN	5640 WALLACE RD	V7E 2C5	
Harry Choe	5651 Floyd Ave	V7E 5L9	
Aurlee Parpara	5631 Floyd Ave.	V7E 5L9	Aurlee Parpara

RECEIVED
OCT 20 2014

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
(19)	Lisa Urist	5635 Sandiford Place	V7E 5M5	
(20)	Michelle Hermans	5653 Sandiford Pl.	V7E 5M5	
(21)	Margaret Faulkner	5655 Sandiford PL.	V7E 5M5	
(22)	Elina Fridman	5671 Sandiford Pl	V7E5M5	
(23)	KAY CHAN	5673 sandiford pl	V7E 5M5	
(24)	Philip Ng	5675 Sandiford Pl.	V7E 5M5	
(25)	Paul Fraser	5677 SandifordPl	V7E 5M5	
(26)	Bill Co	5679 Sandiford pla co.	V7E 5M5	BC
(27)	MAGGIE	10108 LAWSONDR RMD	V7E 3M5	
(28)		10122 ~~Sandiford Place~~ Lawson Dr.	V7E5M5	
(29)	Shirley Wang	10124 LAWSON Dr.	V7E5M3	
(30)	Graham Barlow	10111 Lawson Dr.		
(31)	Cynthia Li	5637 Sandiford Pl	V7E 5M5	

RECEIVED
OCT 20 2014

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
32	GERARD GUTIERREZ	10351 SANDITFORD DR	V7E 5S6	
33	VIRGINIA San	10351 SANDITFORD DR	V7E 5S6	
34	Erez Harel	10571 Gaunt CA	V7E5E7	
35	Laurie David-Harel	10571 Gaunt CA	V7E5E9	

RECEIVED
OCT 20 2014

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
36	Ray Michaeli	5820 Sandiford pl	V7E 5M5	
37	Mass Sicilia	10255 Sandiford	V7E 5N3	

FROM : T. Chin PHONE NO. : OCT. 21 2014 01:13PM P1

Att: Brian Guglc → 6th Flr Policy Planny

Re: Park - School Redevelopment at Steveston High school

P1

FAX # 604-276-4063

We strongly object to use part - school area for residential purpose !!

NAME	Address	Phone #	Signature
• Vienna Chan	6700 GOLDSMITH DR.	7788298503	
• Emerson Chan	6700 GOLDSMITH DR.	7788298503	Emerson
• Chloe Chan	6700 GOLDSMITH DR.	7788298503	Chloe
• Martin Lau	6700 GOLD SMITH DR.	7788298503	Martin
• Theresa Lau	6631 " "	275-0359	
• Jason Lau	6631 Goldsmith Dr.	275-0359	Jason Lau
• Joanna Lau	6631 Goldsmith DR.	275-0287	
• Mansin Chu	6700 GOLDSMITH DR.	604-447-5998	Chu
• Hung Yip Chan	6700 GOLDSMITH DR.	604-352-9532	
• Michael Chan	6700 GOLDSMITH DR.	604-447-5998	
• Jason Li	6331 Dylan PL Richmond	604 270 6582	
• Johnson Li	6331 Dylan PL Richmond	604 270 6582	Johnson
• Moran Li	" " PL, Richmond	604 218 0505	Moran

All My neighbors and me feel misleaded due to a sold - sign was posted on the prepeity that someone saw.

604-275-0359

McMullen, Mark

From: McMullen, Mark
Sent: Thursday, 20 November 2014 12:31
To: 'Jim McGrath'
Subject: RE: Concern with tree removal/replacement at former Steveston High School site
Attachments: Landscape (1).pdf

Dear Mr. McGrath:

Thank you for your email concerning tree removal.

Based on a review of the arborist report on the applicant's previous draft development concept submitted to Planning Committee, 15 trees would be removed from the 13 acre site.

In this plan, six of the larger trees, located mainly adjacent to No. 2 Road, would be protected.

If the application proceeds through rezoning, the applicant will be required to replace the removed 15 trees with a minimum of 30 trees within the landscape of the 8 acre townhouse development through the development permit process.

While there are no trees in the majority of the proposed 5 acre park area located on the east side of the current school (see attached map), there will be a number of trees planted to be determined by the City Parks Dept.

It should also be noted that as the applicant is revising their site plan at this time, there may be a change in the number of current trees removed and proposed to be kept in the 8 acre townhouse portion of the site.

Through the further public development review and parks planning processes, there will be more information provided on the new tree plantings within the proposed townhouse and new park.

Please email or call me if you should have any further questions.

Thank you,

Mark McMullen| Senior Coordinator - Major Projects | Planning & Development
City of Richmond | 6911 No. 3 Road, Richmond, BC, V6Y 2C1 | www.richmond.ca
604-276-4173 mmcmullen@richmond.ca

From: Jim McGrath [mailto:jimcmcgrath@gmail.com]
Sent: Thursday, 13 November 2014 09:53
To: McMullen, Mark
Subject: Concern with tree removal/replacement at former Steveston High School site

Mark:

I understand that you are the City Planner with oversight on the Polygon townhouse construction at the former Steveston High School site on No. 2 Road?

I have read that a significant number of mature trees (is it 15?) may be removed during this redevelopment. If this is the case my concern is that these large trees may only be replaced with small trees - which will take a long time to grow into anything resembling the tree size that is currently at this location.

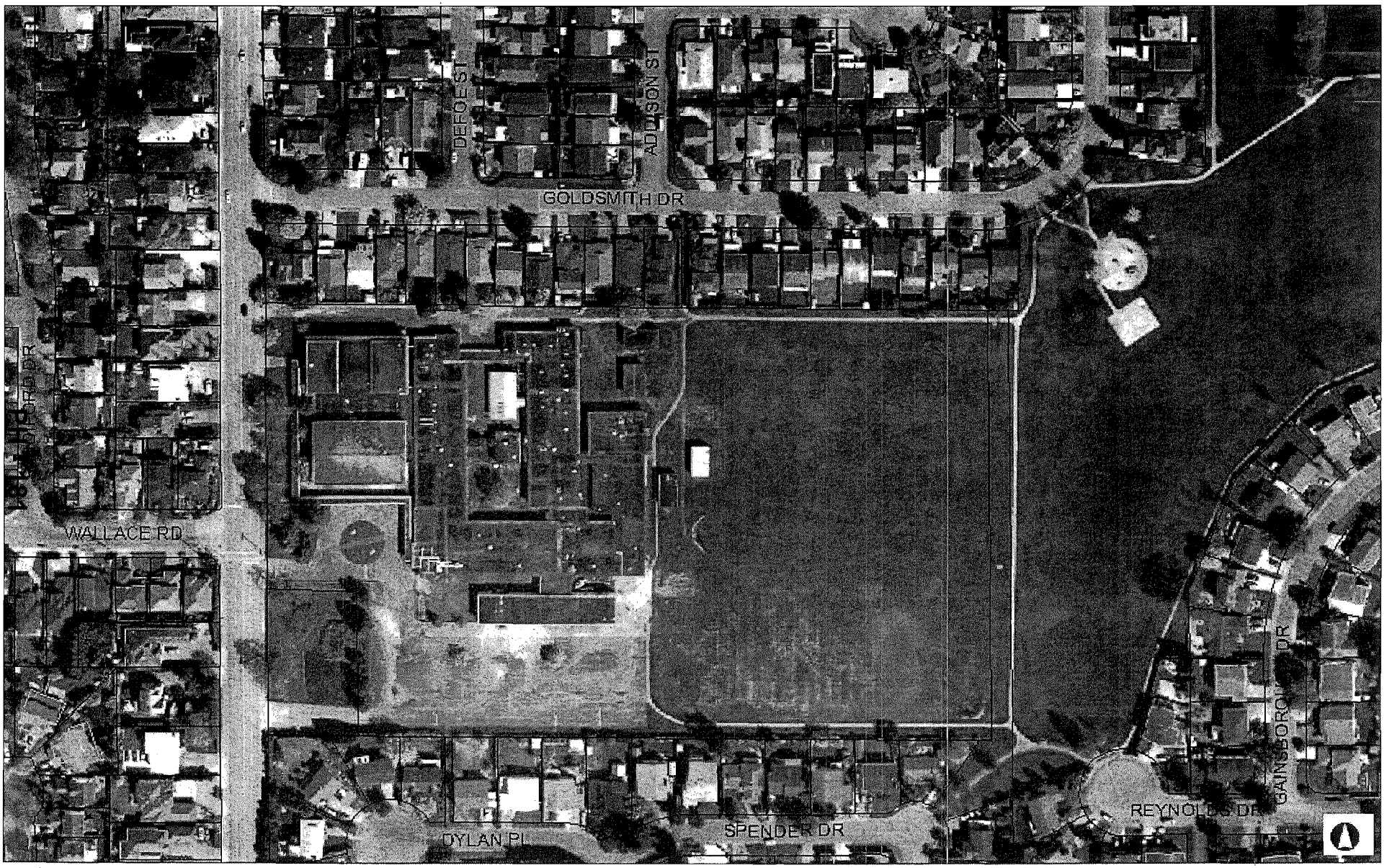
As a neighbour of, and a long time user of the parkland at the former Steveston High site I want to know what the plans are to mitigate the loss of mature trees on this large new townhouse site.

Would you please advise what the plan is for tree replacement at the former Steveston High location?

Thank you.

Jim McGrath
Lawson Drive, Richmond

City of Richmond Interactive Map



108.7 0 54.36 108.7 Meters

© City of Richmond

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT II

Faxed Nov 29 @ 8:27 pm.

OBJECTION TO REZONING

Steveston High & Vast Fields to High Density Townhouses
(Re: File No. RZ 13-649524, at 10440-10460 No. 2 Road)

I object to rezoning of the Steveston High site and its vast green space to high density townhouses for the following reason(s):

- ✓ No to loss of green space!
- ✓ No to loss of public/common land and heritage, especially school land for future generations!
- ✓ No to City Infrastructure costs to support private development!
- ✓ No to destruction of neighbourhood character - massive encroachment upon small neighbourhoods!
- ✓ No to topographical changes: swamping of adjacent lands & neighbourhoods by elevation of massive site!
- ✓ No to increased congestion and lack of accessibility to public space!
- ✓ Yes to due process: community consultation must not be scheduled, led, and managed by developer! City must represent community interests!
- ✓ Yes to retain public space and develop facilities for active and healthy lifestyles for ALL!
- ✓ All the above!

Date: Nov 29, 2014

Name	Signature	Address
~~YUAN~~ YANG BI YUAN	杨碧源	(778-323-3348) 6280 Steele Court
彭葉琳 778-863-8586	Sunny Peng	6611 Goldsmith Drive

*Thank you for your support. Please sign and leave this document by front door for collection.

Object Rezone School (SI) & Park Zone for High Density Townhouses
(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make Check makes on areas that you agree with or Check ✓ All of the following reasons:

____Safety concern with high population between 2 schools (James Mc Kinney Elementary & London High).

____ Students need our park area for healthy outdoor activities and future school site.

____There are many new constructions of high rises in Richmond, when these high rises are full, there will be shortage of school zone.

____Growing populations of new comers from China where only one child is allowed, once they are settled in Canada, they are more likely to wish to have more children, school zone should be reserved for future usage, due to school land is limited and it is not reversible once it become residential area.

____ Developers took advantages of most Asian owners from China who are not custom to have a say to the Government (without getting locked up), unaware of rezone and way to object, inconvenience meeting time, and some parents are still working in China etc.

____Growing population of Seniors need park areas for outdoor senior playground to cut medical expenses. (Recommendation: The City could use the land for now to build Senior outdoor playground with simple exercises equipment as the leading City in Canada to promote life expectancy.)

____Poor Image for the City with Town Houses and multi-family units are built along all major Roads and Ave. It gives an impression that Richmond is a City of Townhouses or low cost housing with narrow lots.

____Townhouses decrease property value. Majority Asian are very concern about the education for their children, they will not paid good price for their family living among town-houses and where the school zone is up for sale and Rezone for financial gains instead for the welfare of the students or for the community use.

____ Safety concern with high population; there will also be Parking and street clean problems etc. which decreased the property values of our City.

Other comments: _____

_____

✓ I also Disagree with all future rezones on major Roads and Avenues for multi-family between Graville Ave and Steveston Highway to keep the residence at the present rates. I prefer our City plan the way it is.

Names: ZHAI CHUN YING Signature: 翟春英

Address: 6611 Goldsmith DR, Richmond Date: Nov 27, 2014

Fax to: 604-276-4052 Att: MR. Wayne Craig

cc.: Mail copy to City Hall Manager: Mr. George Duncan at 6911 No.3 Road, Richmond BC V6Y 2C1

Object Rezone School (SI) & Park Zone for High Density Townhouses
(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make Check makes on areas that you agree with or
Check ✓ All of the following reasons:

____Safety concern with high population between 2 schools (James Mc Kinney Elementary & London High).

____ Students need our park area for healthy outdoor activities and future school site.

____There are many new constructions of high rises in Richmond, when these high rises are full, there will be shortage of school zone.

____Growing populations of new comers from China where only one child is allowed, once they are settled in Canada, they are more likely to wish to have more children, school zone should be reserved for future usage, due to school land is limited and it is not reversible once it become residential area.

____ Developers took advantages of most Asian owners from China who are not custom to have a say to the Government (without getting locked up), unaware of rezone and way to object, inconvenience meeting time, and some parents are still working in China etc.

____Growing population of Seniors need park areas for outdoor senior playground to cut medical expenses. (Recommendation: The City could use the land for now to build Senior outdoor playground with simple exercises equipment as the leading City in Canada to promote life expectancy.)

____Poor Image for the City with Town Houses and multi-family units are built along all major Roads and Ave. It gives an impression that Richmond is a City of Townhouses or low cost housing with narrow lots.

____Townhouses decrease property value. Majority Asian are very concern about the education for their children, they will not paid good price for their family living among town-houses and where the school zone is up for sale and Rezone for financial gains instead for the welfare of the students or for the community use.

✓ Safety concern with high population; there will also be Parking and street clean problems etc. which decreased the property values of our City.

Other comments: _____

✓ I also Disagree with all future rezones on major Roads and Avenues for multi-family between Graville Ave and Steveston Highway to keep the residence at the present rates. I prefer our City plan the way it is.

Names: Tenzia Ordung Signature: [signature]
Address: 6420 Swift Ave Richm B.C. V7E 4H1 Date: 2014 nov. 19

Fax to: 604-276-4052 Att: MR. Wayne Craig

cc.: Mail copy to City Hall Manager: Mr. George Duncan at 6911 No.3 Road, Richmond BC V6Y 2C1

McMullen, Mark

From: Michael Louvet (PEng) [louvetm@shaw.ca]
Sent: Tuesday, 02 December 2014 16:40
To: McMullen, Mark
Cc: smay6@telus.net
Subject: Polygon - Stevenston school - public consultation

Dear sir,

Neighbourhood just informed me, on a less than one hour notice, that Polygon will held a public meeting to day at 5 pm, regarding its Steveston School's rezoning application: from School & Institutional Use to Site Specific but something not yet specified.

In spite of that, I will manage to attend; but since Polygon didn't send me any kind of invitation, I consider myself as being left out the consultation process.

Best Regards,

Michael Louvet, PEng
6140 Goldsmith drive,
Richmond, BC
604-241-1553

Objection to Rezoning

Steveston High & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmarks ____on areas that you agree with:

__✓__Safety concern for the students with high population between 2 schools (James Mc Kinney Elementary & London High). While there are school-shootings happens globally; should Students' safety be the priority of shool board?

__✓__Students need our park area for healthy outdoor activities and future school.

__✓__Growing population of seniors need park space for outdoor senior workout area and public needs the green space for future sport facilities.

__✓__Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

__✓__High density Townhouses decrease property value; it is unfair for present house owners.

__✓__Multi-family re-zonings on major Roads and Avenues in residential area (between Granville Ave. and Steveston Highway), destroy our original City plan, City Image, and City land-value.
(Suggestion: ____Allow second kitchen for dual families-max 6 persons per single family without rezoning)

__✓__Developer manipulated public by hosting community consultation and schedule at the time which was inconvenience for the parents to attend at 4pm. (City failed to represent community interest.)

__✓__With increasing crimes in the school neighborhood (check police calls last year), and additional high population may lead our city on the path of Vancouver China Town.

✓ All of the above

Name	Address	Signature
Janet Yu	10440 Lassam	
Steven Gao	10440 Lassam	
Bob Gao	10440 Lassam	
Susan Gao	10440 Lassam	
Timothy Gao	10440 Lassam	Timothy Gao

Fax to: 604-276-4222 Att: MR. George Duncan Date: 2014-12-05

cc.: Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

✓ Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

✓ Students need the park area for healthy outdoor activities (baseball games) and for future school projects. Public need the green space for sport facilities and growing population of seniors need an area for outdoor workout.

✓ Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

✓ Developer manipulate public by hosting community consultation at inconvenient time (4 pm) to the parents or sending out short notice (not everyone received) in busy month (Dec.). City failed to represent community interest by allowing them to host (manipulate) our meetings before approval.

✓ High density Townhouses decrease property value; it is unfair to the present home-owners.
(Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

✓ High population with high density attract crimes and homeless which could lead our City on the path of Vancouver China Town where residents afraid to go out at night.

✓ No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City Image, ruin our original City plan and devalue our City land!
Suggestion: ✓ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

✓ All of the above.

Other comments: PLEASE CONCIDER US!

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
E. SHALE	19071 ADDISON ST	Edward Shale
Simon Haseler	"	Simon Haseler
Phoebe	"	Phoebe
[illegible]		SRINGAN [illegible]
[illegible]		[illegible]

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: DEC 3/14
Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

____Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

____Students need the park area for healthy outdoor activities (baseball games) and for future school projects. Public need the green space for sport facilities and growing population of seniors need an area for outdoor workout.

____Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

____Developer manipulate public by hosting community consultation at inconvenient time (4 pm) to the parents or sending out short notice (not everyone received) in busy month (Dec.). City failed to represent community interest by allowing them to host (manipulate) our meetings before approval.

____High density Townhouses decrease property value; it is unfair to the present home-owners.
(Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

____High population with high density attract crimes and homeless which could lead our City on the path of Vancouver China Town where residents afraid to go out at night.

____No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City Image, ruin our original City plan and devalue our City land!
Suggestion: _____Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

✓ All of the above.

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Kathy Liu	6280 Goldsmith Dr.	刘晓娟
Brian Chen	6280 Goldsmith Dr.	陈献烨
Ying Chen	6280 Goldsmith Dr.	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec. 07. 2014

Email: **Signatures** to: AdministratorsOffice@richmond.ca cc: **mayorandcouncillors@richmond.ca**

City of Richmond

Bylaw 9155

Richmond Zoning Bylaw 8500 Amendment Bylaw 9155 (RZ13-649524) 10440 and 10460 No. 2 Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.72 as follows:

"17.72 Town Housing (ZT72) – London/Steveston (No. 2 Road)

17.72.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for the provision of **affordable housing units** and a **child care** facility.

17.72.2 Permitted Uses

- **housing, town**

17.72.3 Secondary Uses

- **boarding and lodging**
- **child care**

17.72.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.05 **floor area ratio** provided that is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.72.3.1, the reference to "0.55" in relation to the maximum **floor area ratio** is increased to a higher **density** of "0.81", provided that:

   a) the **owner** has, on an adjacent **lot**, constructed and transferred to the **City** a **child care** with a **floor area** of at least 511 m^2 and capable of accommodating 37 children; and

   b) prior to occupancy of any **building** on the **lot**, the **owner**:

      i) has constructed on the **lot** and/or provided to the **City** security, in an amount satisfactory to the **City**, for not less than 12 **affordable housing units**, with the combined **habitable space** of the **affordable housing units** comprising at least 1,451m^2 or 6.0% of the total **floor area** of the **town housing** units constructed on the **lot**, whichever is greater; and

      ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

17.72.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

17.72.5 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** for the north side of the **site** is 3.0 m.
3. The minimum **side yard** for the south side of the **site** is 3.0 m.
4. The minimum **rear yard** is 3.0 m.

17.72.6 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 6.0 m, except 13.0 m for a **building** accommodating **amenity space**.
3. The maximum **height** for **accessory structures** is 6.0 m, except 9.0 m for public art approved by the City.

17.72.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 27,500 m^2.

17.72.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.72.9 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.72.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and designating it **"Town Housing (ZT72) – London/Steveston (No. 2 Road)"**:

That area shown cross-hatched and marked "A" on "Schedule A attached to and forming part of Bylaw No. 9155"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9155".**

FIRST READING	DEC 17 2014
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

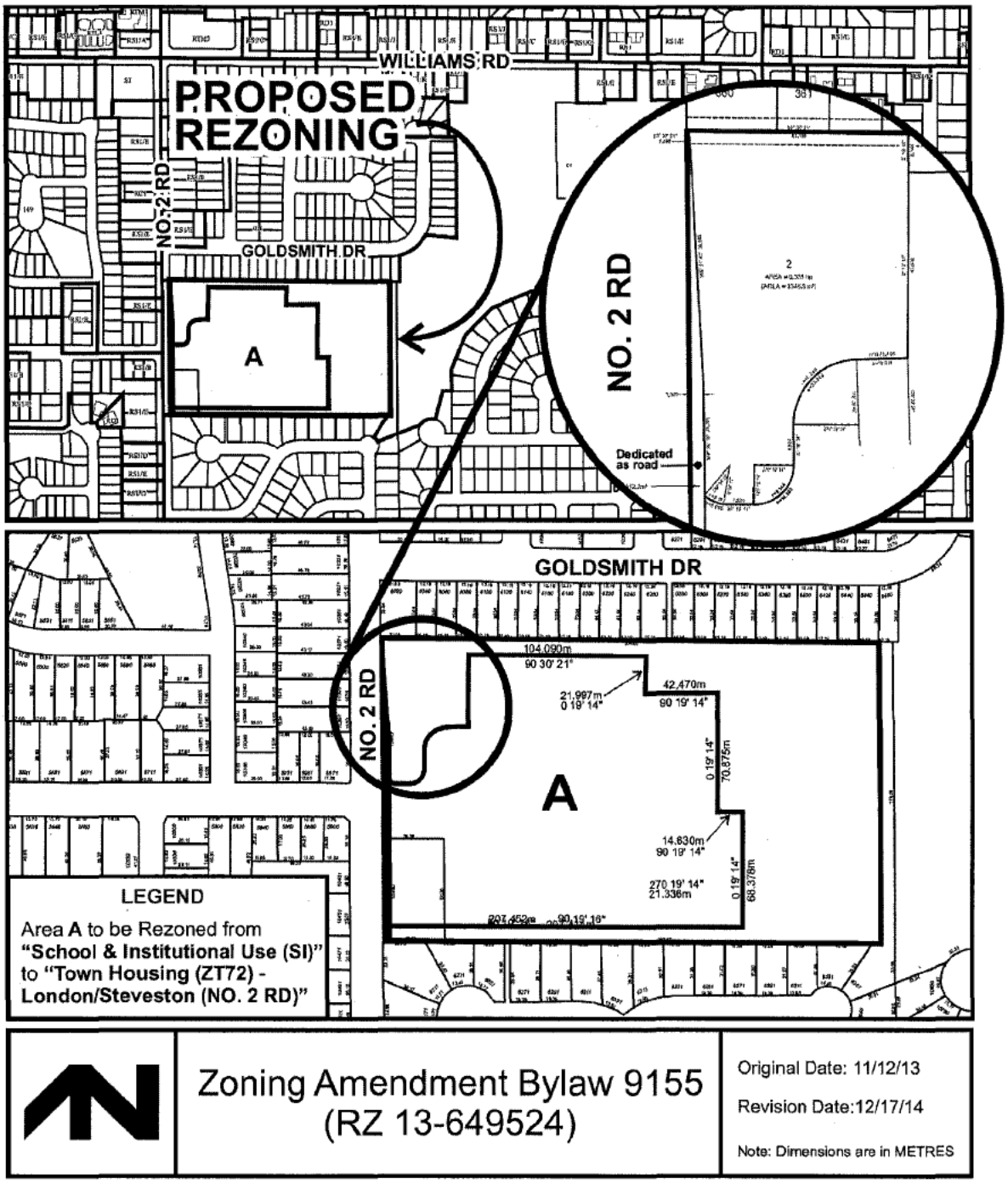
CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 9155"

City of Richmond



Zoning Amendment Bylaw 9155
(RZ 13-649524)

Original Date: 11/12/13

Revision Date:12/17/14

Note: Dimensions are in METRES

City of Richmond

Bylaw 9156

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9156 (RZ13-649524) 10440 and 10460 No. 2 Road

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

1. Richmond Official Community Plan Bylaw 9000 is amended at Attachment 1 to Schedule 1, 2041 OCP Land Use Map, for those areas marked "A" and "B" and shown hatched on "Schedule A attached to and forming part of Bylaw 9156", by designating area "A" as "Neighbourhood Residential" and area "B" as "Park".

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9156".**

FIRST READING	DEC 17 2014
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

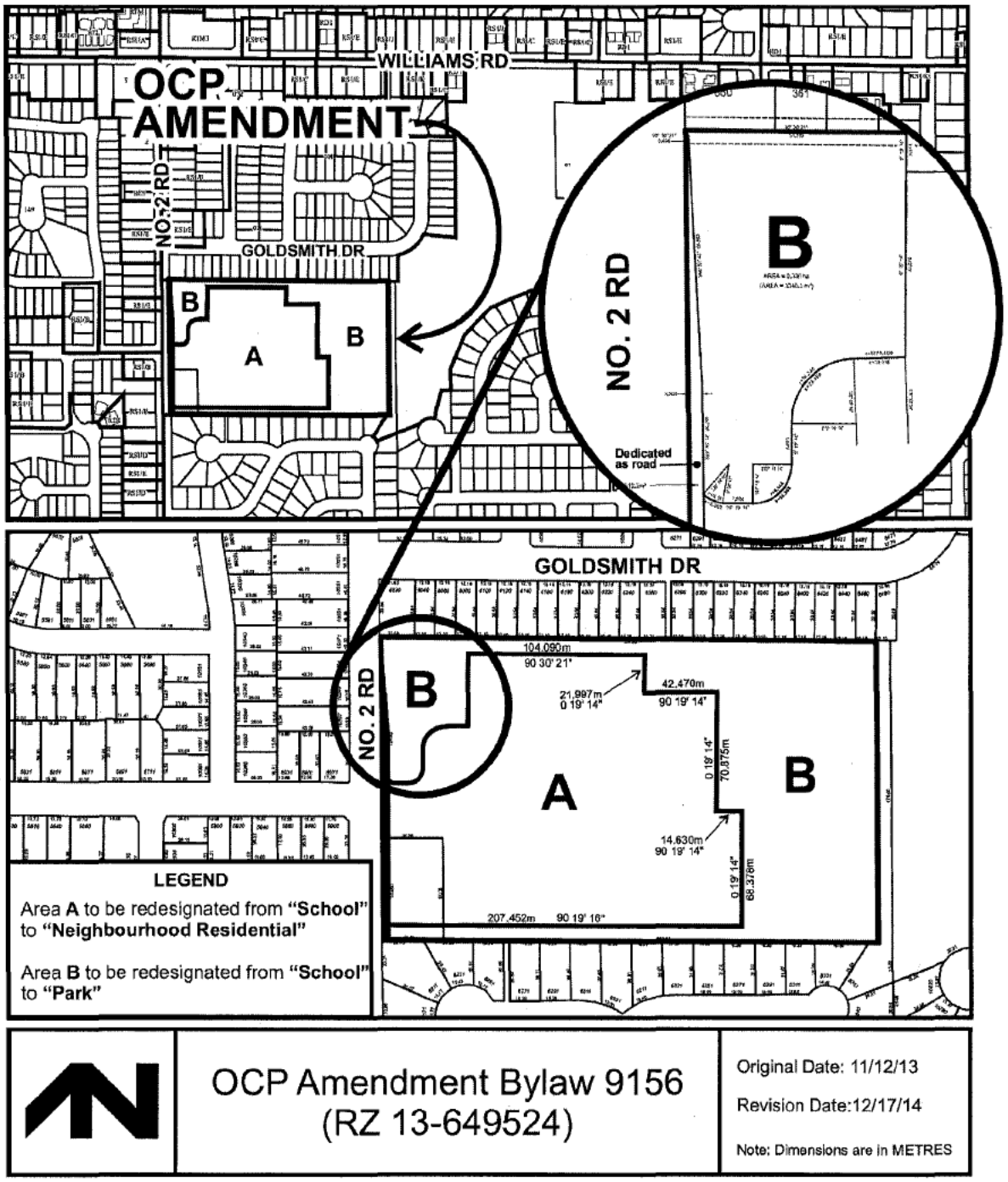
CITY OF RICHMOND
APPROVED by PK
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw 9156"

City of Richmond



OCP Amendment Bylaw 9156
(RZ 13-649524)

Original Date: 11/12/13

Revision Date:12/17/14

Note: Dimensions are in METRES

McMullen, Mark

From: [redacted]
Sent: Tuesday, 16 December 2014 01:00
To: McMullen, Mark
Cc: Steve May; Winston Melder; Ronen Zilberman; Paul; Michael Louvet; Melody Pan; Kathleen; [redacted] Jan Weber; Gary Stevens; Dody Sison; Derek Chen; Barbara Allan
Subject: RE: Polygon Steveston Development Being Considered at December 16 Planning Committee

Hi, Mark;

An injury has prevented me from writing sooner to provide general feedback and feedback to Polygon's open house on the redevelopment of the Steveston High site.

We have a number of comments and concerns:

1) Property belongs to future generations.
We should directly or indirectly do all we can to preserve land in the Public Trust. While the Ministry, led astray by politics, has erred by permitting sale of schools, we are given an affirmative opportunity to preserve Common land. The City must be aggressive with the School Board, to insist that Steveston-London High school, instead of usurping park use for its curricula, needs to have its own fields. It is not right that the school is at liberty to take over vast sections of the park and relegate its use by Richmond residents who pay for its care. A land swap plus part payment would be a good idea to procure the site from the School Board. This way the City is working quicker towards adding an additional 133 ha (330 ac.) of parkland as required by 2041 per the OCP. We urge Council to champion this for the common good.

2) Effective Consultation.
Regarding Official Community Plan Bylaw 9000, proposed Amendment Bylaw 9156, we appreciate the City's display board of the "City Development Review Process". We interpret the "Public Consultation" step, noted on the display board, as pursuant to Section 879 of the Local Government Act on amendment of the OCP. While the Act in part states, *"... the proposing local government must provide one or more opportunities... for consultation..."*, it appears varied in practice; this event is hosted by Polygon, not by the proposing local government, and named as an "Open House", not "Public Consultation". Had the event been presented as "Public Consultation" hosted by the City, the terms of reference - implicit understanding, relationship, and interactions with/by attendants -would be completely different. As an open house by the developer, it connotes passivity of presentation to a guest audience; while as a public consultation by the local government, it empowers the participants and facilitates ideas. (*Aside*: Authoritative governance persuades consent by showcase, while democratic social-design harnesses empowered participation towards consensus.) We believe this section of the Act makes clear that it must be a consultation, not an open house.

3) As part of the consultative stage, we were hoping to contribute ideas and feedback during the design process to the layout of options A and B, rather than voicing afterwards. Voicing afterwards, during the open house, does not change the drawings, and one either relents or is compelled to confront those plans at the Committee. The experience becomes less meaningful and less effective. At a stage when it ought to be inclusive and collaborative, feelings give confrontation a creep-in.

4) In presenting Options A and B, the developer is assured that only A or B is the outcome. Validating one or the other is to the advantage of the developer. This would not be a problem if item 2) above, effective consultation, was adopted.

5) More than 2 options exist.
A third may be a variant of option A - to add a walkway on the southern greenway to enable additional access. (The northern greenway should remain wider than the south, as on the current drawing, because there is shadowing (none south), and also, most of the park is to the north with greater pedestrian, pet, and bicycling traffic.) Please also note that the previous design has a 40ft central greenway, 20ft buffer north and south, giving a total of **80ft** for these corridors. Now we have **70ft** total. The 10ft gain is now used to create townhouse walkways between yards. Walkways between townhouse yards are not necessary. Perhaps Polygon is amenable to giving back 10 feet, as it can actually save money by not building a walkway between yards. Reclaiming the 10 feet to create a 40ft northern greenway would keep the width same as the originally proposed central greenway.

The process may have taken on irreversible momentum. At this juncture, point 5) is a compromise that may be the most actionable, and we urge the Committee to consider.

We hope to voice some of these concerns at the meeting.

Regards,

[redacted]

From: MMcMullen@richmond.ca
To: [redacted]
Subject: RE: Polygon Steveston Development Being Considered at December 16 Planning Committee
Date: Tue, 16 Dec 2014 01:10:42 +0000

Hello [redacted]

Thank you for your email.

The Planning Committee agenda was not published until after 5pm on Friday and I was not in a position to send this informal email notice until Sunday evening.

At such time that a Public Hearing date is set by Council, the formal Public Hearing Notice will be mailed to owners and occupiers of properties within 50m of the development site at least 10 days prior to the Public Hearing.

Regarding Option A, I can provide the following further comments:

- The northern 30 ft. wide greenway/park strip widens to about 100 ft to the east to increase the width of the greenway as you approach the park.
- The southern building setback is 30 ft. to the south property line and there is proposed a 10 ft. wide walkway connecting the existing walkway in the neighbourhood to the south to No. 2 Road.
- While the previous 40ft. wide central greenway has been removed, there is a need to have an adequate separation (with yards) between the building blocks near the centre of the site.

I look forward to your forthcoming feedback email and seeing you at Planning Committee at 4pm tomorrow.

Thank you for your on-going comments and ideas.

Sincerely,

Mark McMullen

From:
Sent: Monday, 15 December 2014 16:10
To: McMullen, Mark
Subject: RE: Polygon Steveston Development Being Considered at December 16 Planning Committee

Hi Mark,

Thank you for letting us know, but this is short notice!! We will try to let members in our group know. Given that the open house was at short notice (received Friday afternoon for Tuesday), we are surprised that this is happening again (Sunday night for Tuesday). Why is there this rush to include it in the upcoming Committee meeting during this busy holiday season?

Unfortunately, I have suffered an injury and have not even been able to finish writing some feedback to the last open house less than 2 weeks ago. I will try to complete it today and send it to you tonight. I intend to attend tomorrow to speak on it.

For now briefly;

Given 2 options, one thing that comes to mind is, and I think Polygon would expect such an outcome: why can't we have option A also include a walkway on the south side? (The north should stay 10 ft wider than the south, as on the current drawing (Option A), because there is shadowing (none South), and also, most of the park is to the north with greater pedestrian traffic.) Please also note that the previous design has a 40ft central greenway, 20ft buffter N and S, giving a total of **80ft** for these corridors. Now we have **70ft** total. They taken 10ft for themselves to partition the blocks. I think Polygon realize this, in advance of future concession to add back 10ft. Polygon can actually save more money by not partitioning the blocks, and give back 10ft.

Not sure if it's too late to suggest, but nevertheless I will mention tomorrow. Mainly, we hope that the City can be more aggressive with the Ministry, to insist that the Steveston-London High school needs to have its own fields, thereby do a land swap plus part payment, instead of usurping the park for their curricular use. That way the City can contribute towards the need of additional 133 ha (330 ac.) of parkland as required by 2041 per the OCP. Its not right that the school takes over the use of the park from residents and the residents pays for its care.

I'll send you more comments later.

See you tomorrow.

From: MMcMullen@richmond.ca
To: [redacted]
Subject: Polygon Steveston Development Being Considered at December 16 Planning Committee
Date: Mon, 15 Dec 2014 02:19:35 +0000

Hello [redacted]

It was good to see you at the Polygon Open House on December 2 along with a number of your neighbours.

Further to our discussion at the Open House, I just wanted to let you know that the revised Polygon rezoning application in being brought forward to the Tuesday, December 16 Planning Committee meeting.

The revised application is under item no.4 of the meeting agenda that was published this past Friday evening at: http://www.richmond.ca/agendafiles/Open_Planning_12-16-2014.pdf

The December 16 Planning Committee meeting will be held at 4pm in the Anderson Room at City Hall at 6911 No.#3 Road.

If Planning Committee, and then Council, recommends proceeding further with the revised rezoning application, the rezoning application would be taken to a Public Hearing in January.

Please email or call me if you should have any further questions.

Thank you,

Mark

Mark McMullen| Senior Coordinator - Major Projects | Planning & Development

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

604-276-4173 mmcmullen@richmond.ca

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

MayorandCouncillors

pc Wayne Craig
Joe Erceg

From: MayorandCouncillors
Sent: Wednesday, 17 December 2014 09:53
To: [redacted]
Subject: RE: Polygon Steveston Development - December 16 Planning Committee

This is to acknowledge and thank you for your email of December 16, 2014 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Hanieh Berg | Acting Manager, Legislative Services City of Richmond · 6911 No. 3 Road, Richmond, BC V6Y 2C1
Direct (604) 276-4163 · Fax (604) 278-5139

-----Original Message-----
From: [redacted]
Sent: Tuesday, 16 December 2014 19:27
To: MayorandCouncillors
Cc: [redacted]
Subject: Polygon Steveston Development - December 16 Planning Committee

Hello;

Please forward to Councillors, especially members of the Planning Committee.

At the Planning Committee today, City staff did not make the distinction between a 40 feet setback vs. a 40 feet greenway. We tried at the end, but was not availed an opportunity.

The Planning Committee passed a motion for 40 feet wide greenways north and south of the development, which is great!

I hope the motion for a 40 feet wide greenway will be actualized, but we believe they will only build 30 feet wide, as 10 feet becomes fenced-in sideyards of the townhouses.

Thank you to all Committee Councillors for actively listening and supporting our efforts at the meeting today!

Sincerely,

[redacted]
(for Goldsmith Dr. neighbours)

PHOTOCOPIED

DEC 17.

& DISTRIBUTED

CITY OF RICHMOND
DATE
DEC 17 2014
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CITY CLERK'S OFFICE

McMullen, Mark

From: Steven May [smay6@telus.net]
Sent: Wednesday, 17 December 2014 12:11
To: McMullen, Mark
Cc:
Subject: Planning Committee Meeting

Hello Mark,

It is my hope that there are no changes to the Plan A design for the North side of the development due to Committee members now wanting 40 ft. instead of 30 ft. for the south side greenway. As I stated at the meeting 14 of 16 homes on Goldsmith Dr. are in favor off plan A. The 5 homes at the east end were very supportive of plan A because of the deep setback from their property.

Thankyou very much for your support and keeping us up to date on the meeting schedule.

Regards

Steve

McMullen, Mark

From: MacKinnon, Deb
Sent: Monday, 05 January 2015 09:50
To: MayorandCouncillors
Subject: Steveston Property

Categories: 12-8060-20-9155 - RZ 13-649524 - Steveston High School Site - 10440 & 10460 No. 2 Road

I was asked to share this email with council.

Thanks very much

Carol Day

****

Hello, Carol;

Firstly, I want to say how happy we were to see you on Council! As family, friends, and neighbours, we went through the list and you were on ours! Meeting you at City Hall only confirms that you truly care for the people of Richmond and understand the issues down to the grassroots level.

Thank you for taking the time to respond personally. At Committee, we observed that councillors were led to believe that each of the greenways would be 40ft wide. We were disappointed that staff, nor the developer, clarified that the proposed greenways is actually 30ft wide. We believe support would have been less had this been clarified. 30 feet is not very wide for the length of the corridors, especially when sandwiched between fences. However, the motion that has passed, if it calls for 40ft greenways, then the onus is on the developer.

At heart, we still oppose the loss of this land from the Public Trust to developers, and at a huge discount once rezoning is achieved. If at all possible, this deal ought to be stopped since the sale is conditional to successful rezoning. Perhaps it's too late since the first reading at council yesterday.

At a time when the OCP recognizes a shortage of 330 acres of parkland by 2041, it is a prime opportunity for the City to procure it from the School District through land swap or land swap plus partial payment. The City has influence because it controls the zoning. Retaining Common land is an excellent investment for our future. In the last few years land value have increased approx. 40%. Developers sure recognize the value of land, shouldn't it be time we do too?

The developer underpays for the land. The developer has hoodwinked the public: They agreed to buy the land at a huge discount, as zoned education/institution, with the condition that it be successfully rezoned to a much more valuable designation. In the public record is that the City, School Board, and developer will work together towards its rezoning; and likely not coincidentally, the completion date of Dec. 17, 2014, noted one year earlier, in Oct. 2013, by the Richmond Review, is the SAME DATE passed by Council. -Why? Was it rushed from Committee to Council (next day) for this reason without even the final drawings?

In the final analysis, we have a developer buying land at a cheap rate with a certain understanding that that land would be much more valuable once rezoned. The City Corporation stands to gain as an enterprise. The School District stands to gain as an enterprise. The Public loses. Since rezoning appears inevitable, why isn't it rezoned first then sold for

twice the price? Even the 7.51 acres for townhouses (~80 single family lots) would be worth more than $52M once rezoned. While the city and school board's interests and public's interest should be same, they conflict when the city and school board act/become enterprises having entity interests of their own.

We feel badly when we analyze the gains and losses in this equation, and thought it would be good to share this with you. Hopefully you can share our thoughts with other Councillors, especially Harold, for whom we don't have an email address.

Thank you!



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 14 January 2015 2:16 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #812)

Categories: 12-8060-20-9155 - RZ 13-649524 - Steveston High School Site - 10440 & 10460 No. 2 Road

Send a Submission Online (response #812)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/14/2015 2:15:42 PM

Survey Response

Your Name	Bob Ransford
Your Address	5071 Steveston Highway
Subject Property Address OR Bylaw Number	OCP Amendment and Rezoning of 10440 and 10460 Number 2 Road
Comments	Dear Mayor and Council, Re: OCP Amendment and Rezoning of 10440 and 10460 Number 2 Road I am writing concerning the application by Polygon Homes for an OCP amendment and rezoning of the above-captioned property (former Steveston High School site) to permit their "Kingsley Estates" development. I am unable to attend the public hearing but I wish to declare my full support for this proposal and encourage City Council to approve it. I am a fourth generation Steveston resident who has lived all my life in the neighbourhood that is in close proximity to the subject site. I attended and was graduated from the former Steveston Senior Secondary School that was once on this site. Polygon's planning for this site has long acknowledged the importance of retaining a significant portion of the site for public park purposes and I am delighted to see that more than five and a half acres of what was once my high school playing field, almost 45 per cent of the total

CITY OF RICHMOND
DATE
JAN 14 2015
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	site area, is going to be retained and public greenways accessing the open space will be enhanced. You may know that I have long advocated for increasing housing supply in our market, where demand continues to outpace supply, causing affordability issues. The addition of 133 townhomes-- most of them designed with bedrooms on the main floor to make them friendly to aging-in-place-- will help with the supply and demand equation. Moreover, a huge community benefit are the 12 affordable three-bedroom townhouses that will be a part of this project. There is great need in Richmond for non-market homes for lower income families. Polygon has, as usual, reached out extensively to engage the community-- especially the local neighbourhood -- as they planned this new residential community. The product of that collaborative planning is the plan before you-- one that offers multiple community benefits and one that is sensitive to the neighbourhood context, including our heritage and our desire for open space. Finally, Richmond has long strived to ensure that child care resources in Richmond meet community needs. Development projects have often provided this valuable community amenity. I am encouraged to see that this project is providing such an amenity. Please take into account these many benefits that this new development will provide on an important site. After doing so, I am certain you will see fit to approving this application. Respectfully submitted, Bob Ransford 5071 Steveston Highway

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

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(Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

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Suggestion: _____Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

__✓__ All of the above.

Other comments:_____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Baston Yeung	6371 Goldsmith Dr. Richmond BC V7E 4G6	
Anita Yeung		

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec 12, 2014

Email: **Signatures** to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

* Re: Item #4 Planning Cmte. Dec. 16, 2014

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

to Wayne Craig Joe Erry

Objection to Rezoning

Steveston High School Site & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

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Other comments: _____

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Name	Address	Signature
Paulette See	10621 Holly Bank Drive	

PHOTOCOPIED

DEC 16 2014

& DISTRIBUTED

CITY OF RICHMOND DATE DEC 16 2014 RECEIVED CITY CLERK'S OFFICE

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: 12-16-14

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

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

re: Wayne Craig
Joe Erasy

Objection to Rezoning

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(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

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Name	Address	Signature
LILIAN CREELMAN	10031 DEFOE ST	L Creelman

DEC 13

& DISTRIBUTED

CITY OF RICHMOND DATE DEC 18 2014 RECEIVED CITY CLERK'S OFFICE

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date:_____
Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

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Other comments:_____

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Name	Address	Signature
Johnson Li	6351 Dyson Pl	
Sun Zhao	〃 〃	
STEWART TU	6420 Williams Rd Rmd	
Sharon Cheung	6426 Williams Rd Rmd	
Lee Yan Dunn	6211 SPENDER DR	
DIANE YAN DUNN	6211 SPENDER DR	
KING CHEUNG	6240 SPENDER DR	
Pui Yin Chan	6311 Spender DR	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec 20, 2014

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

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X All of the above.

Other comments:_____

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Name	Address	Signature
HANG-YEE WONG	6620 Goldsmith Dr. Rmd	

CITY OF RICHMOND
DATE
DEC 22 2014
RECEIVED
CITY CLERK'S OFFICE

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec. 21, 2014.

Email: **Signatures** to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

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Other comments: _____

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Name	Address	Signature
WILLY LEE	5560 WALLACE RD	
YUEN SHIU LEE	5560 WALLACE RD	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec. 29 / 2014

Email: **Signatures** to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

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Name	Address	Signature
Maggie Berezin	10180 Bamberton Dr.	
Olga Berezin	10180 Bamberton Dr.	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date:_____
Email: **Signatures** to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

CITY OF RICHMOND DATE DEC 16 2014 RECEIVED CITY CLERK'S OFFICE

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✓ Public school land belongs to the public, land sold to private company is against the right (and interests) of the public! It does no good to our City if Government has no land to serve the public; especially land for heritage (wildlife) is not something City could buy it back in the future.

- Suggestion: ____ Sell goods & service! Sell our used books/reusable items to the third country, lease surplus teachers to oversea, set up English Schools in other countries-Italy, Japan, China etc.

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Name	Address	Signature
Biyuan Yang	6280 speele crt	Biyuan Yang
Sissi "	6280 speele crt	Sissi
Zhongsui Liu	6280 speele crt	zongsui liu
Bobo Liu	6280 speele crt	Bobo Liu

Date: Dec 15, 2014

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

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Name	Address	Signature
Theresa Nau	6631 Goldsmith Dr.	[signature]

CITY OF RICHMOND DATE DEC 16 2014 RECEIVED CITY CLERK'S OFFICE

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec 15, 14

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site& Park for High Density Townhouses

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Name	Address	Signature
TAO, YE	5505 WALLACE RD	Taoye
Wendy Shi	5505 Wallace Rd	Wendy

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec 16-2014

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

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

Objection to Rezoning

re Wayne Craig Joe Erceg

Steveston High School Site& Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

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PHOTOCOPIED

DEC 18

CITY OF RICHMOND DATE DEC 18 2014 RECEIVED CITY CLERK'S OFFICE

Other comments: _____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

& DISTRIBUTED

Name	Address	Signature
MEI CHAN	6480 SWIFT AVE	
DANNIE CHAN	4	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: 16 DEC 14

Email: Signatures to: AdministratorsOffice@richmond.ca cc: MayorandCouncillors@richmond.ca

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

Objection to Rezoning

Steveston High School Site& Park for High Density Townhouses

(Re: File No: RZ 13-849524, at 10440-10460 on No. 2 Road)

pc Wayne Craig
Joe Erceg.

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(Someone must be held accountable for the devaluation of our land and the inconveniences due to more traffic jam at the bridge/tunnel, parking, littering problems and safety issues without consent.)

✓ High population with high density attract crimes and homeless which could lead our City on the path of Vancouver China Town where residents afraid to go out at night.

✓ No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City Image, ruin our original City plan & devalue City land!

- Suggestion: _____Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

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CITY OF RICHMOND
DATE
DEC 18 2014
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✓ All of the above.

Other comments:_____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Betty Tam	5811 Wallace Road. Richmond	
[illegible]	5811 Wallace Rd. Richmond	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date:_____
Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site& Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

✓✓ ____Safety concern for student: with high density project replacing school zone between 2 schools (James McKinney Elementary & London High), and with increasing crimes in our school neighbourhood (check past year police record); this project makes the situation worse. While school-shootings happening globally; students' safety must be the priority for our School Board!

- Suggestion: ____Build an update Centre for teachers/workers to update, students to study or to catch up with a private teacher. It should have a green-roof top for Student Garden/Park/tea area and an open field for outdoor games.

✓ ____Public school land belongs to the public, land sold to private company is against the right (and interests) of the public! It does no good to our City if Government has no land to serve the public; especially land for heritage (wildlife) is not something City could buy it back in the future.

- Suggestion: ____Sell goods & service! Sell our used books/reusable items to the third country, lease surplus teachers to oversea, set up English Schools in other countries-Italy, Japan, China etc.

✓ ____Non-environmental-green project damages City Heritage & Wildlife; where birds feed and rest.

- Suggestion: ____Build Green-Oval as an outdoor training ground for young athletes in all park area.

✓✓✓ ____Community consultations should be between City and the public! Non-member, the developer, should not be allowed. Allowing the Developer to host our meetings could cause misunderstanding that it was a done deal. City must avoid misleading and protect tax-payers' interest to maintain TRUST.

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- Suggestion: ____Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

____All of the above. TRAFFIC CONGESTION

Other comments:_____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
A AIROSO	5511 Wallace Rd.	A. Airoso
V AIROSO	✓	Virginia L. Airoso

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: Dec 18, 2014

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

McMullen, Mark

From: AdministratorsOffice
Sent: Monday, 22 December 2014 10:35
To: McMullen, Mark
Cc: MayorandCouncillors
Subject: FW: Objection of rezoning

Mark, FYI.

From: Anita [mailto:wsachiu@yahoo.com]
Sent: Sunday, 21 December 2014 05:56 PM
To: AdministratorsOffice
Cc: MayorandCouncillors
Subject: Objection of rezoning

Objection to Rezoning

Steveston High School Site& Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmark on ____ area(s) that you agree with:

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- Suggestion: __√__ Build an update Centre for teachers/workers to update, students to study or to catch up with a private teacher. It should have a green-roof top for Student Garden/Park/tea area and an open field for outdoor games.

__√__ Public school land belongs to the public, land sold to private company is against the right (and interests) of the public! It does no good to our City if Government has no land to serve the public; especially land for heritage (wildlife) is not something City could buy it back in the future.
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- Suggestion: __√__ Build Green-Oval as an outdoor training ground for young athletes in all park area.

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__√__ No multi-families re-zonings in residential area (between Granville Ave. & Steveston Hwy.), due to Townhouses and narrow lots produce poor City image, ruin our original City plan & devalue City land!
- Suggestion: __√__ Allow family with less than 6 persons to have second kitchen for dual families (max. 6 persons per single family zone) without rezoning.

__√__ All of the above.

Other comments: leave the park alone, save the park

Rezoning school (s) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
LEUNG KIM SIK	6291 SWIFT AVE, RMD V7E 4G9	
ANITA LAU	6291 SWIFT AVE, RMD V7E 4G9	
CHIU FAT	6291 SWIFT AVE, RMD V7E 4G9	

Date: Dec 22, 2014

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City)

Email Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High School Site& Park for High Density Townhouses

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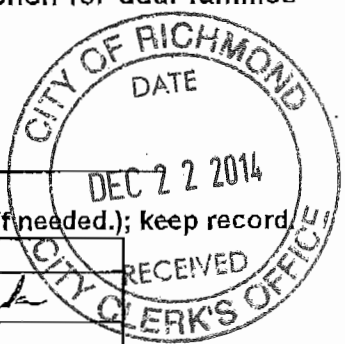

✓ ___All of the above.

Other comments:_____

Rezoning school (SI) is a public issue; this form is for all to sign (attach more signatures if needed.); keep record.

Name	Address	Signature
Yuji Honda	6271 Swift Ave Richmond B.C. V7E 5G7	Yuji Honda
Terumi Honda	6271 Swift Ave Richmond B.C. V7E 5G7	

Fax to: 604-276-4222 Att: Mr. George Duncan (CAO of Richmond City) Date: 12/22/2014

Email: Signatures to: AdministratorsOffice@richmond.ca cc: mayorandcouncillors@richmond.ca

Objection to Rezoning

Steveston High & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmarks ✓ on areas that you agree with:

_____Safety concern for the students with high population between 2 schools (James Mc Kinney Elementary & London High). While there are school shootings happens globally; students' safety should be the priority for our school board.

_____Students need our park area for healthy outdoor activities and future school.

_____Growing population of seniors need park space for outdoor senior workout area and public needs the green space for future sport facilities.

_____Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

_____High density Townhouses decrease property value; it is unfair to present home owners.

_____Multi-family re-zonings on major Roads and Avenues in residential area (between Granville Ave. and Steveston Highway), destroy our original City plan, City Image, and devalue our City land.
(Suggestion: _____Allow second kitchen for dual families-max 6 persons per single family without rezoning)

_____Developer manipulated public by hosting community consultation and schedule at the time which was inconvenience for the parents to attend at 4pm. (City failed to represent community interest.)

_____With increasing crimes in the school neighborhood (check police calls last year); additional high population makes the situation worse and may lead our City on the path of Vancouver China Town.

✓ All of the above.

Other comments: _____

Name	Address	Signature
Eugenie Tam	10480 Lassam Rd, Rmd	
Risty Tam	10480 Lassam Rd.	
STEPHEN TAM	10480 LASSAM RD.	
YUGITE TAM	10480 Lassam RD	

Fax to: 604-276-4222 Att: MR. George Duncan Date: DEC. 15, 2014

cc./ Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1

Objection to Rezoning

Steveston High & Park for High Density Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmarks ✓ on areas that you agree with:

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✓ Growing population of seniors need park space for outdoor senior workout area and public needs the green space for future sport facilities.

✓ Non-environmental green project damages City Heritage & Wildlife; where birds feed and rest.

✓ High density Townhouses decrease property value; it is unfair to present home owners.

✓ Multi-family re-zonings on major Roads and Avenues in residential area (between Granville Ave. and Steveston Highway), destroy our original City plan, City Image, and devalue our City land.
(Suggestion: _____Allow second kitchen for dual families-max 6 persons per single family without rezoning)

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✓ With increasing crimes in the school neighborhood (check police calls last year); additional high population makes the situation worse and may lead our City on the path of Vancouver China Town.

✓ All of the above.

Other comments: We need community Centre in this area

Name	Address	Signature
Yi-Chen Huang	10400 Lassam Road Richmond BC	
Kevin Huang		Kevin Huang
Li-Yen Lin		Jessica Lin
Wai-So Huang		Wai-So Huang

Fax to: 604-276-4222 Att: MR. George Duncan Date:_____

cc./ Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1

Objection to Rezoning

Steveston High & Vast Fields to 150 unit Townhouses

(Re: File No: RZ 13-649524, at 10440-10460 on No. 2 Road)

Please make checkmarks on areas that you agree with:

√ Safety concern with high population between 2 schools (James Mc Kinney Elementary & London High).

√ Parking and street cleanliness concern for the neighbourhood with high density townhouses.

√ Students need our park area for healthy outdoor activities and future school.

√ Growing population of Seniors need park areas for outdoor senior workout area.

√ Damages to Wild life where birds feed and rest.

√ High density Townhouse zone decrease property value; it is unfair to the present home owners.

√ No more townhouse and mulit-family rezoning on major roads and Avenues between Granville Ave. and Steveston Highway to prevent poor image for our City with townhouses and narrow lots everywhere.

√ All of the above.

Other comments: _____

Name	Address	Signature
Fen Ping Jia	6471 Goldsmith Dr	
Bei Xi Wang	6471 Goldsmith Dr	
Shu Ling Wang	6471 Goldsmith Dr	

CITY OF RICHMOND DATE DEC 16 2014 RECEIVED CITY CLERK'S OFFICE

Fax to: 604-276-4222 Att: MR. George Duncan Date: Dec 10, 2014

cc.: Mail copy to TAG of Richmond City Hall at 6911 No.3 Road, Richmond BC V6Y 2C1

278-4052
278-5139
3:26 PM
Dec 15/14

Stop single family re-zone on major Road and Ave.
Protect Single family zone & City Image of Low cost housing
Prevent high density neighborhood with concern for Safety & Parking problems

List of Re-zone from single family to Townhouse on Two Road

File No. RZ 13-649524
Polygon Development 273 Ltd.
Rezone 10440-10460, No. 2 Road from School & institutional use (S1) to a site-specific zone to 150 2&3 story Townhouse units.

File No. RZ 13-644887
Balandra Development Inc.
Rezone 8500 &5620, No. 2 Road (RS1/E) to (RTL4), 9 unit Townhouses

File No. RTZ 12-620563
Mathew Cheung
Rezone 9211/9231, No. 2 Road from single family to low Density Town houses (RTL4) 10 unit Townhouses

File No. RZ 11-587764
Yamamoto Architecture Inc.
Rezone 9040 & 9060/9080, No. 2 Road (RS1/E) to (RTL4), 10 unit Townhouses

File No. RZ 13-638387
Yamamoto Architecture Inc.
Rezone 7151 No. 2 Road (RS1/E) to (RTL4) 4 two story Townhouses

Rezone for Multi-family On Williams Avenue

File No. RZ 13-648179
Rao Bans
Rezone (S) 7440 Williams Ave.

File No. RZ12-611497
Kul Winder Sangl
Rezone 11111 Williams Ave. (RS1/E) to (RC2) 2 Lots

File No. RZ 13-649998
Yamamoto Architecture Inc.
Rezone 10591, 10611 & 10631 (RS1/E) to (RTL4)

CITY OF RICHMOND
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I object all rezones to multi-family on all major Roads and Ave. in Richmond BC, I have no intention to live within low cost housing or Townhouse zones. I have safety concern with high density population.

Name: W. H. Law
Address: V7E 4G5

Signature: W. H. Law
Date: Dec 10, 2014

Fax to: 604-276-4052 Att: MR. Wayne Craig (Manager of Planning Department)
Cc: Mr. George Duncan (Manager of City Hall) and City Counselor at City of Richmond; 6911 No. 3 Road Richmond BC V6Y 2C1

FROM : T. Chin

*Re: Item #4
Planning Committee
Dec. 16, 2014

DEC. 15 2014 08:24PM P1
TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

OBJECTION TO REZONING

Steveston High & Vast Fields to High Density Townhouses
(Re: File No. RZ 13-649524, at 10440-10460 No. 2 Road)

pc Wayne Craig
Joe Erceg

I object to rezoning of the Steveston High site and its vast green space to high density townhouses for the following reason(s):

- ✓ No to loss of green space!
- ✓ No to loss of public/common land and heritage, especially school land for future generations!
- ✓ No to City infrastructure costs to support private development!
- ✓ No to destruction of neighbourhood character - massive encroachment upon small neighbourhoods!
- ✓ No to topographical changes: swamping of adjacent lands & neighbourhoods by elevation of massive site!
- ✓ No to increased congestion and lack of accessibility to public space!
- ✓ Yes to due process: community consultation must not be scheduled, led, and managed by developer! City must represent community interests!
- ✓ Yes to retain public space and develop facilities for active and healthy lifestyles for ALL!
- ✓ All the above!

Name	Signature	Address
Sangre Shin		6680 Goldsmith Dr. Richmond
Cici Zhu		6680 Goldsmith Dr. Richmond
Tony Shu		6680 Goldsmith Dr. Richmond
Maggie Wan		6680 Goldsmith Dr. Richmond B.

PHOTOCOPIED & DISTRIBUTED DEC 16 AW

CITY OF RICHMOND DATE DEC 16 2014 RECEIVED CITY CLERK'S OFFICE

*Thank you for your support. Please sign and leave this document by front door for collection.

Dec 10, 2014

City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	October 21, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 14-667788
Re:	**Application by City of Richmond for Rezoning at 9620, 9660 and 9700 Cambie Road from Single Detached (RS1/F) to School & Institutional Use (SI)**		

Staff Recommendation

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

Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Engineering	☑	
Policy Planning	☑	
Transportation	☑	

Staff Report

Origin

The City of Richmond has applied for permission to rezone 9620, 9660 and 9700 Cambie Road (Attachment 1) from the "Single Detached (RS1/F)" zone to the "School & Institutional Use (SI)" zone in order to develop a new Fire Hall and BC Ambulance Service Ambulance Station (Attachment 2).

The proposed facility on the subject consolidated site offers the opportunity to provide a BC Ambulance Service Ambulance Station and a new Cambie Fire Hall No. 3 to replace the existing Bridgeport Fire Hall No. 3 on another site located at 9100 Bridgeport Road. The existing aging fire hall is over 50 years old and needs to be replaced to address maintenance needs and to accommodate future expansion and larger fire-fighting equipment.

There will be no associated Development Permit application as the Richmond Official Community Plan (OCP) exempts institutional uses from this requirement.

Servicing improvements are required as part of the future Building Permit application process for the design and construction of works including, but not limited to: Cambie Road frontage improvements and any utility relocation or upgrades.

Findings of Fact

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

Surrounding Development

Development surrounding the consolidated site:

- To the North: Across Cambie Road, is the Oaks neighbourhood of the West Cambie Planning Area, including an internal subdivision with single detached homes fronting onto McKay Drive on lots zoned "Single Detached (RS1/B)".
- To the East: Fronting onto Cambie Road, is a single detached home on a lot zoned "Single Detached (RS1/F)" and a multi-tenant commercial development at the corner of Cambie Road and No. 4 Road on a lot zoned "Neighbourhood Commercial (CN)".
- To the South: Fronting onto Odlin Road, is Tomsett Elementary School on a lot zoned "School & Institutional Use (SI)".
- To the West: Is the Alexandra Neighbourhood North Park Way, a connecting greenway between Cambie Road and Odlin Road.

Related Policies & Studies

West Cambie Area Plan (OCP) – Alexandra Neighbourhood

The proposal complies with the site's "Community Institutional" land use designation in the West Cambie Area Plan's Alexandra Neighbourhood Land Use Map (Attachment 4).

The area designated for "Community Institutional" land uses stretches between Cambie Road and Odlin Road and includes the large Tomsett Elementary school property. The subject proposal includes most, but not all of the "Community Institutional" area along Cambie Road. The subject proposal does not include one (1) residential lot at 9720 Cambie Road with a single detached house, which is adjacent to the proposed emergency services site and also the elementary school property. School District staff has advised that the School District has no plans to purchase the property. Richmond Fire Rescue staff have also advised that the City does not require the property for the emergency services project.

The property at 9720 Cambie Road property may be redeveloped in the future with a new single family home under the existing residential zoning.

Without an identified need from the City or the School District, the only other options for the property would be a rezoning for a community institutional use (i.e., religious, cultural or private educational) of the property in keeping with the current OCP "Community Institutional" land use designation.

Given the existing size and location of the property between a proposed fire hall and existing commercial centre, staff believe that the property should be redesignated for commercial use in keeping with the existing commercial centre on the corner property. Unless otherwise directed by Council, an OCP amendment to redesignate the site to "Convenience Commercial" will be brought forward to Council for consideration in 2015, as part of an OCP Bylaw housekeeping staff report.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses with the exception of new single-family development.

2005 – 2009 Capital Programs

The Cambie Fire Hall No. 3 was approved by Council as part of the 2005 – 2009 Capital Programs, with a cost of $20.7 million including land costs.

Policy 2307 Sustainable "High Performance" Building Policy – City-Owned Facilities

The design proposal complies with the Policy. The 2,415 m² building is being designed with sustainable features to target a LEED gold standard. The systems details and mechanical design process are underway. Facilities staff will ensure that the LEED target requirement is met.

Project Description

Key elements of the project include:

- A new three-storey, approximately 2,415 m² (25,995 ft²) building with approximate building heights ranging from 7.5 m to 12.9 m (24.6 ft to 42.3 ft) and 14.5 m (47.5 ft.) training and hose drying tower.
- Two (2) fire vehicle emergency response bays, two (2) fire vehicle repair bays, and interior space for office, training and staff uses.
- A BC Ambulance Service station with two (2) ambulance emergency response bays for six (6) ambulances, and interior space for office, training and staff uses.
- Incorporation of sustainable design elements into the building and site development to a LEED gold standard.

Preliminary architectural and landscaping drawings are included as Attachment 2.

Consultation

Ministry of Transportation and Infrastructure

The subject application was referred to the provincial Ministry of Transportation and Infrastructure (MOTI), as the site is within 400 m of Highway 99. MOTI staff have reviewed the application and granted preliminary approval. MOTI approval is a requirement of the rezoning.

Public Input

Informational signage is posted on the subject site to notify the public of the rezoning application. The statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment. Notification of the Public Hearing will be mailed to neighbours and advertised in *The Richmond Review* local newspaper. No correspondence was received regarding the rezoning application.

The following consultation with the public and stakeholders has taken place:

- Project team met with School District No. 38 (Richmond) staff.
- Project team staff met with the owner of the neighbouring property at 9720 Cambie Road.
- Project team staff hand delivered public open house meeting notices to properties neighbouring the subject site during the week of September 15, 2014.
- The City hosted public open house meetings regarding the major City projects for a Minoru Complex, Fire Hall No. 1 and Fire Hall No. 3. The open house meetings were held at Lansdowne Shopping Centre (noon to 5:00 pm on September 19), Minoru Place Activity Centre (9:00 am to noon on September 23) and Minoru Aquatic Centre (10:00 am to 4:00 pm on September 20 and 4:30 pm to 7:30 pm on September 24).

The project team will continue to consult with school district staff and the owner of the neighbouring property at 9720 Cambie Road to coordinate construction activity, to provide appropriate interfaces of privacy fencing and landscaping.

Staff Comments

Staff have reviewed the development proposal and no significant concerns have been identified.

Advisory Design Panel

Support was expressed by the Advisory Design Panel (ADP) regarding the development proposal and suggestions were provided for the applicant's consideration as the development design is finalized at Building Permit stage. A copy of the relevant excerpt from the ADP Minutes from October 8, 2014 is attached for reference (Attachment 5). The design response has been included immediately following the specific Design Panel comments and is identified in ***'bold italic'*** text.

Analysis

The provision of a new Cambie Fire Hall No. 3 and inclusion of an Ambulance Station is an important capital project that addresses the community safety needs of our growing city. The new facility will replace the existing aging Bridgeport Fire Hall No. 3, which is located at 9100 Bridgeport Road.

Transportation

- Dedication for future road widening of 3.4 m along the entire Cambie Road frontage is a requirement of the rezoning.
- The development will provide a new sidewalk at the new property line.
- The design proposal includes four (4) driveways providing full movement access to Cambie Road for emergency response, site parking and emergency equipment returning to the site or arriving for training. Design details will be finalized as part of the Building Permit process.
- A surface parking area is provided, including 40 parking spaces, one (1) of which is accessible. This parking provision meets the operational requirement of the facility.

Site Servicing

- As part of the future Building Permit application process, the development is required to provide a new 6 m wide utility right-of-way and new sanitary sewer at the rear of the site to tie into the existing sewer system along the east edge of Tomsett Neighbourhood School Park.

Alexandra District Energy Utility

- The subject site is located outside of the service area identified in the Alexandra District Energy Utility Bylaw No. 8641, however, the project team is investigating whether connection to the utility is feasible. This connection and other requirements will be finalized through the Building Permit process.

Public Art

- The fire hall project is an important opportunity to support the City's Public Art Program goals. The inclusion of Public Art into the project design will add to its individuality, distinctiveness and identity within the Alexandra neighbourhood.
- The project team is working with the City's Public Art Coordinator to incorporate Public Arts into this important civic site and community gateway. In compliance with the Cambie Fire Hall No. 3 Public Art Plan approved by Council on October 14, 2014 and the Public Art Program Policy 8702, the artwork will be selected through a jury process. Review by the Public Art Advisory Committee and the proposal call for artists are anticipated to occur in the coming months.

Project Design

- This prominent civic building appropriately addresses the major arterial Cambie Road, showcasing a BC Ambulance Station and the City's role in providing emergency fire rescue services, providing an iconographic building in the Alexandra neighbourhood, and communicates the City's commitment to Public Art and sustainable design.
- The site planning on this modest site has been directed by the functional requirements of emergency response, training, and the operational constraints of newer and larger fire-fighting equipment as well as provision of ambulance services.
- With a clean modern architectural approach, the materiality and execution of the detailing will have a strong visual impact. Robust materials are used for this working building.
- The landscape design includes providing a feature plaza in front of the building and landscaped borders around the surface parking area and around the rear and side edges of the site. Planting includes ground cover, vines, hedges and trees. Decorative paving is provided at the at the feature plaza and in a pedestrian route in the parking area. Soft landscaping is also proposed in the adjacent greenway to soften the transition to the emergency services site.
- The planting of 25 trees is proposed in locations along Cambie Road and surrounding the surface parking area. Marking the edge of the greenway and the regular vehicle entry to the site, one (1) swamp white oak tree is proposed. This tree has grown from a seed from the New York 9/11 site. There is an existing line of Green Pillar Oak trees in the greenway adjacent to the site. The proposed surface parking area is bordered by the existing trees, One (1) additional proposed Green Pillar Oak tree adjacent to the greenway, six (6) Serviceberry trees along the rear property line next to the greenway, and twelve (12) Ginko Biloba trees leading from the building to Cambie Road.

- The landscape design provides a landscaped interface to the adjacent residential home to the east and Tomsett Elementary school field to the south. Hose spray protection is provided with a concrete wall in the training area of the site. The interface to the school field includes semi evergreen vine planting screening the retaining wall and privacy fencing as well as evergreen hedge screening the spray wall. The interface to the residential home includes privacy fence and evergreen hedge planting as well as semi evergreen vine planting screening for the spray wall. New perimeter hedges will be American Arborvitae, an evergreen slower growing hedge species. The size and spacing of replacement hedging consider the long-term health of the hedge, maintenance needs and provision of a landscape and privacy buffer to the neighbouring single-family home.
- The entire site will be raised to roughly 0.6 m above the crown of Cambie Road. This is needed to meet the minimum Flood Construction Level of 2.6 m GSC required by the City's Flood Plain Designation and Protection Bylaw. This is particularly important for this emergency response building which is being designed to post disaster standards.
- As a result of needing to raise the entire site, all existing vegetation will be removed from the site (including hedges and approximately 30 trees). Parks staff have reviewed the site and advise that due to their size and poor condition, none of the trees located on the site are suitable for relocation. New trees will be planted in the feature plaza along Cambie Road, and on both sides of the surface parking area on the west side of the site.
- The project is targeting LEED gold and the project team is in the process of finalising the sustainability features including mechanical, electrical and lighting systems to achieve this target.
- The City is sensitive to the placement of Fire Halls in residential neighbourhoods and considers this in site planning and the design of the facility. RFR monitors their operational needs on an ongoing basis to ensure timely emergency response and pedestrian, traffic and community safety.

Financial Impact or Economic Impact

There are costs associated with constructing and operating the proposed new City facility for a fire hall and ambulance station. These costs and budget processes are being addressed by Richmond Fire Rescue and/or Facilities staff outside of the scope of this rezoning application.

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

The subject rezoning application is needed to facilitate the design and construction of a new proposed Fire Hall and Ambulance Station facility. The proposed facility would replace aging infrastructure, accommodate the future growth of Richmond Fire Rescue with more staff and larger fire-fighting equipment and accommodate BC Ambulance Service needs in a building designed to current flood protection and seismic standards. The proposed design will present an attractive contemporary architectural and landscape design to the community and the Cambie Road arterial. Sustainability features will be incorporated to achieve a LEED gold standard. For these reasons, staff support the proposal.

It is recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9176, for the rezoning of 9620, 9660 and 9700 Cambie Road from the "Single Detached (RS1/F)" zone to the "School & Institutional Use (SI)" zone, be introduced and given first reading.

Sara Badyal

Sara Badyal, M. Arch, RPP
Planner 2
(605-276-4282)

SB:blg
Attachments:
Attachment 1: Location Map and Arial Photograph
Attachment 2: Conceptual Architectural and Landscape Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Alexandra Neighbourhood Context Land Use Map (West Cambie)
Attachment 5: Annotated Excerpt from Advisory Design Panel Minutes (October 8, 2014)

Prior to final adoption of Bylaw 9176, the following are required to be completed:

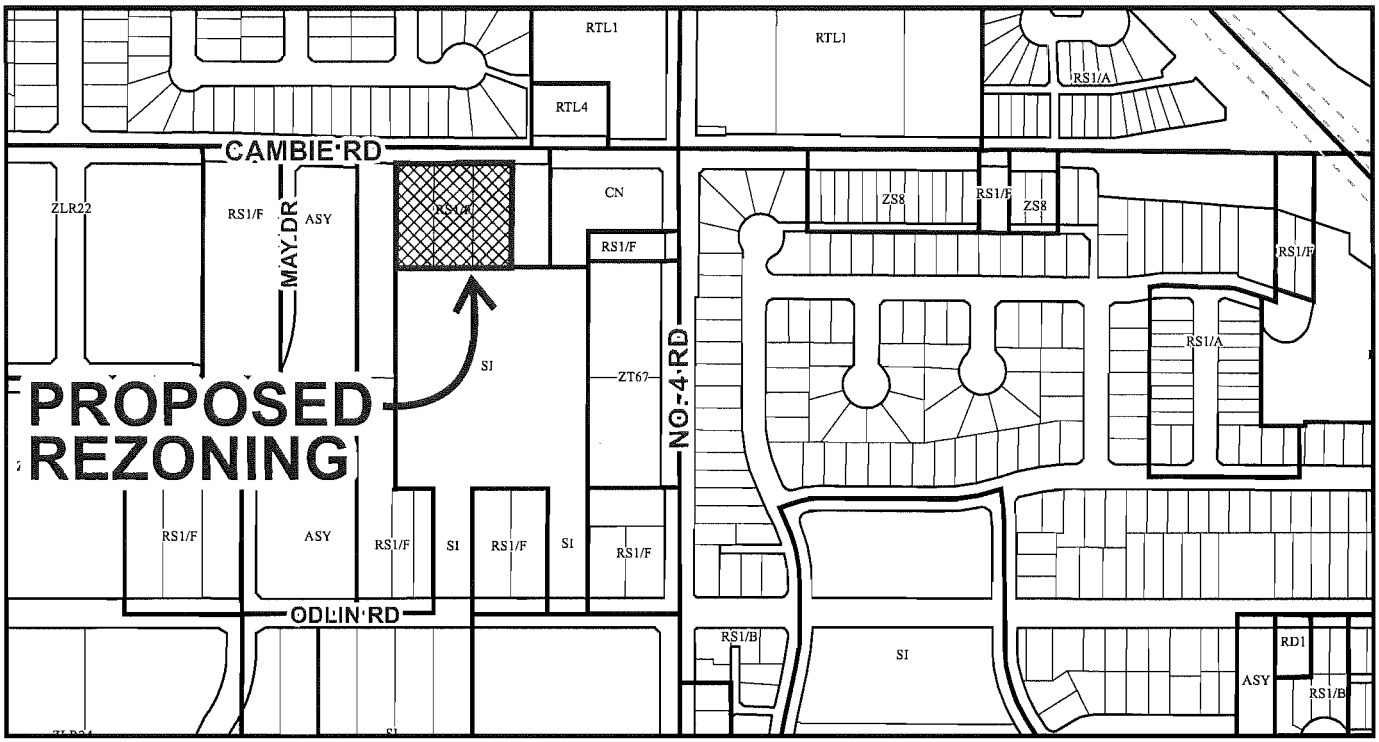
1. Provincial Ministry of Transportation & Infrastructure Approval (MOTI).
2. Consolidation of all the lots into one development parcel.
3. 3.4 m road dedication along the entire Cambie Road frontage.

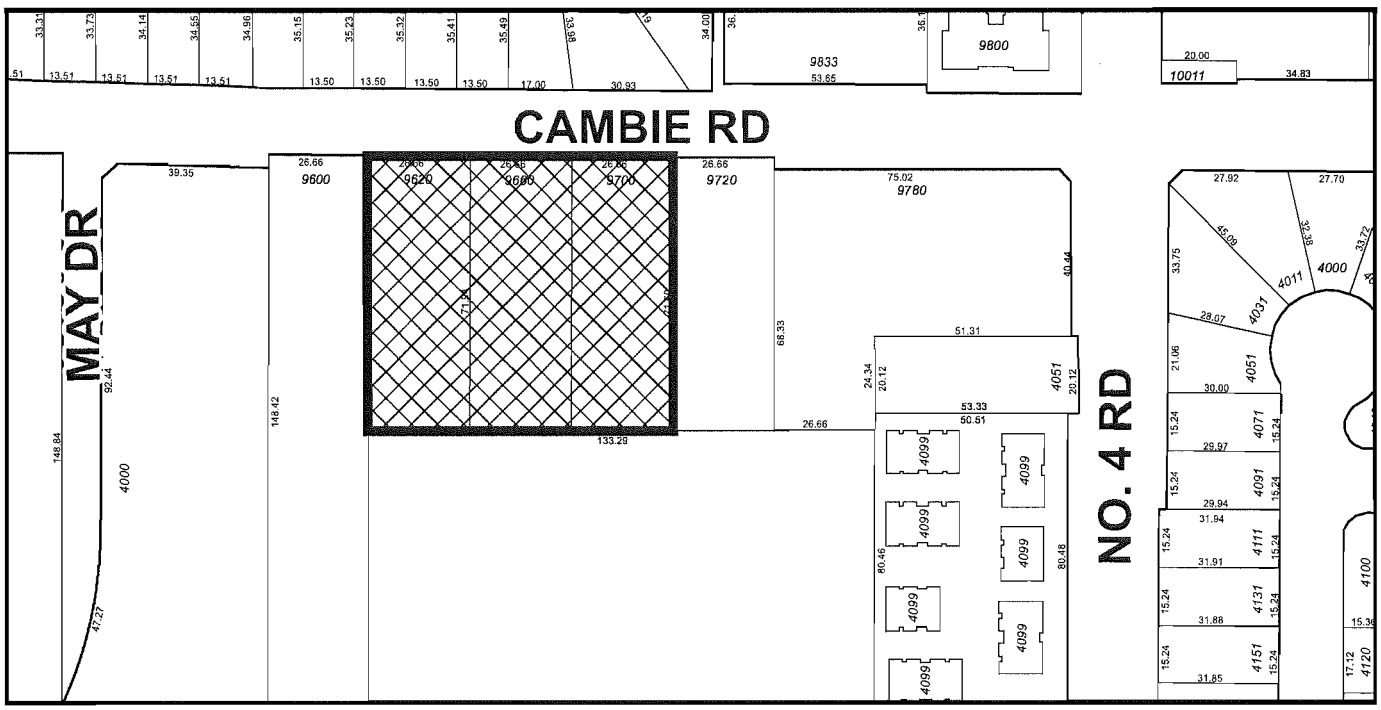
As part of future Building Permit, the following are required to be completed:

1. Development to provide design and construction of frontage improvements along Cambie Road including a 2 m wide concrete sidewalk at the new property line and grass boulevard between sidewalk and existing curb/gutter.
2. Development to provide a new 6 m wide utility right-of-way and new sanitary, including new manholes (spaced as per City standard), south of the subject site along the north property line of Tomsett Neighbourhood School Park to tie into the existing sanitary main located along the east edge of the park (manhole SMH 54512). Detailed design and calculations to be provided for Engineering review.
3. Development to provide appropriately sized connections for water service and storm sewer service, including water meter assembly provided onsite and storm sewer service type 3 inspection chamber. Detailed design and calculations to be provided for Engineering review.
4. Existing water service connections to 9620, 9660 and 9700 Cambie Road to be cut and capped at main.
5. Existing storm service connections to 9620, 9660 and 9700 Cambie Road to be capped and abandoned.
6. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes.

7. Existing private utility pole to be reviewed in coordination with BC Hydro for potential conflict with proposed east driveway and potential relocation requirement.
8. Private utility needs to be reviewed in coordination with private utility companies for potential requirements for rights-of-ways, equipment and future under-grounding of overhead lines. All private utility equipment to be located on the development site and not within City rights-of-way and not impact public amenities such as sidewalks, boulevards and bike paths.
9. Additional legal agreements to the satisfaction of the Director of Engineering may be required, including 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.
10. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
11. Building Permit required for any retaining wall exceeding 1 m in height. For walls retaining preload material, this permit must be obtained prior to construction of the retaining wall or installation of the preload material. Please see the new bulletin at the following link: http://www.richmond.ca/__shared/assets/permits5239047.pdf

City of Richmond





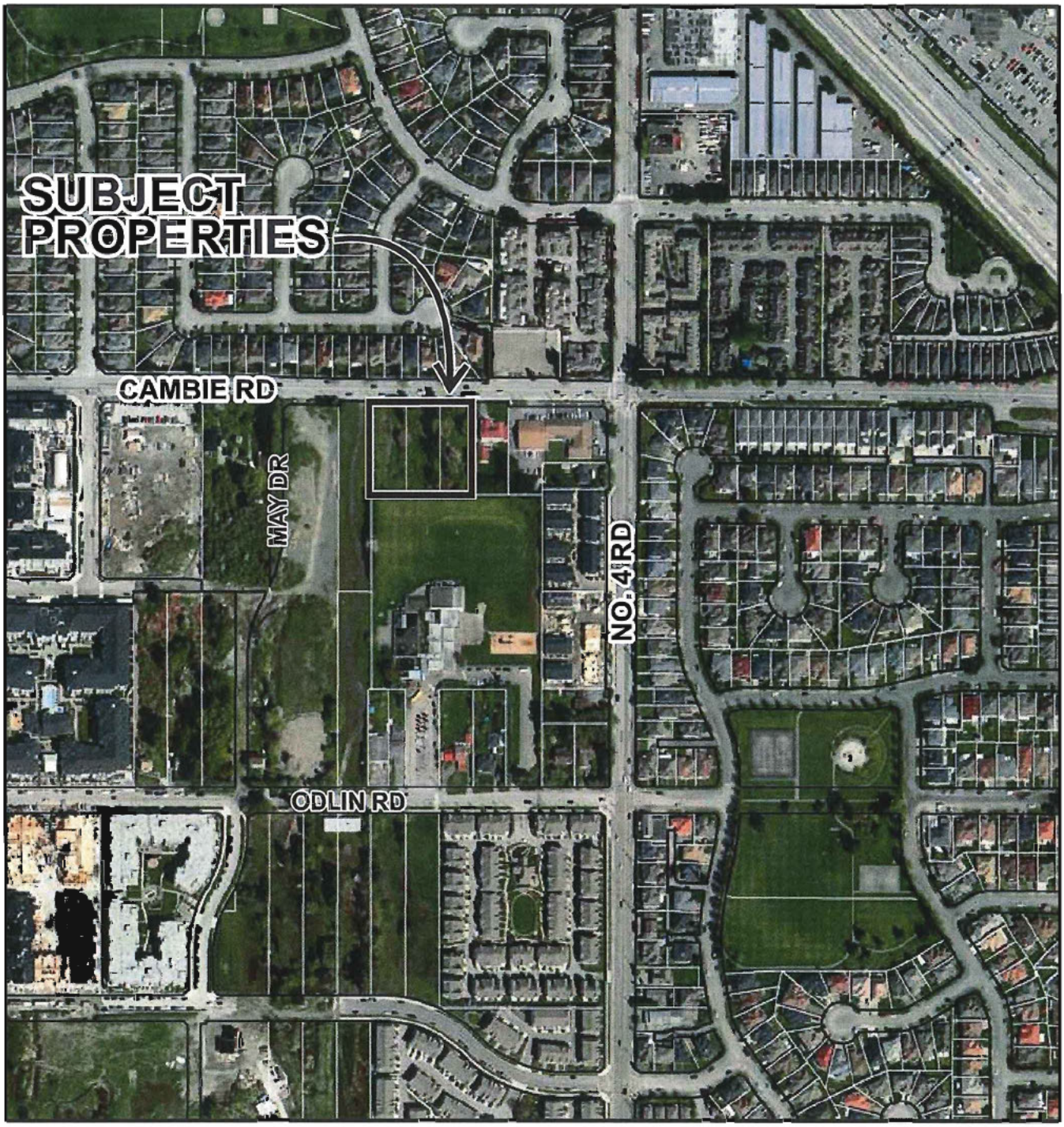
RZ 14-667788

Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES

City of
Richmond



RZ 14-667788

Original Date: 07/23/14

Revision Date:

Note: Dimensions are in METRES

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

Richmond

FIRE EST RICHMOND 1897 RESCUE

BCEHS | BC Emergency Health Services

ISSUED FOR 95% DESIGN DEVELOPMENT
OCTOBER 15, 2014

DRAWING LIST

ARCHITECTURAL

DD-01	Site Plan
DD-02	Wall, Floor & Roof Types
DD-03	Ground Floor Plan
DD-04	Second Floor Plan
DD-05	Third & Fourth Floor Plan
DD-06	Roof Plan
DD-07	Building Elevations
DD-08	Building Elevations
DD-09	Building Sections
DD-10	Building Sections

LANDSCAPE

L1.0	Landscape Site Plan
L2.0	Elevations
L3.0	Sections
L4.0	Details
L5.0	Precedent Images

CIVIL

C00	On-Site Servicing, Water & SanitaryC-02
C01	On-Site Civil Key Plan
C02	On-Site Grading Plan
C03	On-Site Servicing Storm Sewer

STRUCTURAL

S-1.0	General Notes
S-1.1	Typical Details
S-2.0	Foundation & Ground Floor Plan
S-2.1	Second Floor Plan
S-2.2	Third Floor & Low Roof Plan
S-2.3	Roof Plan
S-3.0	Sections & Details
S-4.0	Shear Wall Elevations - Sheet 1
S-4.1	Shear Wall Elevations - Sheet 2
S-4.2	Shear Wall Elevations - Sheet 3
S-4.3	Brace Bay Elevations

MECHANICAL

M1.00	Site Plan
M2.00	Foundation Plan
M2.01	Ground Floor Plan - Plumbing & Fire Protection
M2.02	Second Floor Plan - Plumbing & Fire Protection
M2.03	Third & Fourth Floor Plan - Plumbing & Fire Protection
M3.00	Ground Floor Plan - HVAC
M3.01	Second Floor Plan - HVAC
M3.02	Third Floor Plan - HVAC
M3.04	Ground Floor Plan - Hydronics
M3.05	Second Floor Plan - Hydronics
M3.06	Third Floor Plan - Hydronics
M4.00	Mechanical Schematics

ELECTRICAL

E000	Legend & Drawing List
E001	Site Plan
E100	Ground Floor Lighting Plan
E101	Second Floor Lighting Plan
E102	Third & Fourth Floor Lighting Plan
E200	Ground Floor Power Plan
E201	Second Floor Power Plan
E202	Third & Fourth Floor Power Plan
E250	Single Line Diagram & Elec. Room Layout
E300	Ground Floor Low Tension Plan
E301	Second Floor Low Tension Plan
E302	Third & Fourth Floor Low Tension Plan
E400	Electrical Details (Sheet #1)
E401	Electrical Details (Sheet #2)
E402	System Control Details
E403	Lighting Control & Low Tension Details

DGBK

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

9660 Cambie Road
Richmond, BC V6X 1K4

S2 architecture

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COVER SHEET

scale n/a
date 2014.10.15
drawn AC
checked RL
project no. 14-102

DD-00

PH - 239

ATTACHMENT 2

PH - 240

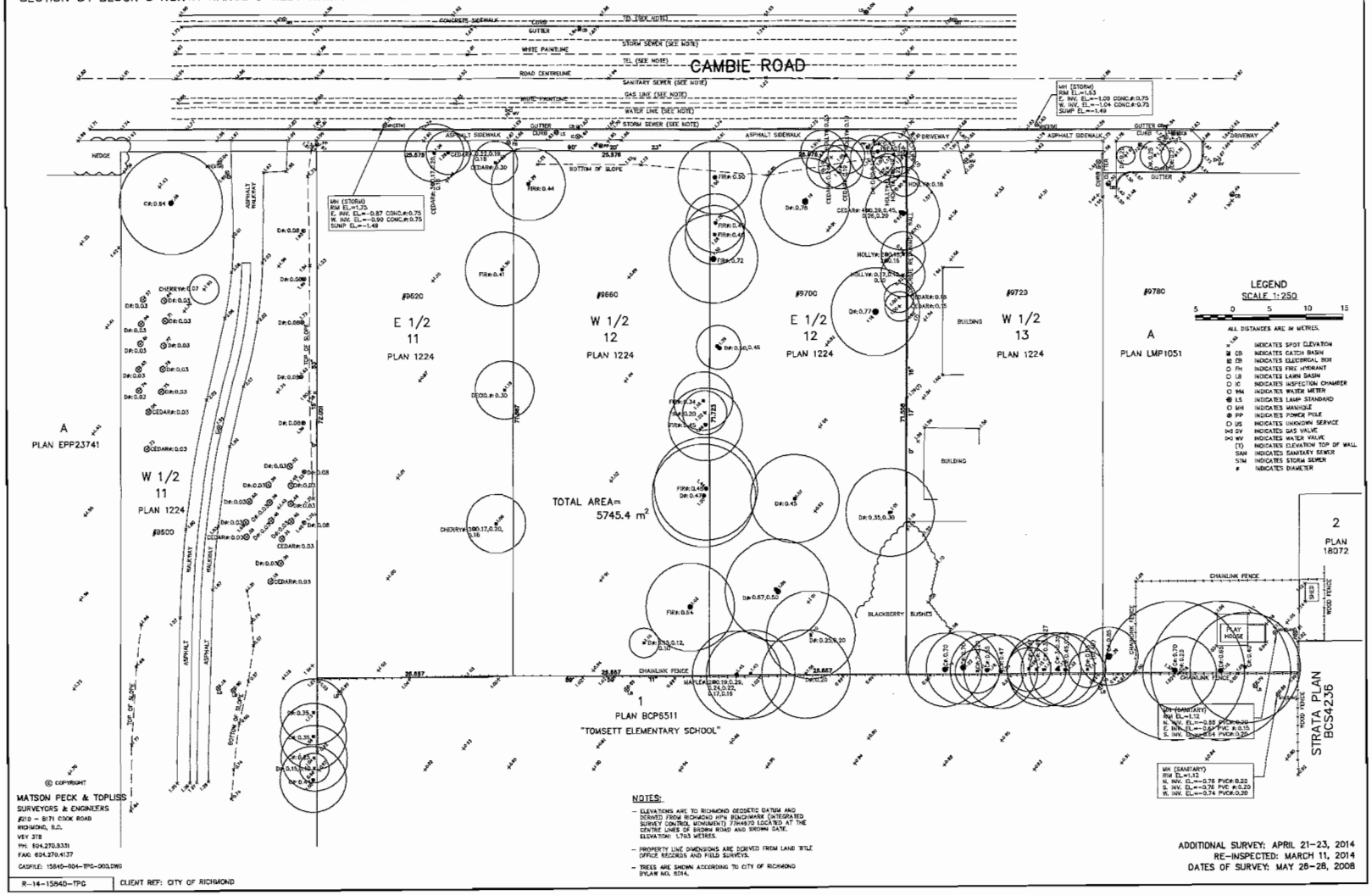
SURVEY PLAN OF PART OF SECTION 24
BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

LANDS DEALT WITH:

EAST HALF LOT 11 EXCEPT: THE SOUTH 250 FEET, BLOCK "A"
OF SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224

WEST HALF LOT 12 EXCEPT: SOUTH 250, BLOCK "A"
SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224

EAST HALF LOT 12 EXCEPT: THE SOUTH 250 FEET, BLOCK "A"
SECTION 34 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 1224



NOTES:

- ELEVATIONS ARE TO RICHMOND GEODETIC DATUM AND DERIVED FROM RICHMOND MON BENCHMARK (INTEGRATED SURVEY CONTROL MONUMENT) 77H4870 LOCATED AT THE CENTRE LINES OF BROMM ROAD AND BROWN GATE. ELEVATION: 1.763 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- TREES ARE SHOWN ACCORDING TO CITY OF RICHMOND BYLAW NO. 8014.

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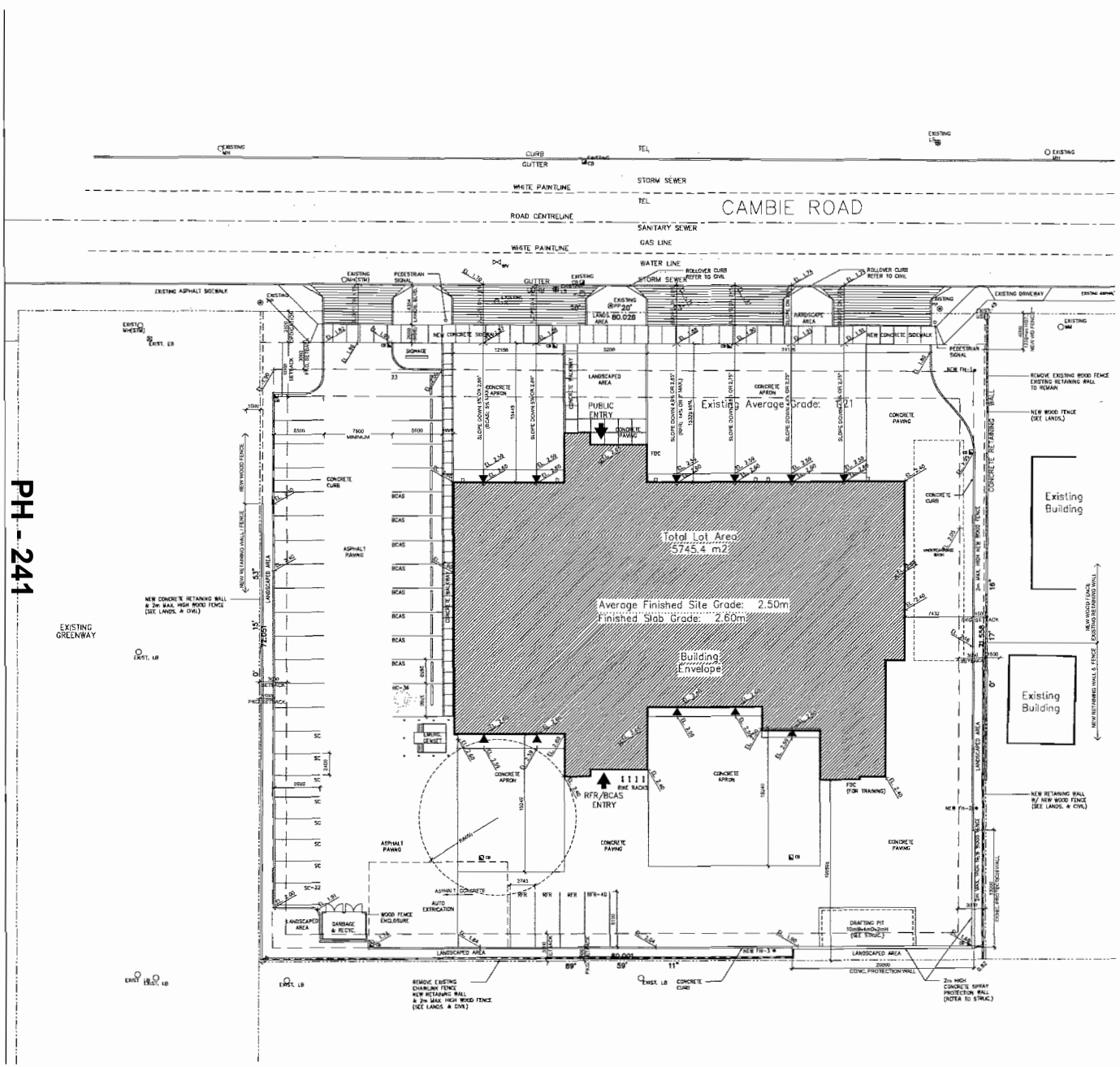
PH: 604.270.9331
FAX: 604.270.4137
CADFILE: 15840-004-TPC-000.DWG

R-14-15840-TPC | CLIENT REF: CITY OF RICHMOND

ADDITIONAL SURVEY: APRIL 21–23, 2014
RE-INSPECTED: MARCH 11, 2014
DATES OF SURVEY: MAY 28–28, 2008

PH - 241



PROJECT STATISTICS

Legal Description

Survey Plan of Part of Section 24, Block 5, North Range 6 West, New Westminster District

Lands Dealt With:
East Half Lot 11 Except: The South 250 feet, Block "A" of Section 34 Block 5 North Range 6 West N.W.D. Plan 1224

West Half Lot 12 Except: The South 250, Block "A" of Section 34 Block 5 North Range 6 West N.W.D. Plan 1224

East Half Lot 12 Except: The South 250 feet, Block "A" Section 34 Block 5 North Range 6 West N.W.D Plan 1224

Zoning:
Existing - RS1/F
Proposed - SI

Site Area: 5,473.3 m2

Lot Coverage:
Required - no maximim
Proposed - 1,451.6 m2 (27%)

Gross Floor Area:

Ground Floor:	1,430 m2
Level 2:	474 m2
Level 3:	511 m2
Total:	2,415 m2

Building Height:
Required - 12 m max. within 10m of Residential zone otherwise no maximum height.
Proposed - 9.8 m within 10 m of Residential zone
14.2 m maximum height

Required Setbacks:

Building Front Yard:	6 m
Building Rear Yard:	3 m
Building Side Yard:	3 m
Parking Front Yard:	3 m
Parking Side Yard:	1.5 m
Parking Rear Yard:	1.5 m

Proposed Setbacks:

Building Front Yard:	9.9 m
Building West Side Yard:	21.2 m
Building East Side Yard:	8.9 m
Building Rear Yard:	19.9 m

Future Road Widening Dedication:

Required:	3.4 m
Proposed:	3.4 m

Parking Spaces:
(To Meet Operational Need)

Regular - 2.5m x 5.5m:	30 stalls
Small Car - 4.6m x 2.3m:	9 stalls (23%)
Handicapped - 3.7m x 5.5m:	1 stall (2%)
Total:	40 stalls

Bicycle Parking - Class 2: 6

FAR: n/a

Requested Variences:
1. Distance of Principle Entrance to Street curb:
Required - 15 m
Provided - 19 m

DGBK

	revision / issue	date
1	Advisory Design Panel Submission	2014-09-24
	Design Develop Submission for Rezoning	
2	Issued for 95% Design Development	2014-10-15
3	Issued for 100% Design Development	2014-10-31

project

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

9660 Cambie Road
Richmond, BC V6X 1K4

S2 architecture

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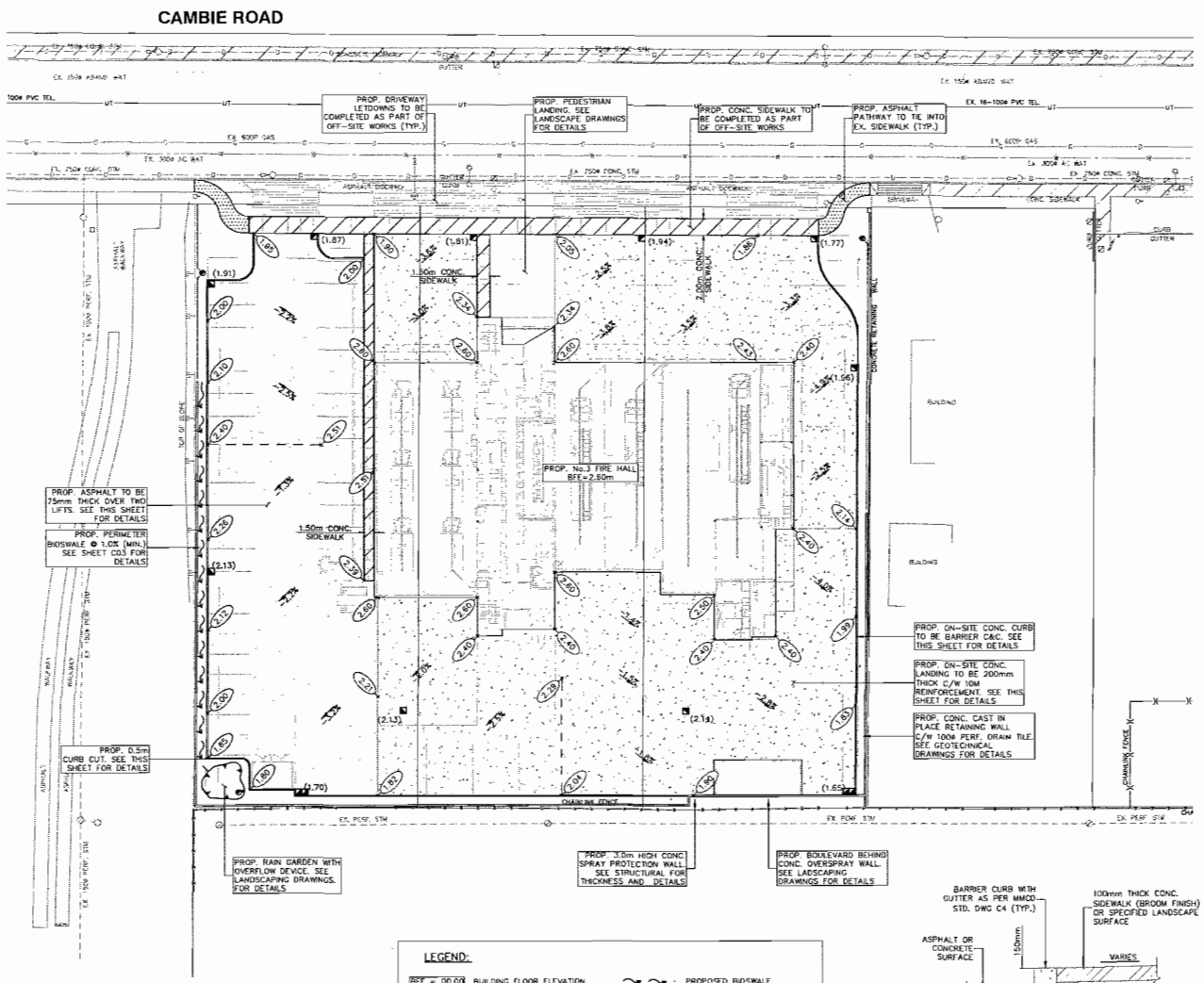
title

SITE PLAN

scale: 1:200
date: 2014.10.31
drawn: AC
checked: RL
project no.: 14-102
drawing no.: **DD-01**
latest revision no.: △

PH - 242

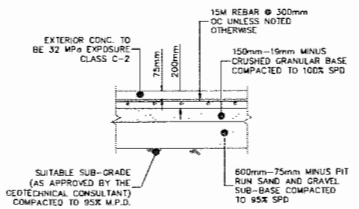


GENERAL NOTES:

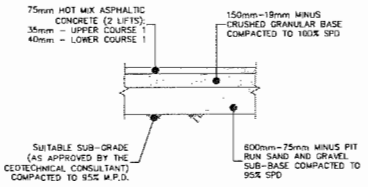
1. CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING WATER, STORM AND SANITARY CONNECTIONS TO THE SITE. REPORT TO THE ENGINEER ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION
2. ALL BUILDINGS, ROADS & CONNECTIONS ARE TO BE LOCATED BY CO-ORDINATES AS CALCULATED BY A B.C LAND SURVEYOR.
3. CONSULT GAS DRAWINGS FOR GAS DISTRIBUTION WITHIN THE SITE.
4. THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO CONSTRUCTION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING, AND INSPECTION WILL BE DISCUSSED.

GRADING NOTES:

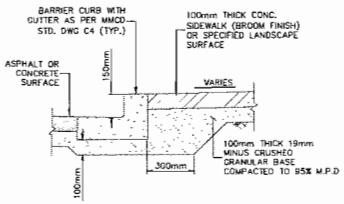
1. ALL WORKS SHALL BE IN ACCORDANCE WITH THE GOLD VERSION OF MMCD (MASTER MUNICIPAL CONSTRUCTION DOCUMENTS)
2. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE
3. ALL EXCAVATION, FILL PLACEMENT AND COMPACTION TO BE IN ACCORDANCE WITH GEOTECHNICAL CONSULTANTS REPORT
4. ALL SPECIFIED GRADE CHANGES SHALL BE FORMED BY SMOOTH CURVES.
5. ALL ON-SITE CURB SHALL CONCRETE BARRIER CURB & GUTTER AS PER MMCD STD. DWG C4



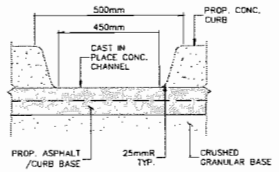
ON-SITE CONCRETE STRUCTURE
N.T.S.



ON-SITE PAVEMENT STRUCTURE
N.T.S.



CONCRETE BARRIER CURB & GUTTER
N.T.S.



CURB CUT DETAIL
N.T.S.

DGBK

	revisions / issue	date
01	Advisory Design Panel Submission	2014-09-24
	Design Drawing Submission for Rezoning	
02	Issued for 95% Design Development	2014-10-16
03	Issued for 100% Design Development	2014-10-31

project
CAMBIE FIRE HALL & AMBULANCE STATION NO. 3
5660 Cambie Road
Richmond, BC V6X 1K4

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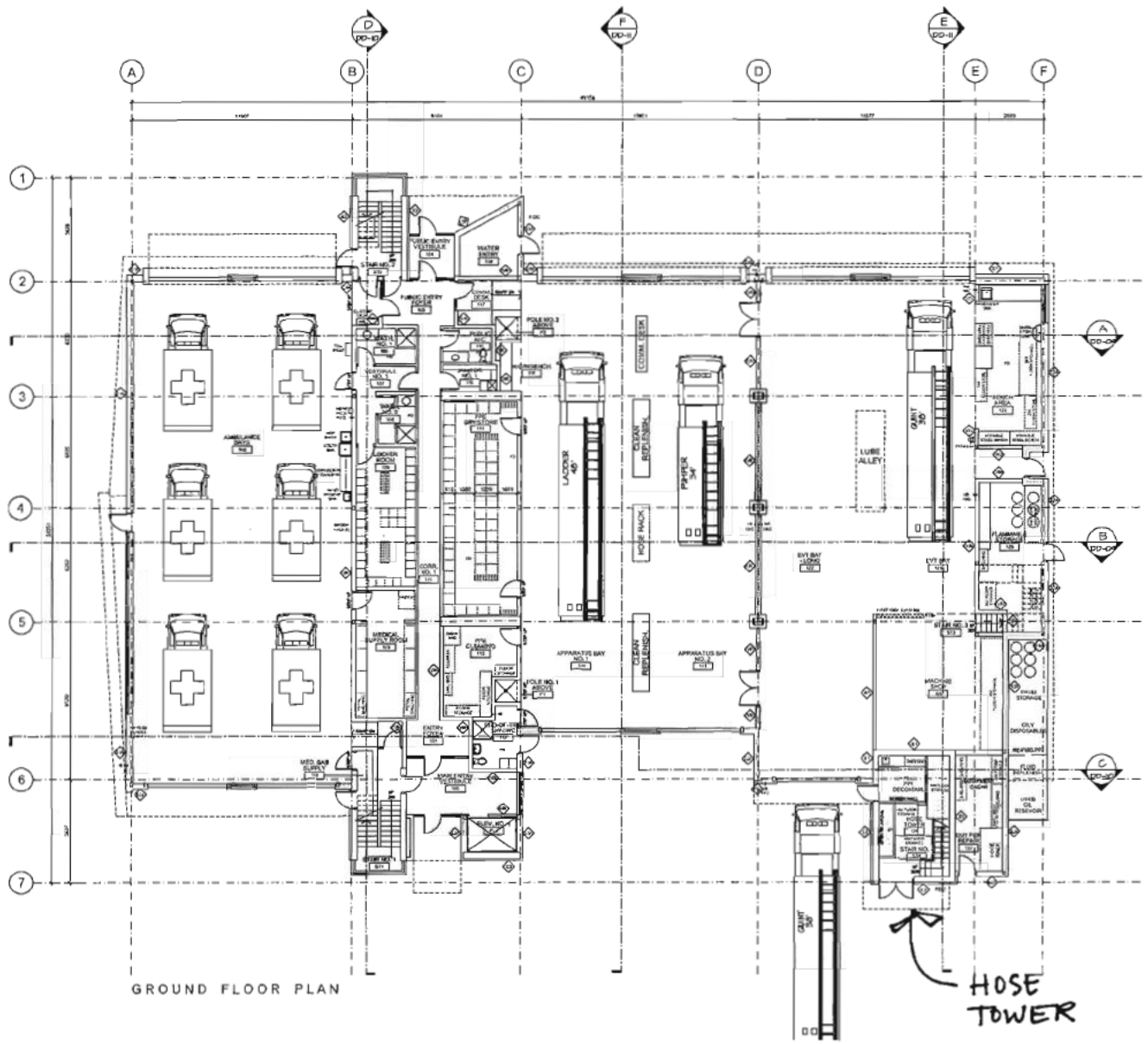
title
ON-SITE GRADING PLAN

scale 1:250
date SEPTEMBER 2014
drawn DRS
checked WL
DGBK project no 14-102
A&M project no 14-802

drawing no.
C02

TEXT INSERT POINT
latest revision no. 03

PH - 243



GROUND FLOOR PLAN

DGBK

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

9660 Cambie Road
Richmond, BC V6X 1K4

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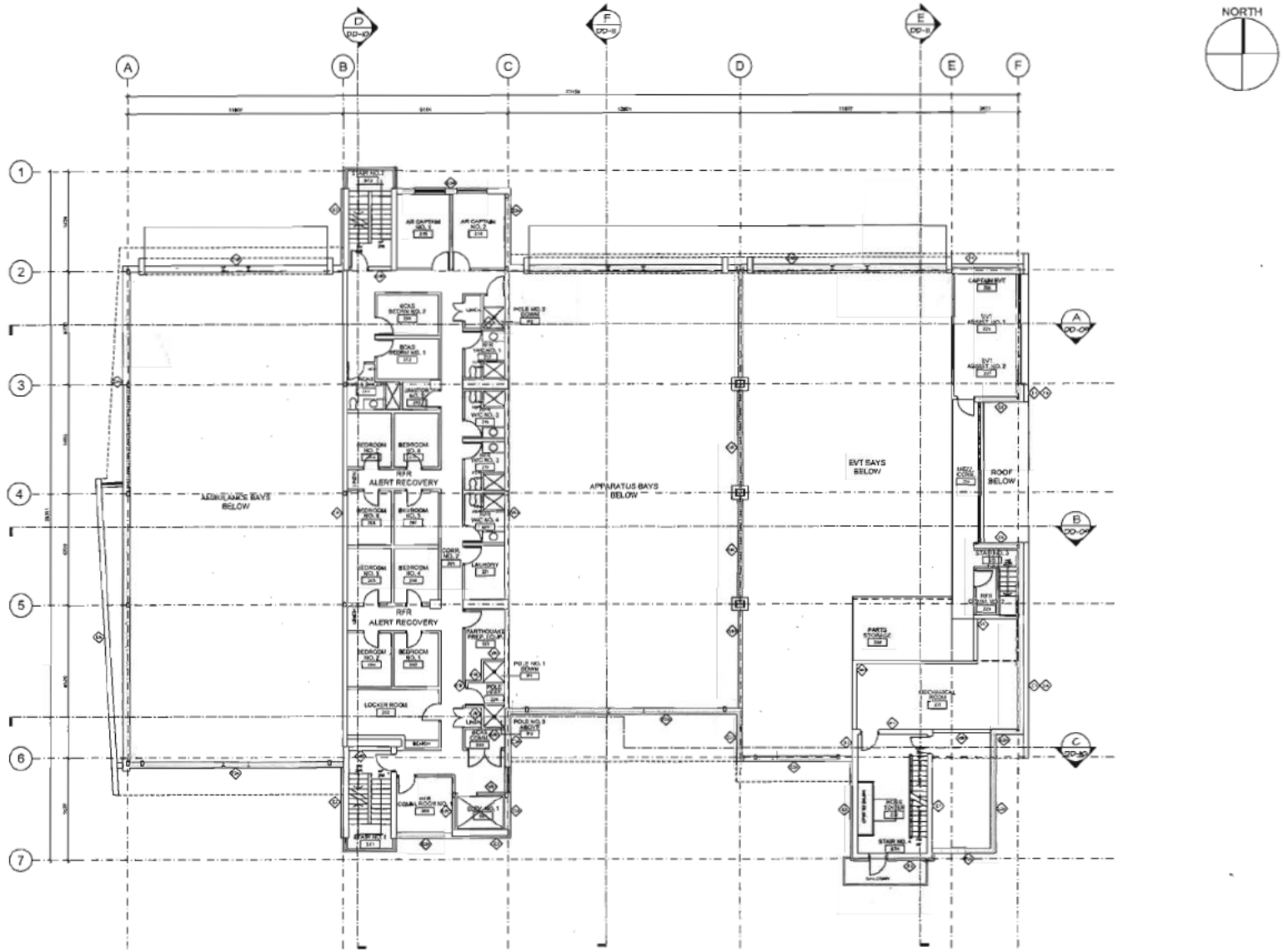
GROUND FLOOR PLAN

scale 1:100
date 2014.10.15
drawn ADLM
checked RL
project no. 14-102

DD-03



SECOND FLOOR PLAN

DGBK

	revision / issue	date
1	advisory Design Panel submission	2014-09-24
	Design Drawing Submission for Rezoning	
2	Issue for 95% Design Development	2014-10-15

project

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

8660 Cambie Road
Richmond, BC V6X 1K4

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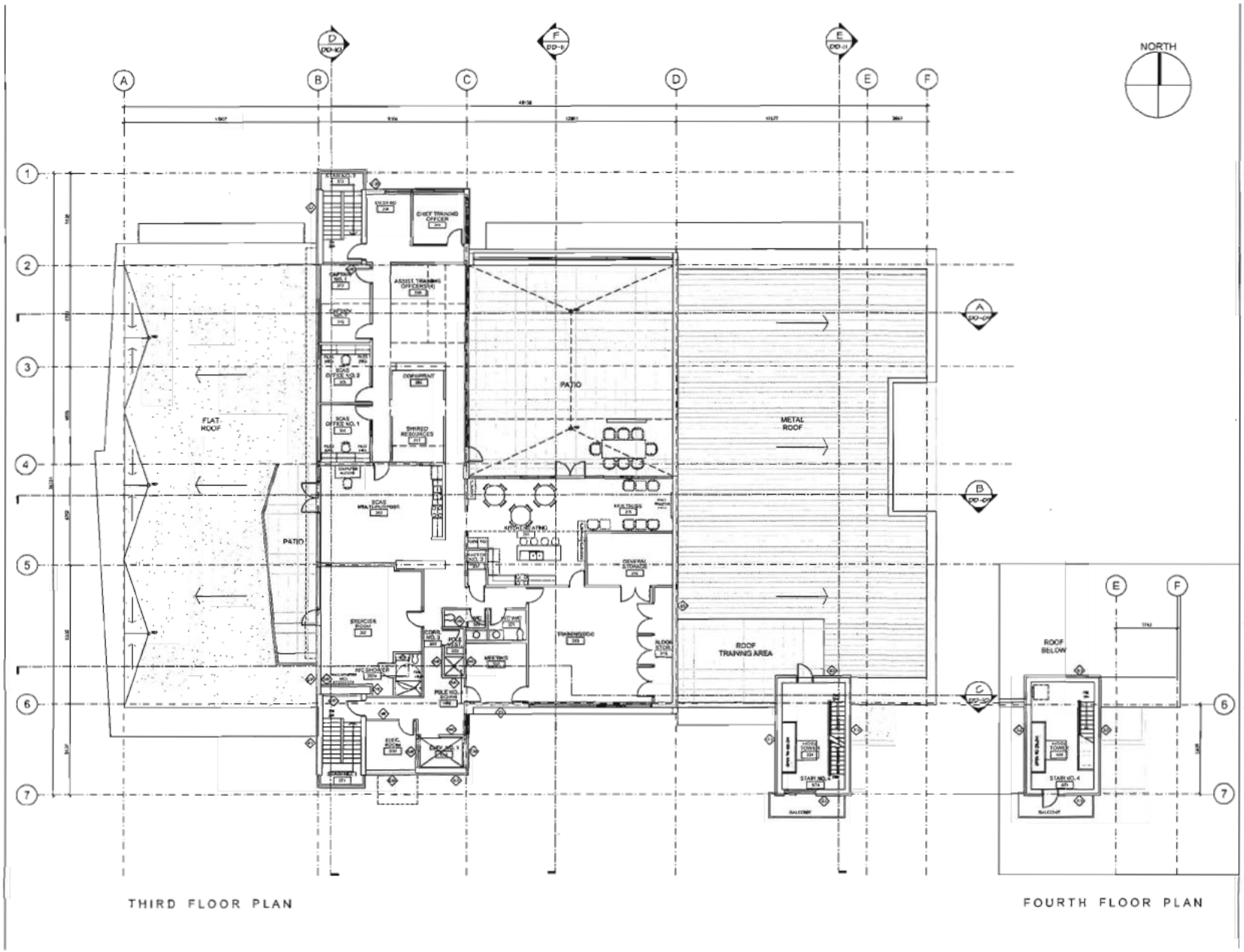
title

SECOND FLOOR PLAN

scale 1:165
date 2014.10.15
drawn ACLM
checked RL
project no. 14-102
drawing no. **DD-04**
latest revision no. △



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CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

8650 Cambie Road
Richmond, BC V6X 1K4

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THIRD & FOURTH FLOOR PLAN

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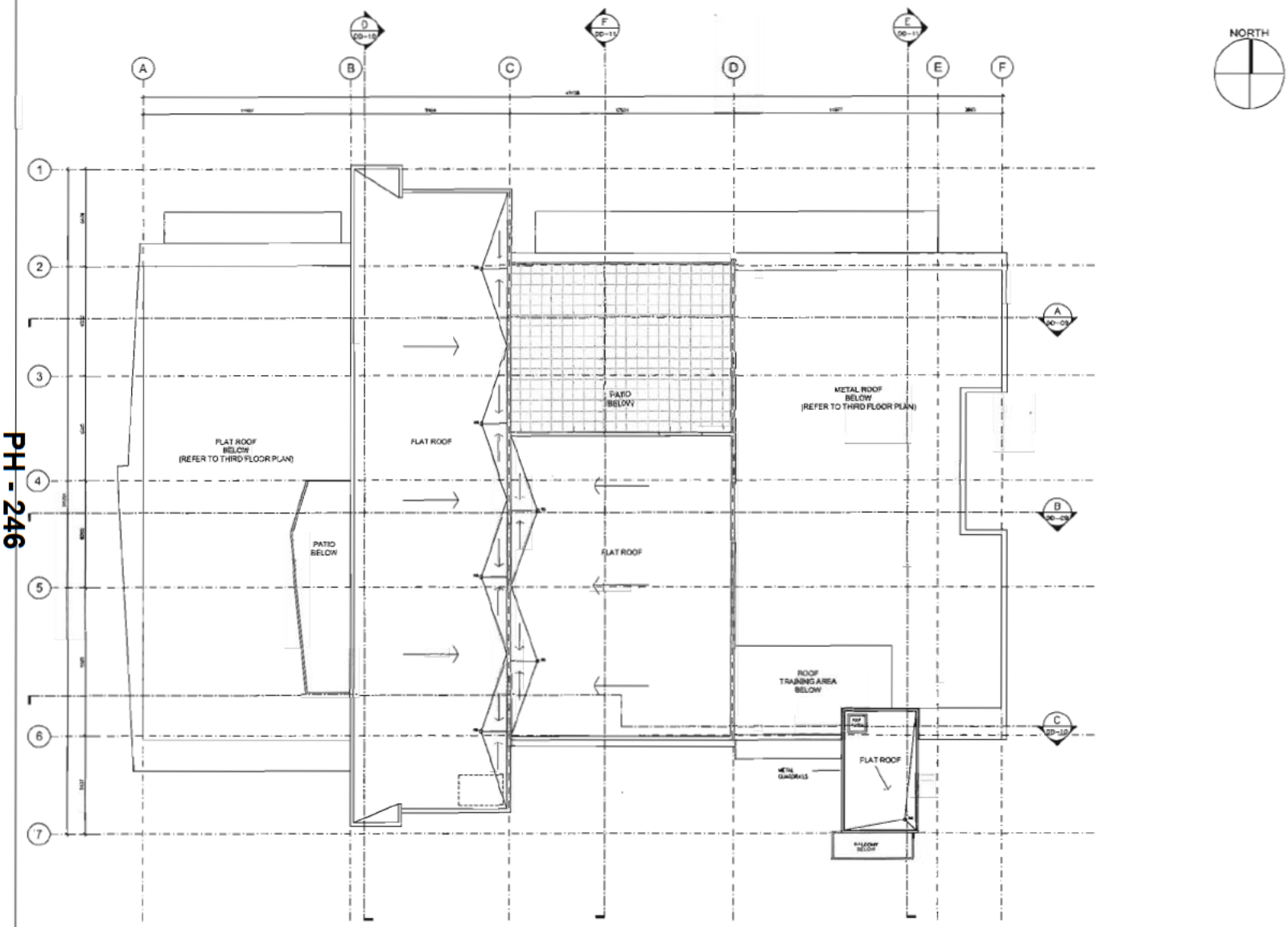
date	2014.10.15
drawn	ACILM
checked	RL
project no.	14-102
drawing no.	**DD-05**



ROOF PLAN

DGBK

1	Address Design Panel Submission	2014-03-24
2	Design Drawing Submission for Planning	
1	Issued for 50% Design Development	2014-10-10

project

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

5660 Cambie Road
Richmond, BC V6X 1K4

S2 architecture

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title

ROOF PLAN

scale 1:100
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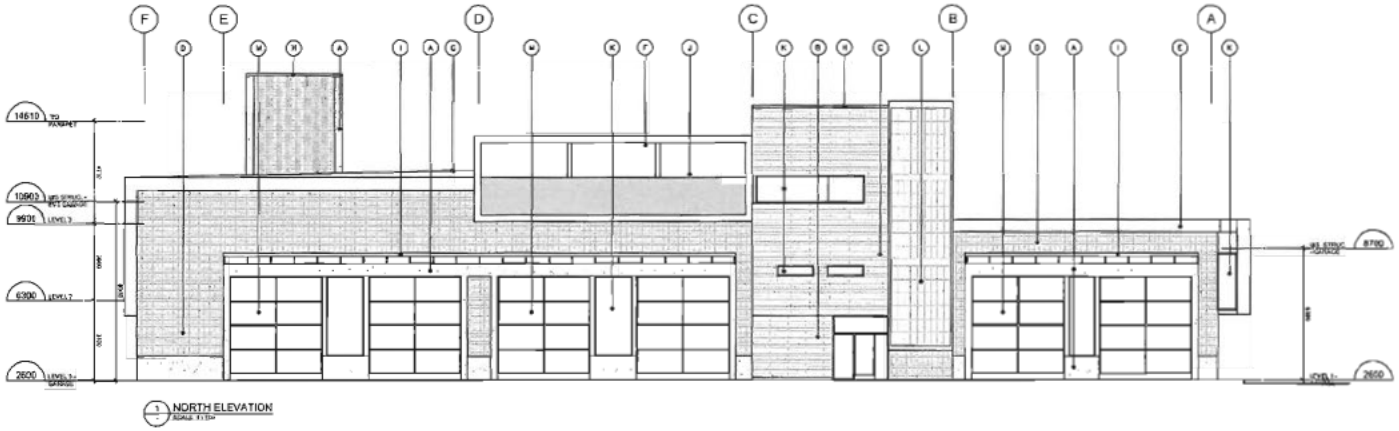
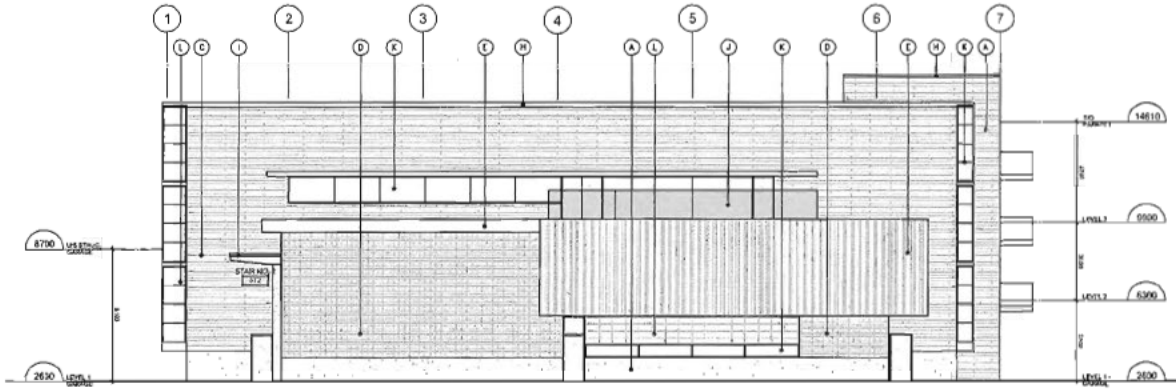
drawn ACILM
checked RL
project no. 14-102
drawing no.

DD-06



1 NORTH ELEVATION



2 WEST ELEVATION

MATERIAL NOTES:

- (A) CONCRETE
- (B) CEMENTITIOUS PANEL CLADDING
- (C) CEMENTITIOUS SIDING CLADDING
- (D) BRICK VENEER
- (E) PREFINISHED METAL CLADDING 1
- (F) PREFINISHED METAL CLADDING 2
- (G) PREFINISHED STANDING SEAM METAL ROOF
- (H) PREFINISHED METAL CLADDING 2
- (I) STEEL FRAME CANOPY WITH WOOD SOFFIT
- (J) CLEAR ANNODIZED ALUMINUM CURTAIN WALL FRAMING.
- (K) FRITTED GLASS PANELS
- (L) TRANSLUCENT FIBRE GLASS PANELS
- (M) OVERHEAD DOORS WITH CLEAR GLASS
- (N) PAINTED STEEL DOORS
- (S) GALVANIZED STEEL GRATING

DGBK

	revision / issue	date
1	Advisory Design Panel Submission	2014-09-24
	Design Drawing Submission for Rezoning	
2	Issued for 95% Design Development	2014-10-15

project

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

9660 Cambie Road
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S2 architecture

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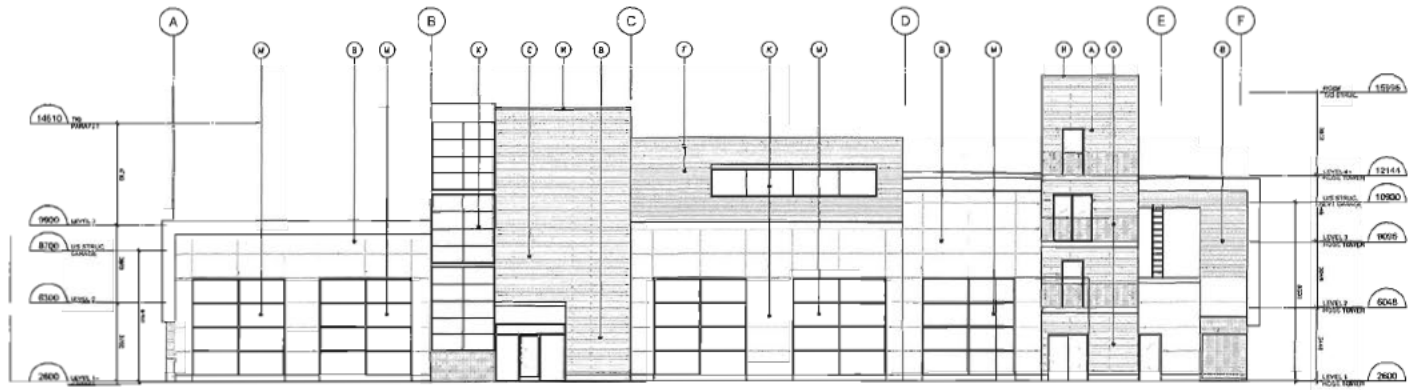
BUILDING ELEVATIONS

scale	1:100
date	2014.10.15
drawn	ACILM
checked	RL
project no.	14-102

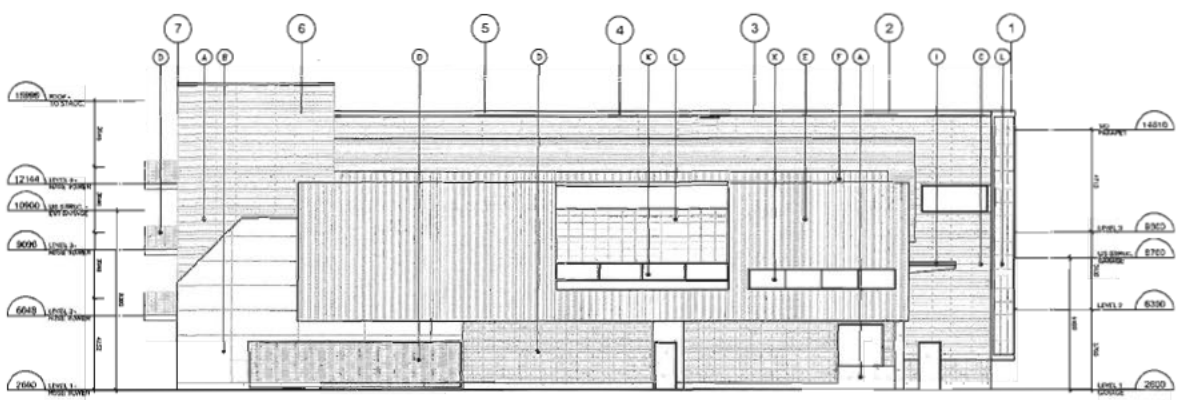
drawing no.

DD-07

issue revision no.



3 SOUTH ELEVATION
SCALE 1:100



4 EAST ELEVATION
SCALE 1:100

MATERIAL NOTES:

- (A) CONCRETE
- (B) CEMENTITIOUS PANEL CLADDING
- (C) CEMENTITIOUS SIDING CLADDING
- (D) BRICK VENEER
- (E) PREFINISHED METAL CLADDING 1
- (F) PREFINISHED METAL CLADDING 2
- (G) PREFINISHED STANDING SEAM METAL ROOF
- (H) PREFINISHED METAL CLADDING 2
- (I) STEEL FRAME CANOPY WITH WOOD SOFFIT
- (J) CLEAR ANNODIZED ALUMINUM CURTAIN WALL FRAMING.
- (K) FRITTED GLASS PANELS
- (L) TRANSLUCENT FIBRE GLASS PANELS
- (M) OVERHEAD DOORS WITH CLEAR GLASS
- (N) PAINTED STEEL DOORS
- (O) GALVANIZED STEEL GRATING

DGBK

	revision / issue	date
1	Advisory Design Panel Submission	2014-05-24
	Design Drawing Submission for Planning	
2	Issued for 95% Design Development	2014-10-15

project

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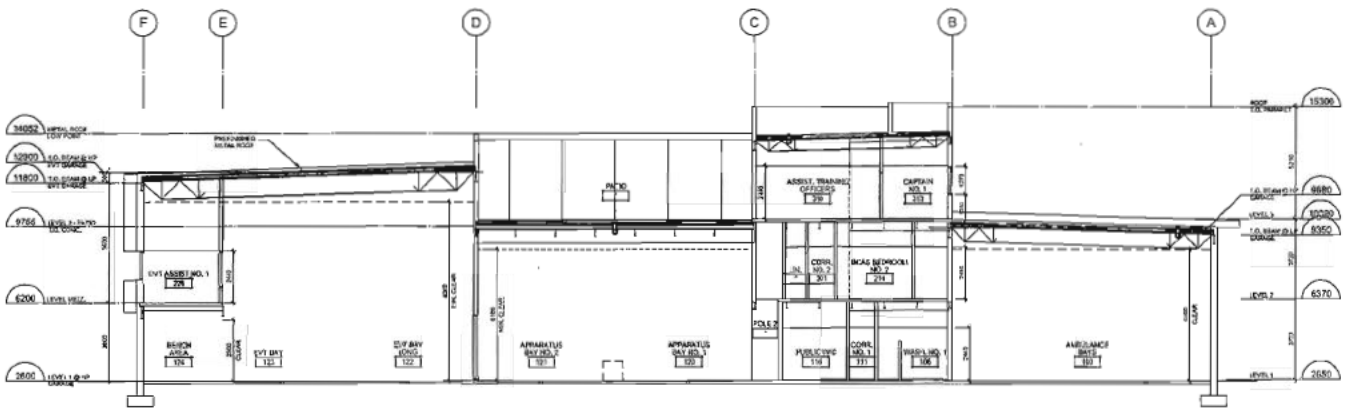
title

BUILDING ELEVATIONS

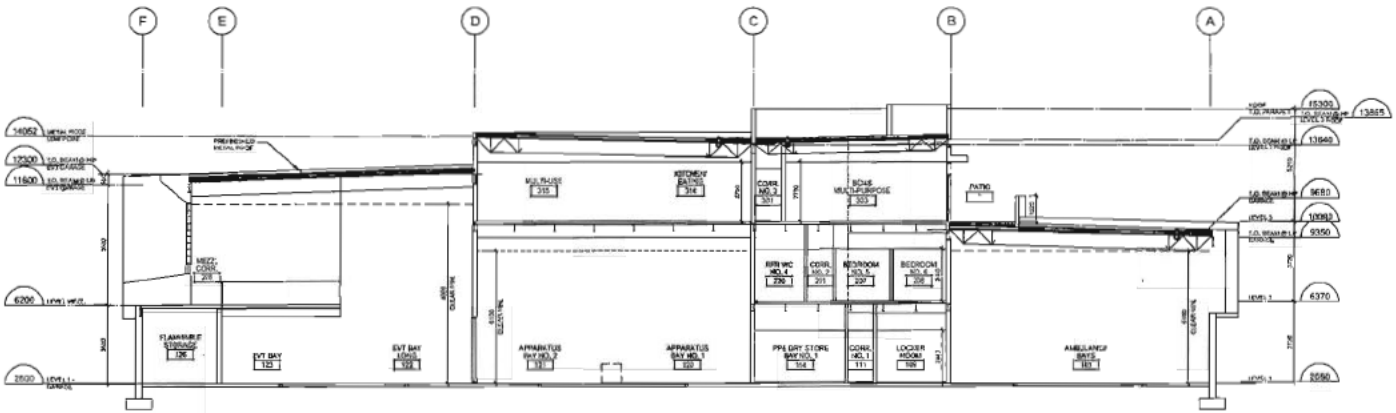
scale 1:100
date 2014.10.15
drawn AC/LM
checked RL
project no. 14-102
drawing no.

DD-08

latest revision no. △



1 BUILDING SECTION A-A
SCALE: 1:100



2 BUILDING SECTION B-B
SCALE: 1:100

DGBK

	revision / issue	date
1	Addenda Design Panel Submission	2014-09-24
	Design Drawings Submission for Rezoning	
2	Issued for BCA Design Development	2014-10-15

project

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written dimensions. Shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on this drawing. Drawings shall be used Issued for bidding purposes before proceeding with construction.

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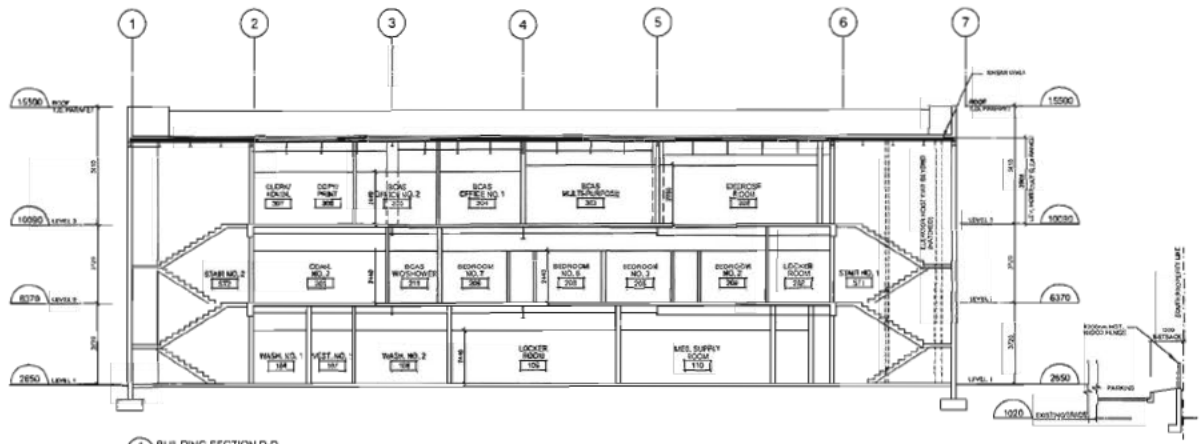
by

BUILDING SECTIONS

scale: 1:100
date: 2014.10.15
drawn: LM/AC
checked: RL
project no.: 14-102
drawing no.:

DD-09

latest revision no.



BUILDING SECTION D-D

DGBK

	revision / issue	date
1	Authority Design Panel Submission - Not Issued	2014-09-24
	Design Drawing Submission for Planning	
2	Issued for DPA Design Development	2014-10-15

project

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

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BUILDING SECTIONS

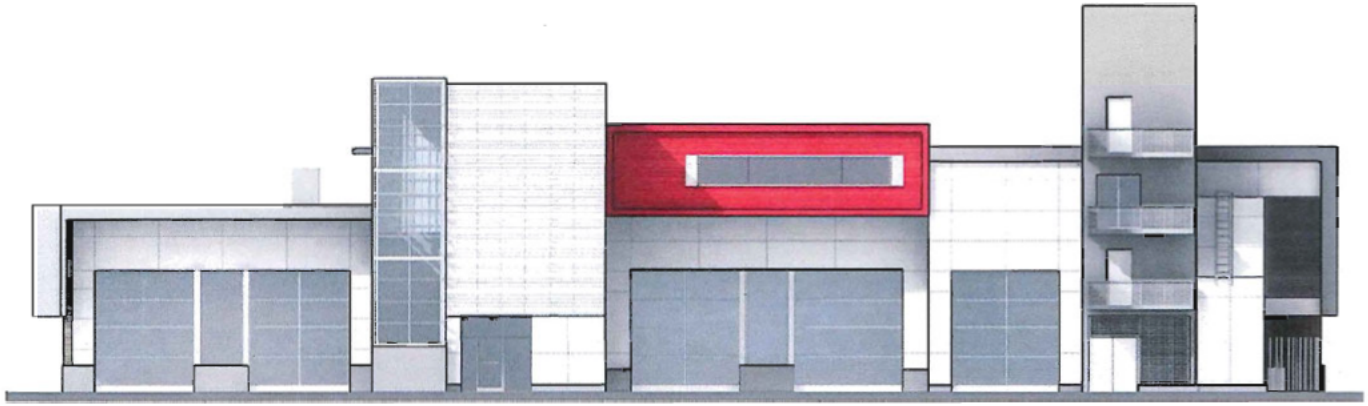
scale 1:100
date 2014.10.15
drawn LM
checked RL
project no. 14-102

drawing no.

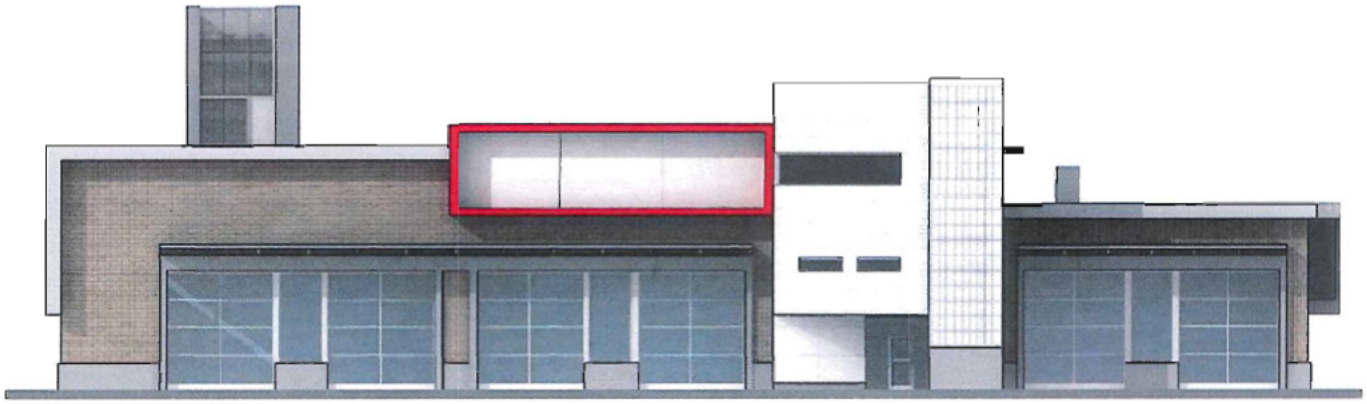
DD-10

latest revision no.

South Elevation



North Elevation

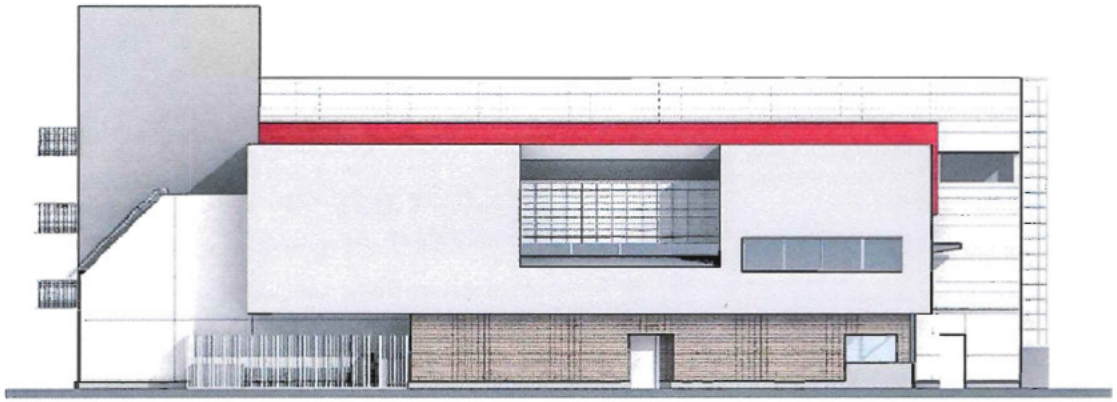


RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

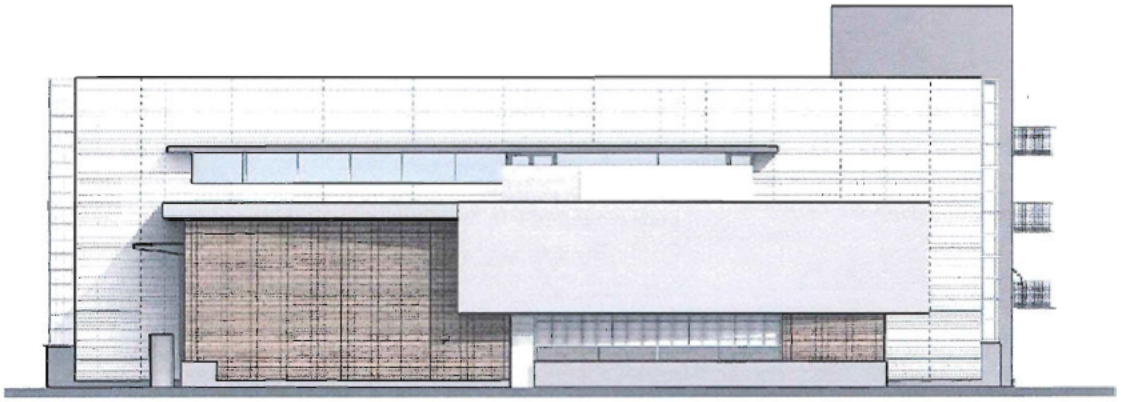
RENDERED ELEVATIONS

DGBK S2 architecture

East Elevation



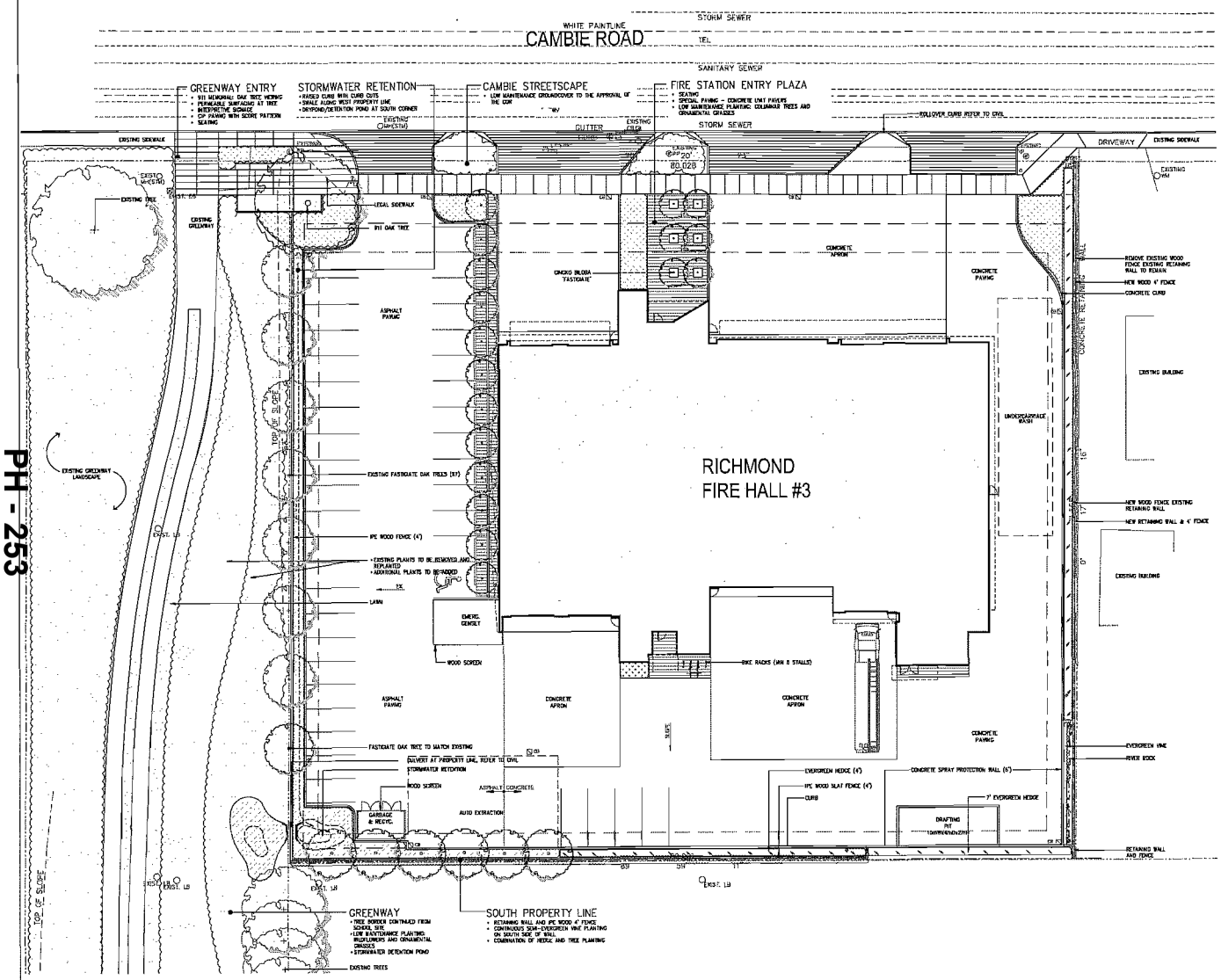
West Elevation



RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

RENDERED ELEVATIONS

DGBK S2 architecture



NORTH

PH - 253

DGBK

	revision / issue	date
1	Advisory Design Panel Submission	2014-09-24
	Design Drawing Submission for Rezoning	
2	Issued for 95% Design Development	2014-10-15
3	Issued for 100% Design Development	2014-10-31

project

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

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title

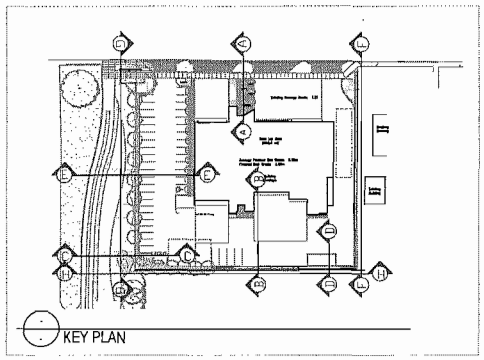
LANDSCAPE SITE PLAN

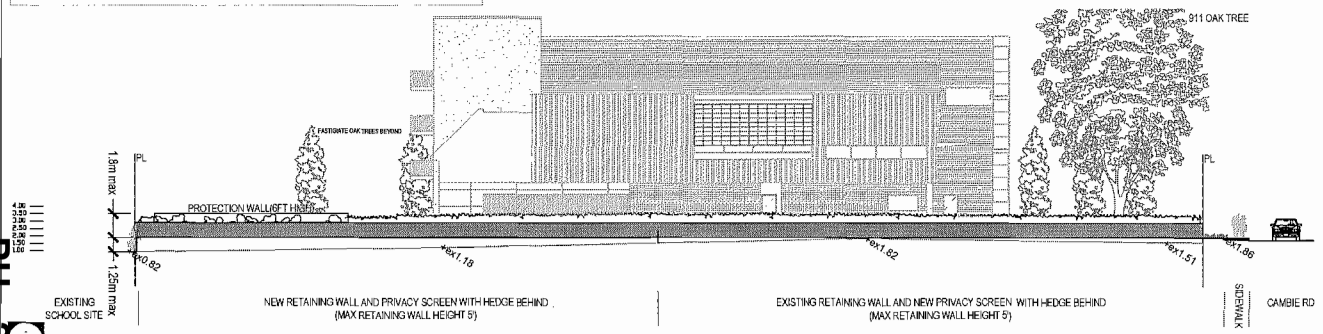
scale 1:200
date 2014.10.31
drawn MH/LM
checked MH
project no. 14012

drawing no.

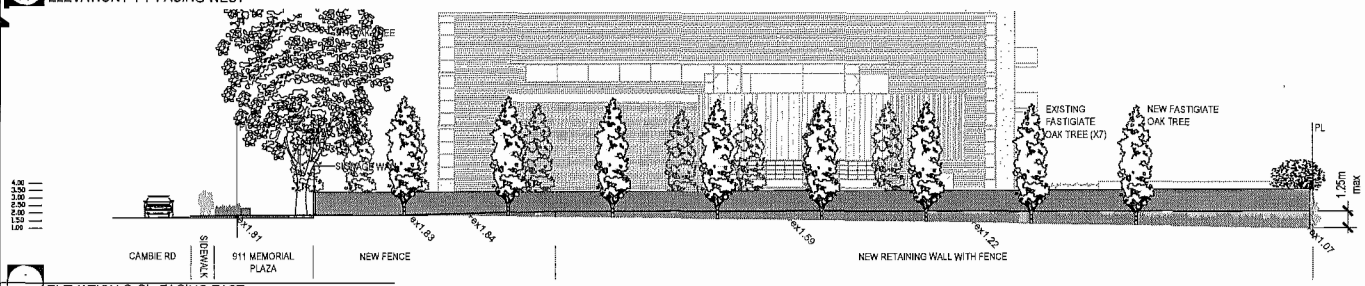
L1.0

latest revision no.

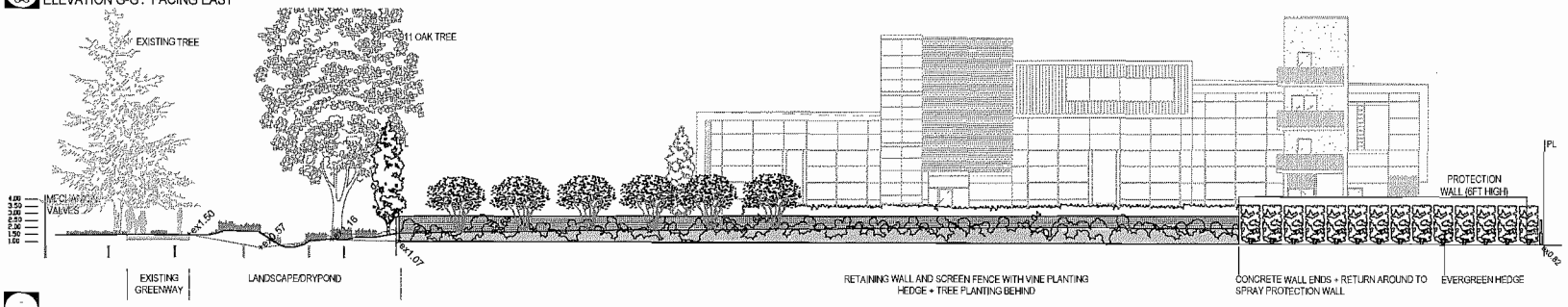




F-F ELEVATION F-F': FACING WEST



G-G ELEVATION G-G': FACING EAST



H-H ELEVATION H-H': FACING NORTH

DGBK

△	revision / issue	date
1	Advisory Design Panel Submission	2014-09-24
	Design Drawing Submission for Rezoning	
2	Issued for 95% Design Development	2014-10-15
3	Issued for 100% Design Development	2014-10-31

project

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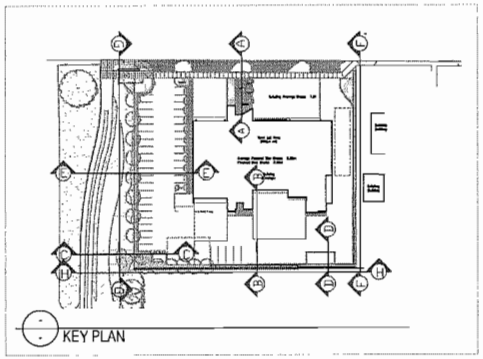
title

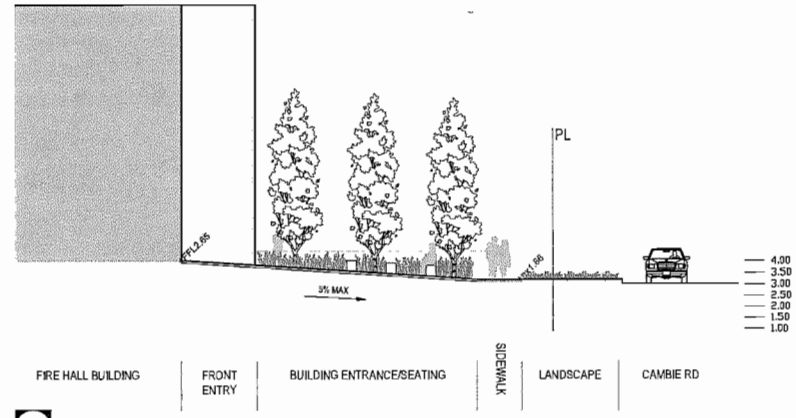
ELEVATIONS

scale 1:150
date 2014.10.31
drawn MH/LM
checked MH
project no 14012
drawing no.

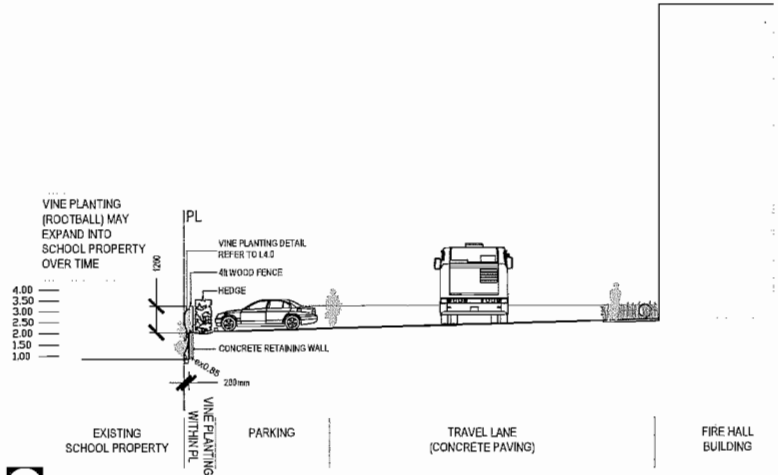
L2.0

latest revision no △

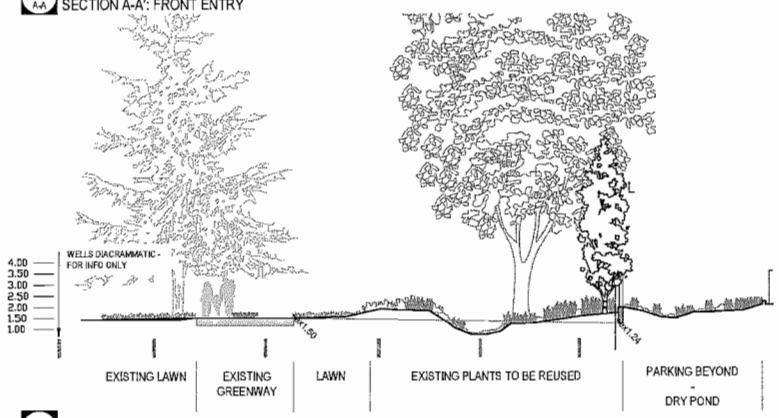




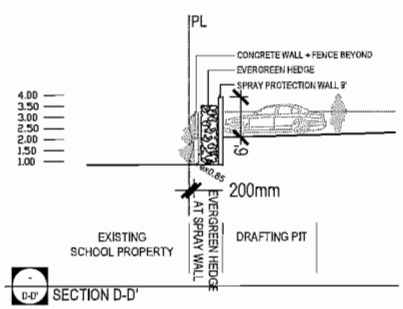
A-A SECTION A-A': FRONT ENTRY



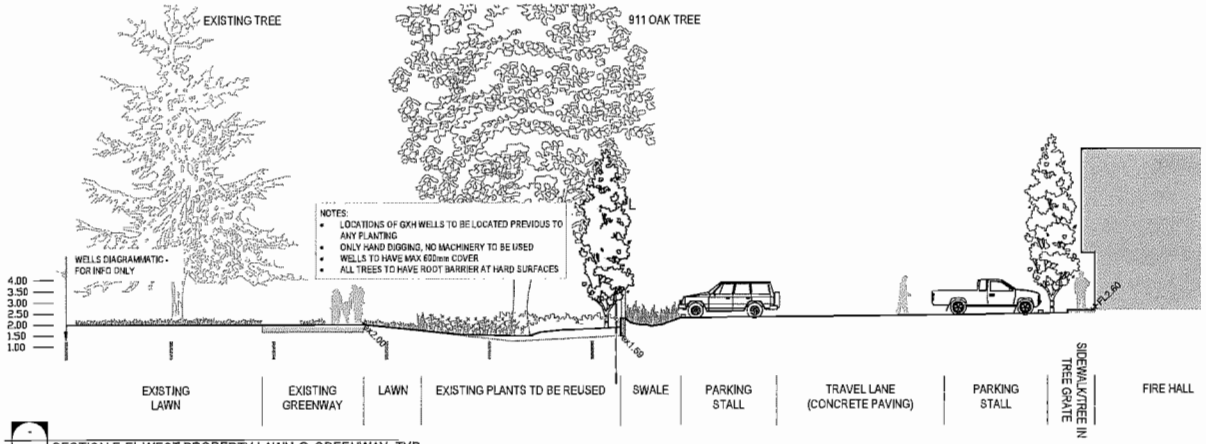
B-B' SECTION B-B'



C-C' SECTION C-C': WEST PROPERTY LAWN/DETERNTION POND



D-D' SECTION D-D'



D-D' SECTION E-E': WEST PROPERTY LAWN @ GREENWAY, TYP.

DGBK

△	revision / issue	date
1	Advisory Design Panel Submission	2014-09-24
	Design Drawing Submission for Rezoning	
2	Issued for 60% Design Development	2014-10-15
3	Issued for 100% Design Development	2014-10-31

project

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title

SECTIONS

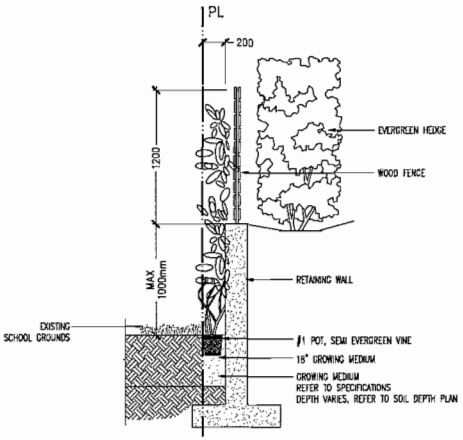
scale 1:200
date 2014.10.31
drawn MH/LM
checked MH
project no. 14012
drawing no. **L3.0**
latest revision no. △

PH - 256

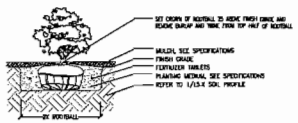
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/DESCRIPTION
TREES				
GB	18	GINKGO BILOBA 'FASTIGIATA'	RAMSDEN TREE	8cm Cal BB
QR	1	QUERCUS ROBUR	ENGLISH OAK	8cm Cal BB
MD	–	MALUS 'DOLGO'	DOLGO CRABAPPLE	7cm Cal BB
AM	8	AMELANCHIER CANADENSIS	SERVICEBERRY	7cm Cal BB
QCP	1	QUERCUS 'CRIMSON PRIDE'	CRIMSON PRIDE OAK	9cm Cal B+B
SHRUBS/GRASSES				
Fg	–	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#1 Pot, 300mm O.C.
Hg	–	HELICTOTRICHON SEMPERVIRENS 'GLAUCA GRACILIS'	CHRISP BLUE OAT GRASS	#1 Pot 1000mm O.C.
Sl	–	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 Pot, 450mm O.C.
Tc	107	THUJA OCCIDENTALIS 'SMARAGD' 'EMERALD GREEN'	AMERICAN ARBORVITAE	4–5ft B+B, 600mm(TYP.) O.C.
Tn	25	THUJA OCCIDENTALIS 'SMARAGD' 'EMERALD GREEN'	AMERICAN ARBORVITAE	8–12ft B+B, 750mm(2.5M) O.C.
VINES/GROUNDCOVERS				
cv	66	ACTEA CIMICIFUGA	CHOCOLATE VINE	#1 Pot 1200mm O.C.
hn	25	HEDERA HELIX 'WONDER'	HARDY IVY	#1 Pot 450mm O.C.
lv	–	IRIS VERSICOLOR	BLUE FLAG IRIS	#1 Pot 300mm O.C.
jc	–	JUNCUS CANADENSIS	CANADA RUSH	#1 Pot 300mm O.C.
lm	–	LIRIOPE MUSCARI	LILY TURF	#1 Pot 300mm O.C.
GREENWAY PLANTING: EXISTING PLANTS TO BE REPLANTED				
Cs	–	CORNUS SERICEA	RED-OSIER DOGWOOD	EXISTING 3000MM O.C.
Sd	–	SPIREA DOUGLASII	HARDHACK	EXISTING, 1200mm O.C.
Vy	–	VACCINIUM SPP.	HYBRID BLUEBERRIES-BB	EXISTING, 1200mm O.C.
W	–	WEIGELA FLORIDA 'ALEXANDRA'	BNE + ROSES WEIGELA	EXISTING, 1000MM O.C.
GREENWAY PLANTING				
Cs	–	CORNUS SERICEA	RED-OSIER DOGWOOD	#3 Pot, 3000mm O.C.
Sd	–	SPIREA DOUGLASII	HARDHACK	#3 Pot, 1200mm O.C.
Vy	–	VACCINIUM SPP.	HYBRID BLUEBERRIES-BB	#3 Pot, 1200mm O.C.
W	–	WEIGELA FLORIDA 'ALEXANDRA'	BNE + ROSES WEIGELA	#3 Pot, 1000MM O.C.

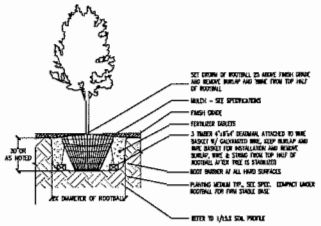
NOTES:
1. ALL LANDSCAPE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD.
2. FINAL SPACING, QUANTITY AND SPECIES MAY BE ADJUSTED IN SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 8cm CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 2.4m IN LENGTH AND 450mm IN DEPTH. CALL THE PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION, PHONE 311.
3. PLANT MATERIAL FIELD LAYOUT TO BE APPROVED BY THE CONSULTANT PRIOR TO INSTALLATION.
4. SCOPE OF WORK TO INCLUDE SUPPLY/ INSTALLATION OF HIGH EFFICIENT IRRIGATION SYSTEM TO ALL EXISTING AND PROPOSED PLANTED AREAS.
5. AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED.
6. ROOT BARRIER TO BE USED AT ALL PLANTING ADJACENT TO CONCRETE WALL AND BUILDING EDGE.



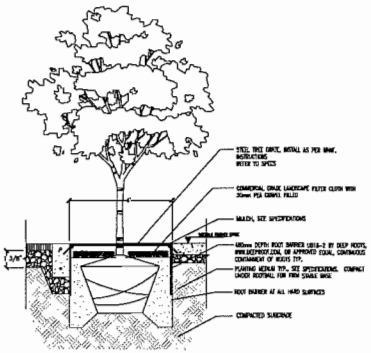
VINE PLANTING
SCALE: 1:20



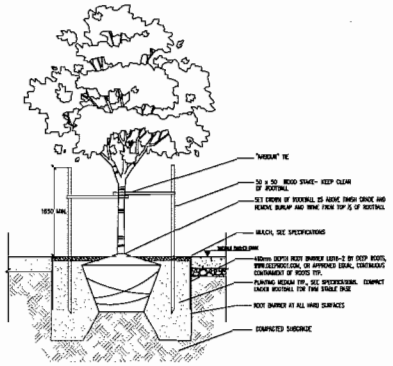
SHRUB COVER PLANTING
SCALE: NTS



TREE PLANTING ON GRADE
SCALE: NTS

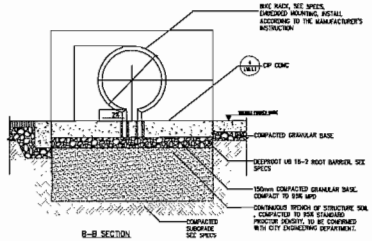


TREE GRATE
SCALE: NTS

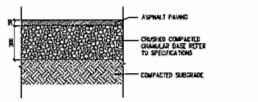


STREET TREE PLANTING
SCALE: NTS

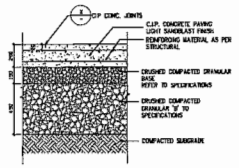
PLANTING DETAILS



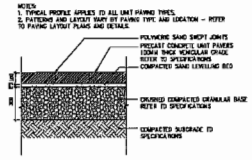
BIKE RACKS
SCALE: 1:20



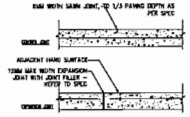
ASPHALT – PEDESTRIAN



CONCRETE– VEHICULAR



UNIT PAVING– PEDESTRIAN



CONCRETE JOINT

PAVING DETAILS,TYP.
SCALE: 1:20

PAVING DETAILS

DGBK

	revision / issue	date
1	Advisory Design Panel Submission	2014-09-24
	Design Drawing Submission for Rezoning	
2	Issued for 60% Design Development	2014-10-15
3	Issued for 100% Design Development	2014-10-31

project

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

9560 Cambie Road
Richmond, BC V6X 1K4

PFS STUDIO

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on site and this office shall be informed of any variations from the dimensions and conditions shown on this drawing. Shop drawings shall be submitted to this office for review before proceeding with fabrication.

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T: 604.682.1004 • F: 604.682.0851 • W: www.dgbk.com

title

DETAILS

scale 1:200
date 2014.10.31
drawn MH/LM
checked MH
project no. 14012

drawing no.

L4.0

latest revision no.

PRECEDENT IMAGES


GRAPHIC PAVING PATTERN


TREES PLANTING INTEGRATED IN PAVING PATTERN


MATERIALS

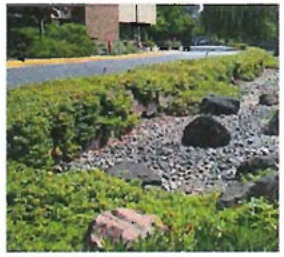

INTEGRATED SITE FURNISHING IN PAVING PATTERN


QUERCUS BICOLOR (GROUND ZERO OAK)


SIMPLE PLANTNG PALATTE


FASTIGIATE TREES TO MAINTAIN VIEW LINES


STORMWATER SWALES


WET / DRY STORMWATER POND


PARK PLANTING: WILDFLOWER MIX AND ORNAMENTAL GRASSES


NON-CLIMABLE SEMI-SOLID FENCING




BENCH OPTION: RED COLOUR


BENCH OPTION: NATURAL STONE SLABS


BENCH OPTION: WOOD TOP

DGBK

1	Auxiliary Design Panel Submission	2014-09-21
2	Cambie Planning Submission for Residency	2014-10-11

CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

9680 Cambie Road
Richmond, BC V6X 1K4

PFS STUDIO

dgbk architects | design + planning | interiors

PRECEDENT IMAGES

NTS
2014.10.15
MHLM
MH
11012

L5.0

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 14-667788 **Attachment 3**

Address: 9620, 9660 and 9700 Cambie Road

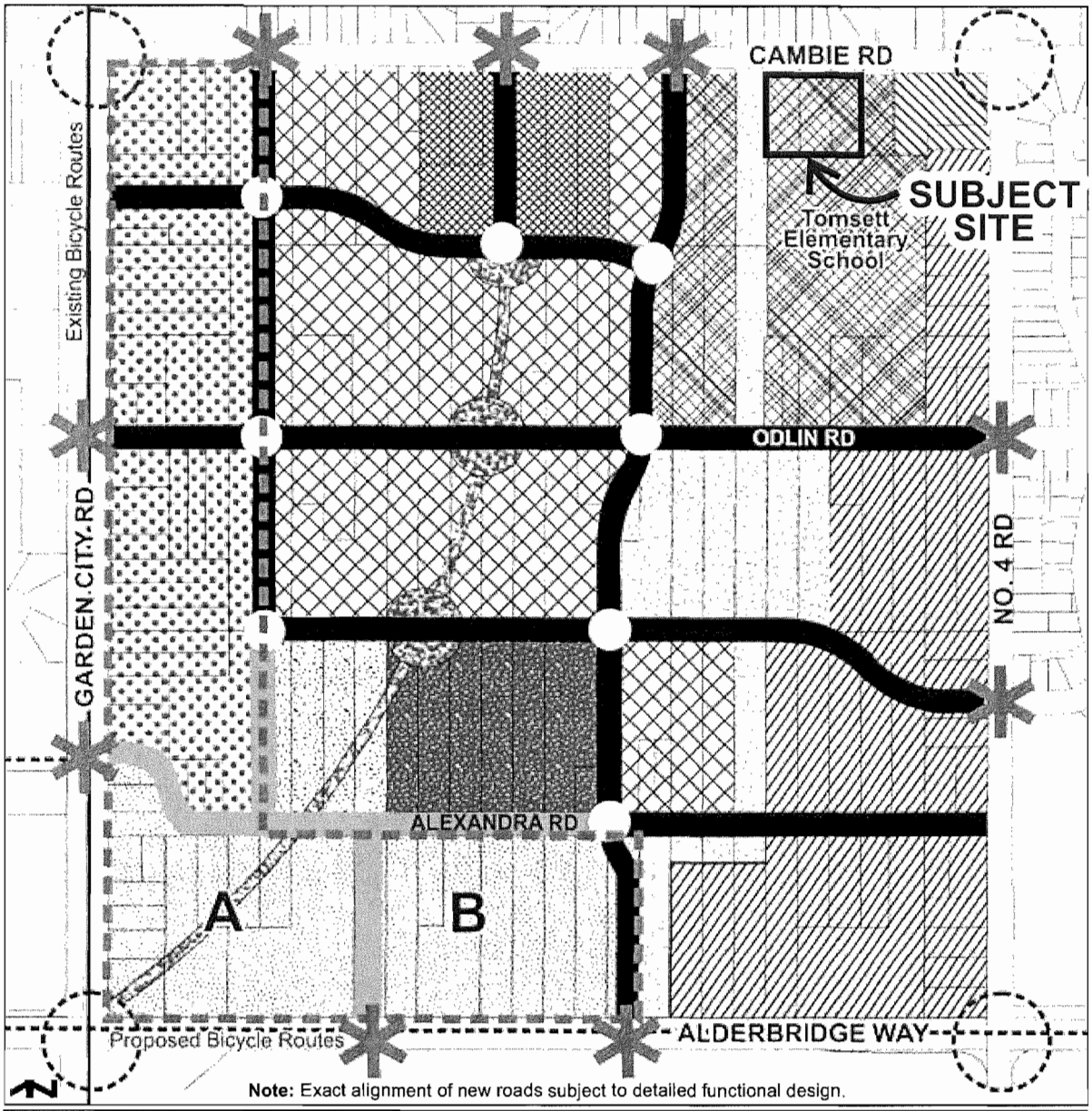
Applicant: City of Richmond

Planning Area(s): Alexandra Neighbourhood (West Cambie)

	Existing	Proposed
Owner	City of Richmond	City of Richmond
Site Size	5,745.4 m^2	Development site 5,473.3 m^2 Road Dedication 272.10 m^2 Total 5,745.4 m^2
Land Uses	Vacant	Fire Hall and Ambulance Station
Area Plan Designation	Community Institutional	Complies
Zoning	Single Detached (RS1/F)	School & Institutional Use (SI)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	N/A	0.45	N/A
Lot Coverage – Building:	N/A	27%	N/A
Setback – Cambie Road	Min. 6 m	9.9 m Min.	None
Setback – West Side Yard	Min. 3 m	21.2 m	None
Setback – East Side Yard	Min. 3 m	8.9 m Min.	None
Setback –Rear Yard	Min. 3 m	19.9 m Min.	None
Building Height	Max. 12 m within 10 m of a residential zone	Training/Hose Tower 14.2 m Building 12.9 m Max. and 9.6 m Max. within 10 m of a residential zone	None

Alexandra Neighbourhood Context Land Use Map



The Advisory Design Panel Meeting

Annotated meting minutes excerpt
Wednesday, October 15, 2014

RZ 14-667788 – FIRE HALL AND AMBULANCE STATION
APPLICANT: City of Richmond
PROPERTY LOCATION: 9620, 9660 and 9700 Cambie Road

Applicant's Presentation

Architect Robert Lange, DGBK Architects, and Landscape Architect Maureen Hetzler, PFS Studio, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows (with project team design response included in ***'bold italics'***):

- Assume that the proposed floor plan works well; sophisticated spatial elements in building design are interesting; however, suggest toning down the architecture and simplifying, particularly the front elevations; the side elevations work better, beautifully designed – ***Considered. The overall form and character has been established and opportunities to simplify details will be considered through the Building Permit design detail process.***
- Would be nice to see a green roof, maybe a portion of the deck; staircase element facing the street should be translucent and not solid to provide light and movement animation during night time – ***Unfortunately a green roof is not included in the proposed project, but the project does include rainwater collection and controlled discharge into the storm water sewer system. The stair design includes translucent panels, which will contribute light animation to the streetscape.***
- The proposed project is well thought out in a challenging site; programming is successful – ***Noted.***
- The front entry to the building could be softened up; consider creating an interstitial space between the inside and outside of the building – ***Considered. The entrance is designed to be clearly identifiable but not a public gathering space for the proposed emergency response building. This will be a busy facility with emergency response, training and vehicle maintenance.***
- Concern on the white materials of the building as they tend to become darker over time; also consider reducing the overhangs at the front and back of the building – ***Material selection has been undertaken carefully for maintenance, durability and design performance. The project team will consider the input during final colour selection.***
- The building is well designed and reveals its institutional function; appreciate the applicant's consideration of public art on the west side of the building which would have great exposure to the public; look forward to see the public art plan – ***Noted.***
- Appreciate the explanation of the applicant regarding the rationale for the proposed treatment of the east and south edges of the site – ***Noted.***
- Site plan is handled well; however, concern on the project's relationship with the adjacent single detached home to the east – ***At the interface with the neighbouring single detached home to the east, a slow growing hedge that is easier to maintain is proposed after consultation with the neighbour. Along this edge of the site, the building is set back, the building height is lower, the number of window openings has been reduced and translucent glazing has been used as much as possible to provide privacy to the neighbouring home. The taller portions of the building are located further away from the residential home.***

- Appreciate the contemporary building; however, agree with the comment that it has a "busy" feel to it; look at opportunities to simplify the architecture of the building; consider integrating the singular red element on the building into the main core – ***The project team will consider the input during final colour selection.***
- Appreciate the provision of elevator access to the top floor – ***Noted.***
- Good project; would like to see the project tie up with the City's district energy system; look at the energy data of other fire hall projects of the City for guidance on the project's energy system – ***The project team is reviewing the needs of the facility and the district energy utility to see if connection is feasible. This review will continue through the mechanical design process.***
- Agree with comment regarding the suggested treatment to the front entrance of the building; also look at safety issues in spaces in front of the building, e.g. location of the proposed mini-plaza next to emergency vehicle driveways – ***Considered as noted above.***
- Consider a mechanism to prevent vehicles from shooting off over the school's playing field to the south of the proposed project – ***The project team will consider the input during the Building Permit design detail process.. Vehicles are anticipated to be travelling at slow speed on the subject site.***
- (In addition, the following comment of Panel member Grant Burton was read by the Chair) consider structural soil cells for planting in front of the building – ***The project team will consider the input during the Building Permit design detail process.***
- At the conclusion of the consideration of the subject development, the Panel expressed their unanimous support for the project.

City of Richmond

Bylaw 9176

Richmond Zoning Bylaw 8500 Amendment Bylaw 9176 (RZ 14-667788) 9620, 9660 and 9700 Cambie Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SCHOOL & INSTITUTIONAL USE (SI)".**

   P.I.D. 004-234-561
   East Half Lot 11 Except: The South 250 Feet, Block "A" of Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

   P.I.D. 012-030-660
   West Half Lot 12 Except: The South 250 Feet, Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

   P.I.D. 003-433-048
   East Half Lot 12 Except: The South 250 Feet, Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9176".**

FIRST READING	DEC 0 8 2014
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL	
ADOPTED	

CITY OF RICHMOND
APPROVED by
SB
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	December 4, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 14-667490
Re:	**Application by Jhujar Construction Ltd. for Rezoning at 3920 Lockhart Road from Single Detached (RS1/E) to Single Detached (RS2/B)**		

Staff Recommendation

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

Wayne Craig
Director of Development

WC:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

Staff Report

Origin

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

Findings of Fact

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

Surrounding Development

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

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

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

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

Related Policies & Studies

2041 Official Community Plan (OCP)

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

Single-Family Lot Size Policy 5447

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

Flood Management

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

Public Consultation

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

Analysis

Site Servicing and Vehicle Access

There are no site servicing concerns regarding the proposed rezoning.

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

Trees and Landscaping

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

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

- One (1) bylaw-sized Pear tree (Tag# 929) at 20 cm DBH located on-site is in very poor condition. The tree is not a good candidate for retention and should be replaced.

- One (1) Cedar hedge (Tag# 928) located on-site has no landscape value and should be removed.

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

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

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

Affordable Housing Strategy

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

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

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

Subdivision & Future Development Stage

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

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

Financial Impact or Economic Impact

None.

Conclusion

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

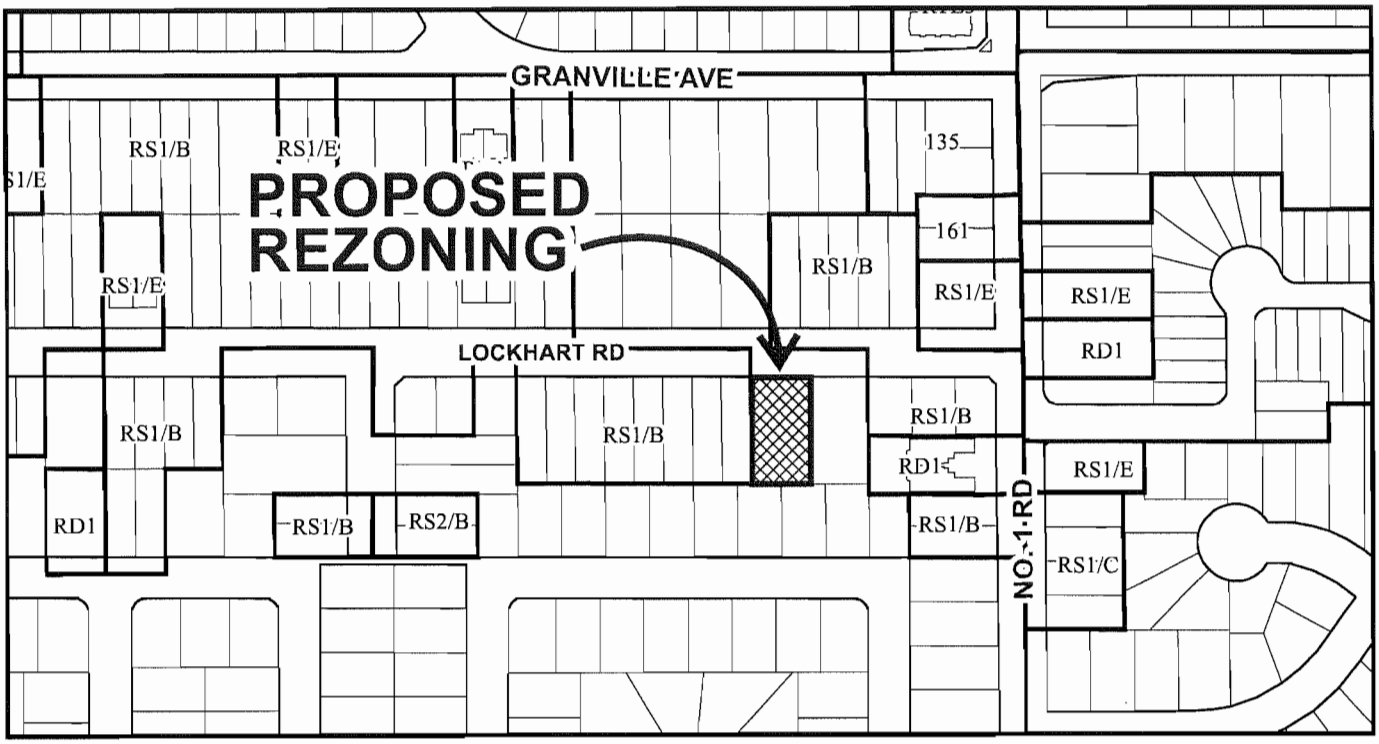
On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9184 be introduced and given first reading.

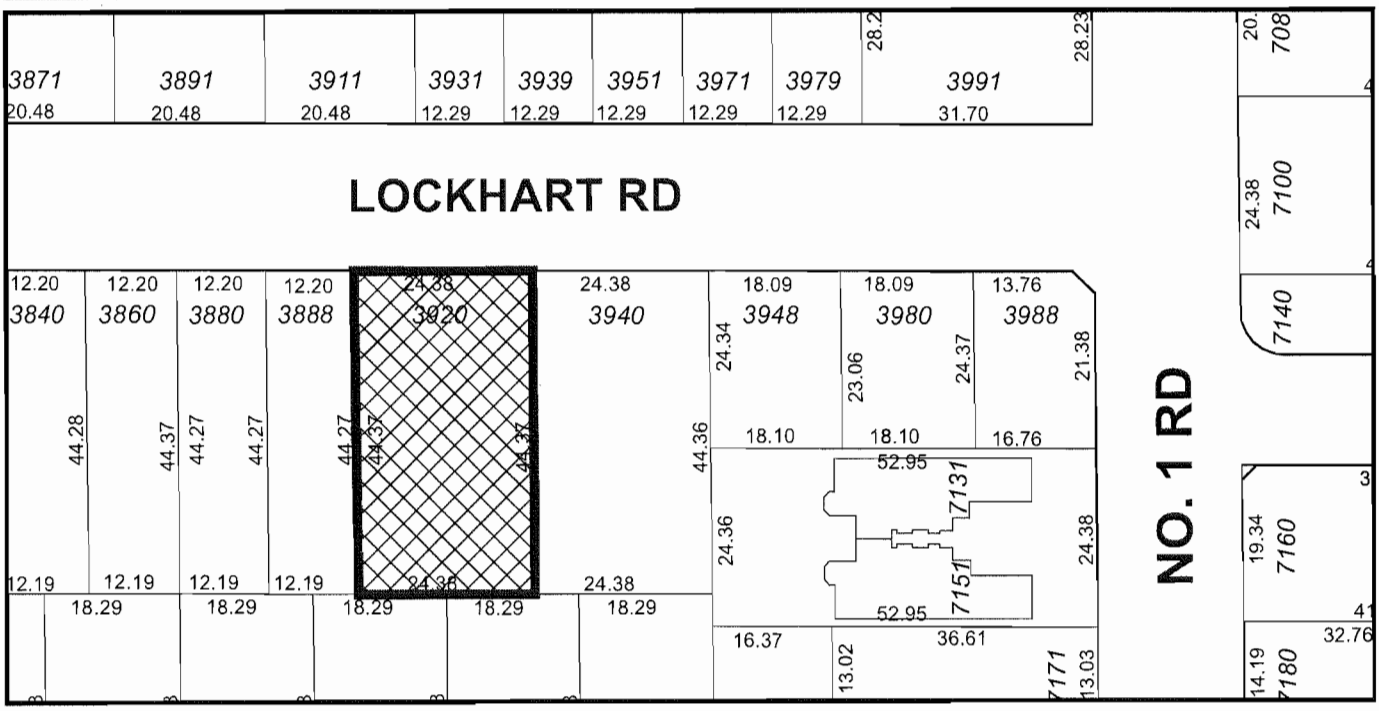
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

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

City of Richmond





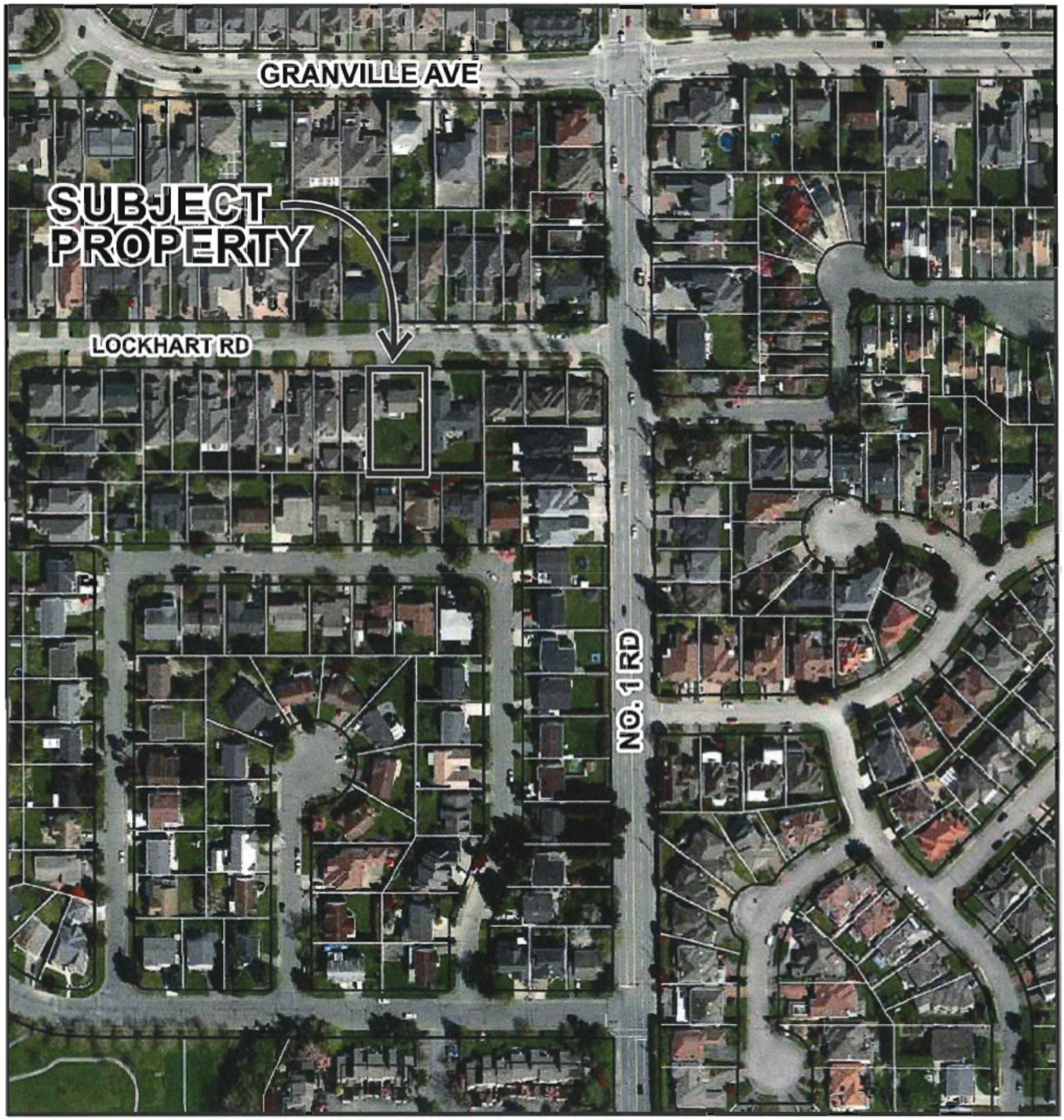
RZ 14-667490

Original Date: 07/11/14

Revision Date:

Note: Dimensions are in METRES

City of
Richmond

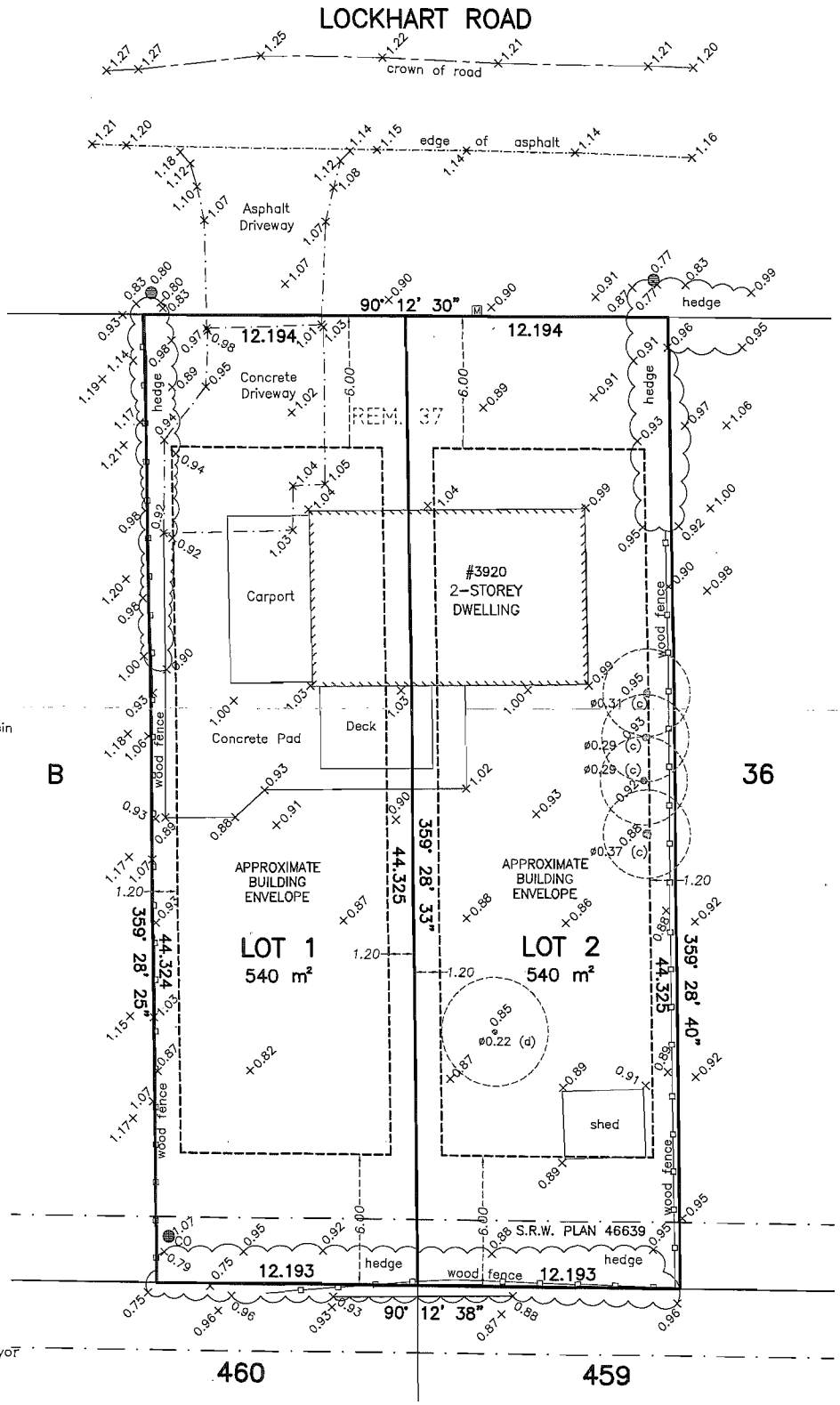


N	RZ 14-667490	Original Date: 07/11/14 Revision Date: Note: Dimensions are in METRES

ATTACHMENT 2

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

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



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

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

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

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

DWG No. 5615-TOPO

PH - 270

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

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

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 14-667490 **Attachment 3**

Address: 3920 Lockhart Road

Applicant: Jhujar Construction Ltd.

Planning Area(s): Seafair

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

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

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

City of Richmond Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991 Amended by Council: July 20, 1998 Amended by Council: October 20th, 2003	**POLICY 5447**
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7	

POLICY 5447:

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

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

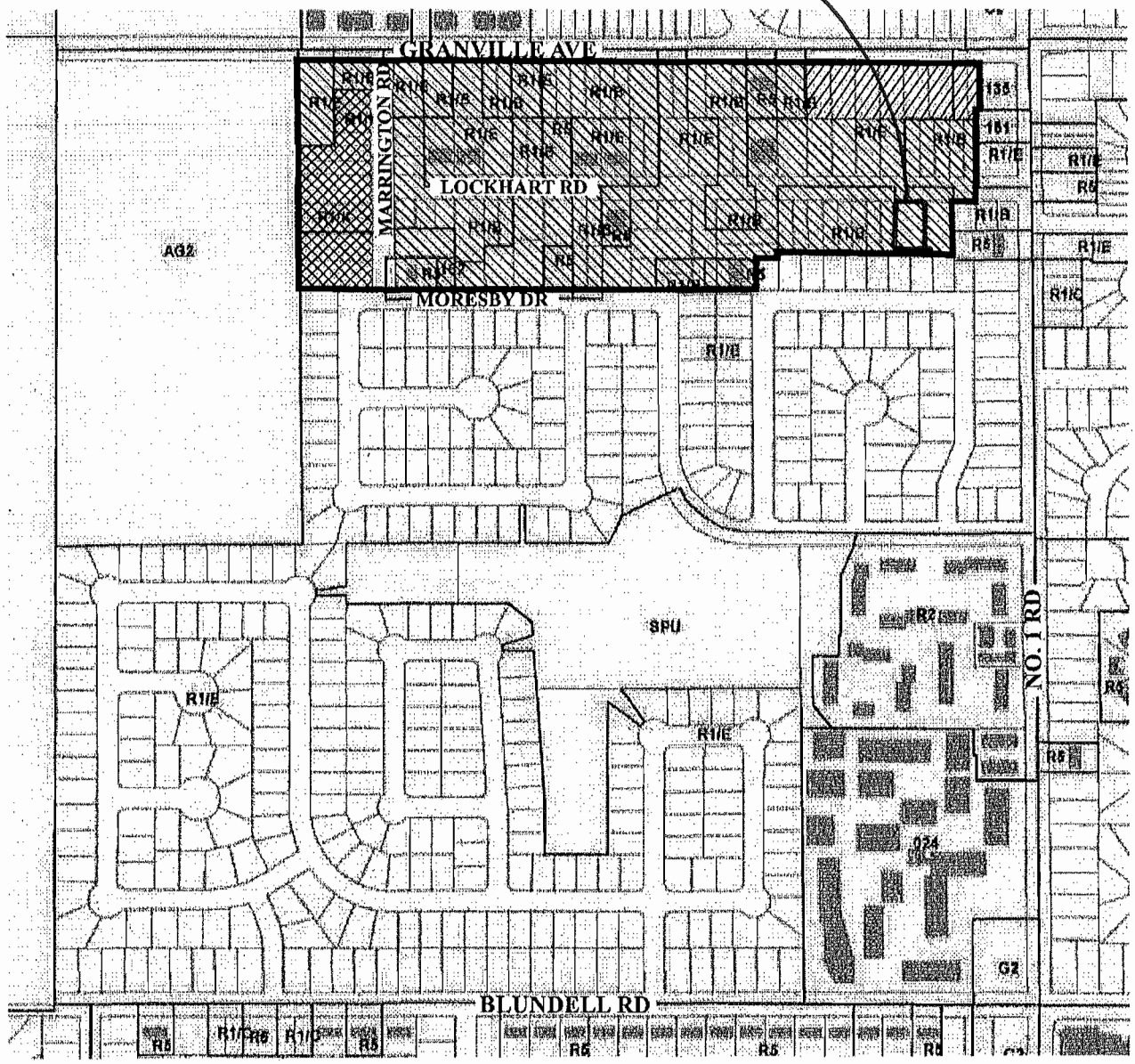
a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;

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

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

1081048

SUBJECT SITE

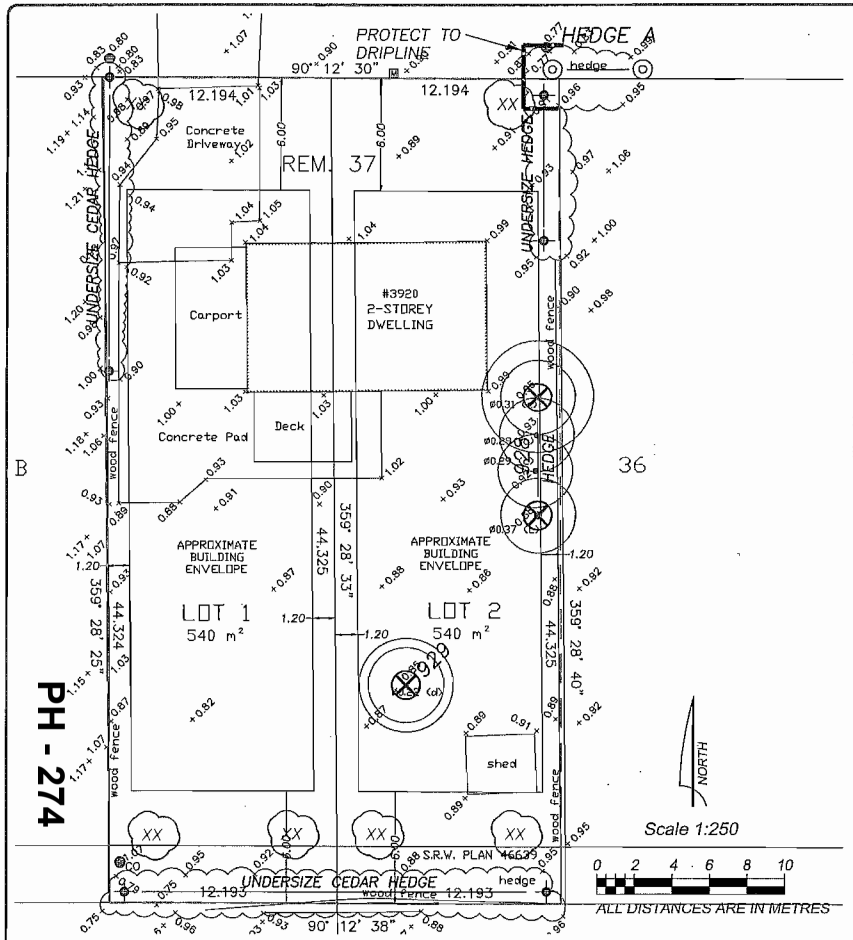


Subdivision permitted as per R1/B with the following provisions:

1. Between 3620 and 3780 Granville Avenue R1/C.

2. Between 7151 and 7031 Marrington Road R1/K.

	Policy 5447 Section 15-4-7	Adopted Date: 09/16/91 Amended Date: 10/20/03 Note: Dimensions are in METRES

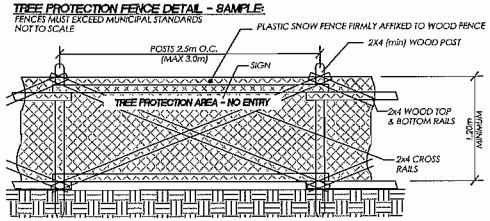


LEGEND:

- denotes tree TAG NUMBER or ID REFERENCE.
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes the trunk location of tree proposed to be RETAINED and protected.
- denotes the trunk location of tree proposed to be REMOVED.
- denotes trunk location of HIGH RISK tree for owner to obtain permit and REMOVE as soon as possible.
- denotes trunk location of OFF-SITE tree to be protected (unless owner/municipal approvals for removal are obtained).
- denotes NON-BYLAW undersize tree (measured by project arborist).
- denotes SITE LIMITS.
- denotes TREE PROTECTION ZONE setback alignment.
- denotes conceptual location of REPLACEMENT TREE to be planted (see suggested plant list for species code details).

TREE PROTECTION FENCE DETAIL - SAMPLE:

FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE



TREE PROTECTION GUIDELINES:

1. **TREE PROTECTION ZONE SETBACKS:**
The *Tree Protection Zone* (TPZ) alignments are established as directed by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory treatment to remaining root zone). The tree protection guidelines also apply to the overhead portions of the tree (trunk, branches and foliage), even if those tree parts extend outside of the TPZ setback.
2. **TREE PROTECTION FENCES (BARRIERS):**
Barriers must be erected at the specified alignments and setbacks, maintained in good condition until the project reaches substantial completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. Arbortech will install signs in cases that we are retained to provide field services for compliance during construction. The owner, contractors, sub-contractors and trades should be made aware of the restrictions therein, and consult with this office for any access, if required. Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.
3. **SURVEY OF FENCES:**
If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.
4. **TREE PROTECTION AND LAND CLEARING OPERATIONS:**
If large scale land clearing areas contain a TPZ and/or there is windthinning treatments required in new forest edge interfaces along the perimeters of the land clearing areas, and/or when certain trees within a TPZ are specified for removal, it is strongly recommended that the land clearing contractor should coordinate with the project arborist in advance to review their work plan and to identify retained trees and the protection measures for them, as well as during the clearing process to improve compliance and to assess new forest edges and provide tree failure risk mitigation prescriptions.
For tendering purposes, the proponents should be required to provide unit costs for the following treatments (including disposal of waste) in the forest interface zones.
   - Removal of defective trees in size categories of small (dbh up to 20 cm dbh), medium (dbh 21 cm to 45 cm), large (dbh 46 to 75 cm) and very large (76 cm dbh and greater), and
   - Pruning services (hourly).

   Note that approvals for leaving chips or large woody debris created by the waste of these operations on the site will be investigated with affected property owners upon request.
   In certain cases, and subject to municipal approval, interim tree protection measures instead of standard tree protection fence installation may be acceptable, such as but not limited to:
   - Retaining the services of the project arborist to attend and direct the compliance to protection measures during the clearing scope that is in proximity to the TPZ, or
   - Installing alternative demarcation of the TPZ such as survey stakes, painting lines on the ground, and/or placing rope and flagging.
5. **TREE PROTECTION GUIDELINES:**
Any construction related work or activities within or directly adjacent to a TPZ requires advance approval and the on-site direction of the project arborist. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities. Except as approved and directed by the project arborist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:
   - Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ,
   - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for irrigation or conduit installation,
   - No storage or transport of; soil, spoil, construction materials, waste materials, etc.,
   - No waste or washing of concrete, stucco, drywall, paint, or other materials that may adversely impact the soil or roots,
   - No passage or operation of vehicles or equipment,
   - No placement of temporary structures or services,
   - No affixing lights, signs, cables or any other device to retained trees,
   - No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or tree service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and,
   - Any excavations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as necessary.
   - The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly.

   It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be tolerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments, and/or follow-up works, as specified and directed by this office.
6. **LANDSCAPING:**
The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features, (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high

TREE INVENTORY AND ASSESSMENT LIST:

- **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- **Ht** and **Spr** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and Spread are not applicable for Grove or Forest Stand trees.
- **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- **Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures. **U** denotes Unsuitable, **M** denotes Marginal, **S** denotes Suitable. See report for details.
- **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
928	5	2	22-26	Cedar hedge	M	Hedgerow consisting of 4 bylaw stems ranging 22-26cm DBH. Historically topped and maintained at 4m.	Remove
929	3	3	20	Pear	U	Large historic pruning wounds. Apiosporina morbosa infection observed throughout the crown. Historically topped at 2m and pruned via heading cuts.	Remove
A	5	2	Approx. 20	Cedar Hedge	M	Well maintained cedar hedge containing 3 trees approximately 20xm DBH.	Protect

SUGGESTED PLANT LIST:

PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.
PLANT SIZES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SIZE AND SPECIES.
PLANTING LOCATIONS MUST MEET ARBORICULTURAL BEST MANAGEMENT PRACTICES AND BCSLA/BCLNA SPECIFICATIONS FOR SELECTION, HANDLING, PLANTING, ESTABLISHMENT AND MAINTENANCE.

QTY	CODE	CAL/HT	BOTANIAL NAME	COMMON NAME
SMALL MATURE SIZE:				
	AG	5cm CAL.	ACER GRISEUM	PAPERBARK MAPLE
	AP	5cm CAL.	ACER PALMATUM	JAPANESE MAPLE (NO DWARFS)
	AT	5cm CAL.	ACER TEGUMINOSUM	SNAKEBARK MAPLE
	CC	5cm CAL.	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD
	CK	5cm CAL.	CORNUS KOUSA	KOUSA DOGWOOD
	CM	3.0m HT	CORYLUS MAXIMA VAR. PURPUREA	PURPLE GIANT FILBERT
	PSR	5cm CAL.	PRUNUS SARGENTII RANCHO	SARGENT CHERRY (UPRIGHT)
	PY	5cm CAL.	PRUNUS X YEDOENSIS	YOSHINO CHERRY (SPREADING)
	SJ	5cm CAL.	STYRAX JAPONICUS	JAPANESE SNOWBELL
	SR	5cm CAL.	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC
MEDIUM MATURE SIZE:				
	AR	5cm CAL.	ACER RUBRUM	RED MAPLE
	CB	5cm CAL.	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATE HORNBEAM
	CJ	5cm CAL.	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE
	CNP	3.0m HT	CHAMAECYPARIS NOOTKATENSIS 'PEN'	WEEPING YELLOW CEDAR
	FSD	5cm CAL.	FAGUS SYLVATICA 'DAWYK'	FASTIGIATE BEECH
	GB	5cm CAL.	GINKGO BILOBA 'MAGYAR'	MAGYAR UPRIGHT GINKGO
	GT	5cm CAL.	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST
	SP	5cm CAL.	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA
	PO	3.0m HT	PICEA OMORIKA	SERBIAN SPRUCE
	ZS	5cm CAL.	ZELKOVA SERRATA	JAPANESE ZELKOVA

PLAN NOTES:
This plan is based on drawings supplied by the project Surveyor (SCLS), Engineer (PENG) and/or Design Professional and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from these professionals for these purposes.

REV #	DATE	COMMENTS
.	.	.
0	NOV 18, 2014	INITIAL SUBMISSION

aclgroup.ca

ARBORTECH CONSULTING a division of: ACL GROUP

HEAD OFFICE: SERVING METRO VANCOUVER
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 p 604.275.3484

FRASER VALLEY REGIONAL OFFICE:
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 p 604.755.7132

TREE MANAGEMENT DRAWING

PROJECT:	PROPOSED TWO LOT SUBDIVISION
ADDRESS:	3920 LOCKHART ROAD, RICHMOND
CLIENT:	DONALD CHAN
ACL FILE:	14352 SHEET: 1 OF 1

ATTACHMENT 5

City of Richmond

Rezoning Considerations

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

Address: 3920 Lockhart Road **File No.:** RZ 14-667490

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

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

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

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

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

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

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

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

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

Initial: _____

Sanitary Sewer Works:

- City to install a new sanitary IC and two (2) service connections at the southeast corner of the property, and cap the connection to 3940 Lockhart Road for the future. The west lot is to re-use the existing IC and service connection in the southwest corner.
- The required sanitary sewer works outlined above must be completed prior to the issuance of a Building Permit to prevent the developer's building foundation work from jeopardizing the City's ability to access the rear yard with heavy equipment.

3. Frontage improvements along Lockhart Road will be done by the City through the Capital Program. The developer is required to provide cash-in-lieu for the design and construction costs for the frontage works including road pavement, curb, gutter, sidewalk, and street lighting.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed Date

City of Richmond

Bylaw 9184

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

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

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

   P.I.D. 010-118-454
   Lot 37 Except: Part Subdivided by Plan 48377, Section 15 Block 4 North Range 7 West New Westminster District Plan 15447

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

FIRST READING	DEC 17 2014
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	December 3, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 14-668415
Re:	**Application by Sandhill Homes Ltd. for Rezoning at 6500 Granville Avenue from Single Detached (RS1/E) to Compact Single Detached (RC2)**		

Staff Recommendation

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

Wayne Craig
Director of Development

WC:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

Staff Report

Origin

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

Findings of Fact

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

Surrounding Development

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

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

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

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

Related Policies & Studies

2041 Official Community Plan (OCP)

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

Arterial Road Policy

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

Flood Management

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

Public Consultation

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

Analysis

Preliminary Architectural and Landscape Plans

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

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

Vehicle Access and Site Servicing

There are no site servicing concerns regarding the proposed rezoning.

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

Trees and Landscaping

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

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

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

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

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

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

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

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

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

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

Affordable Housing Strategy

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

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

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on $1.00/ft^2 of total building area of the single detached dwellings to be constructed (i.e., $4,207).

Subdivision and Future Development Stage

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

Financial Impact or Economic Impact

None.

Conclusion

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

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

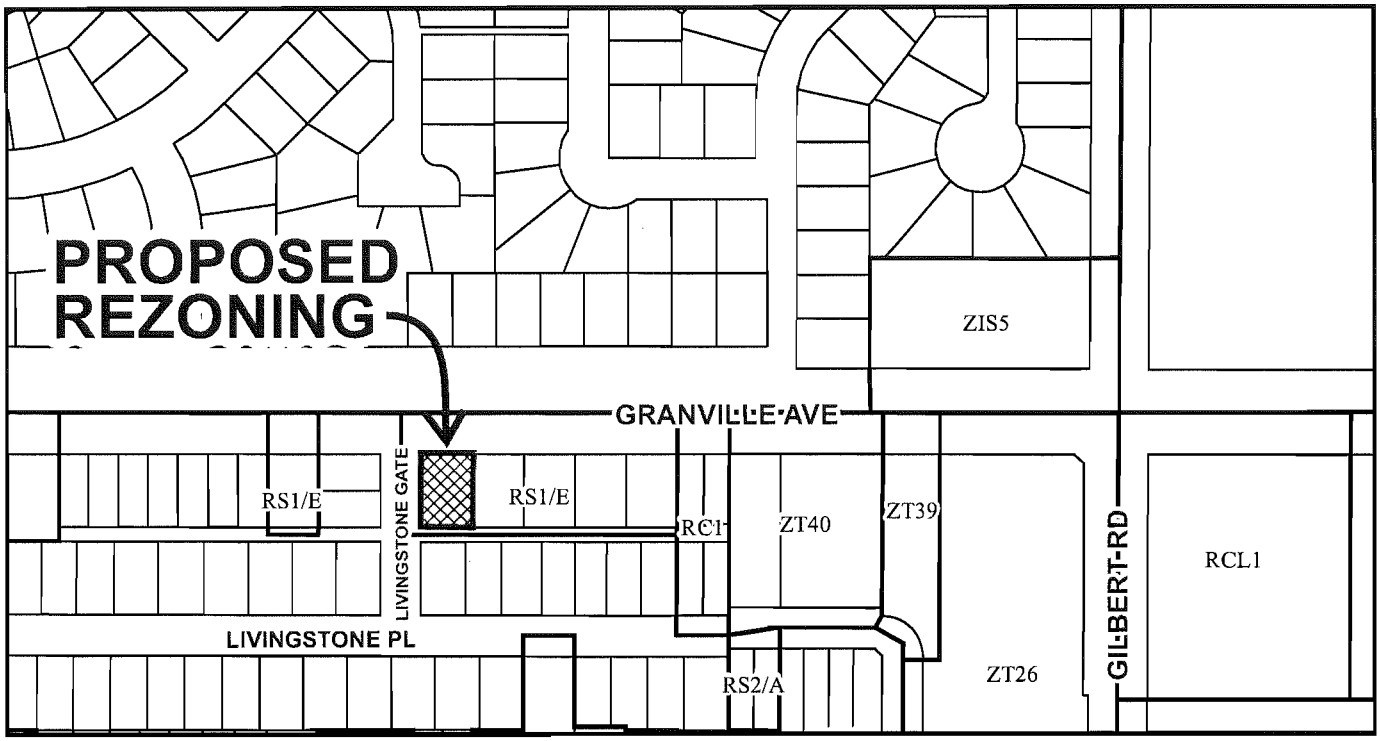
On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9186 be introduced and given first reading.

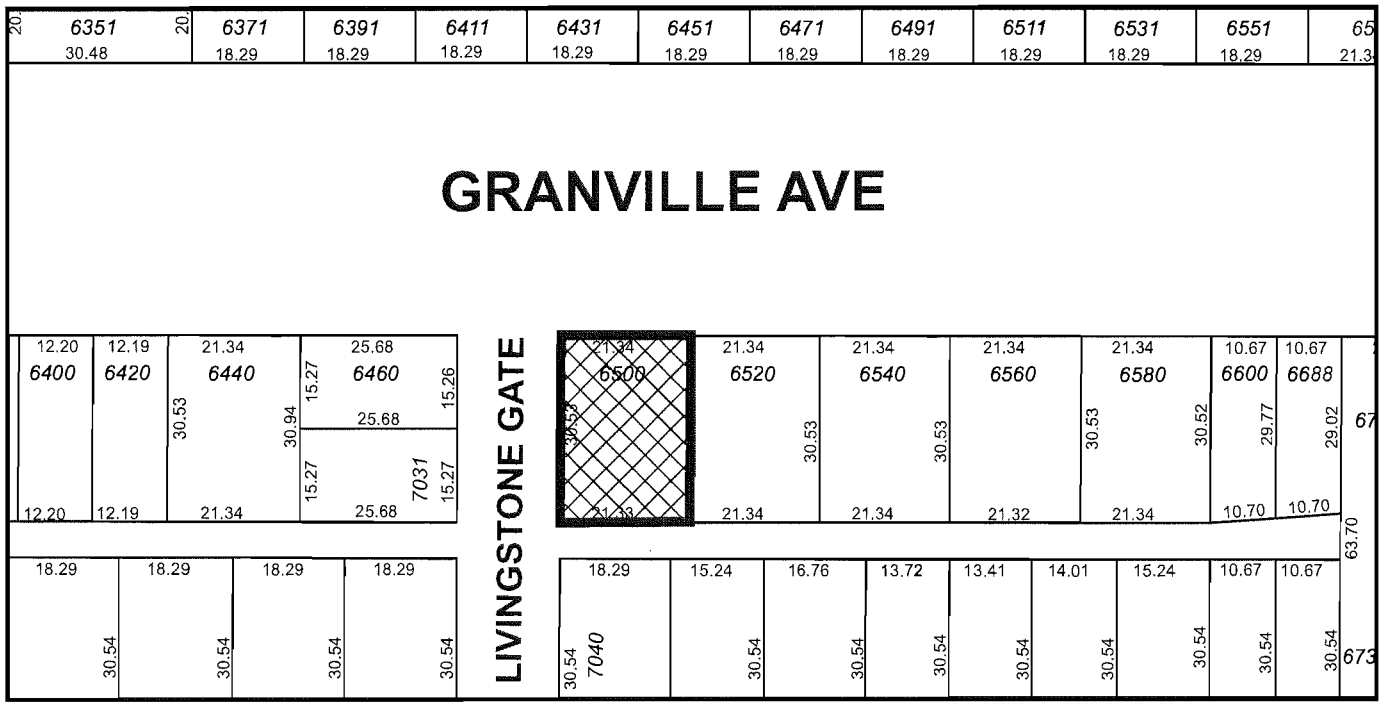
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

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

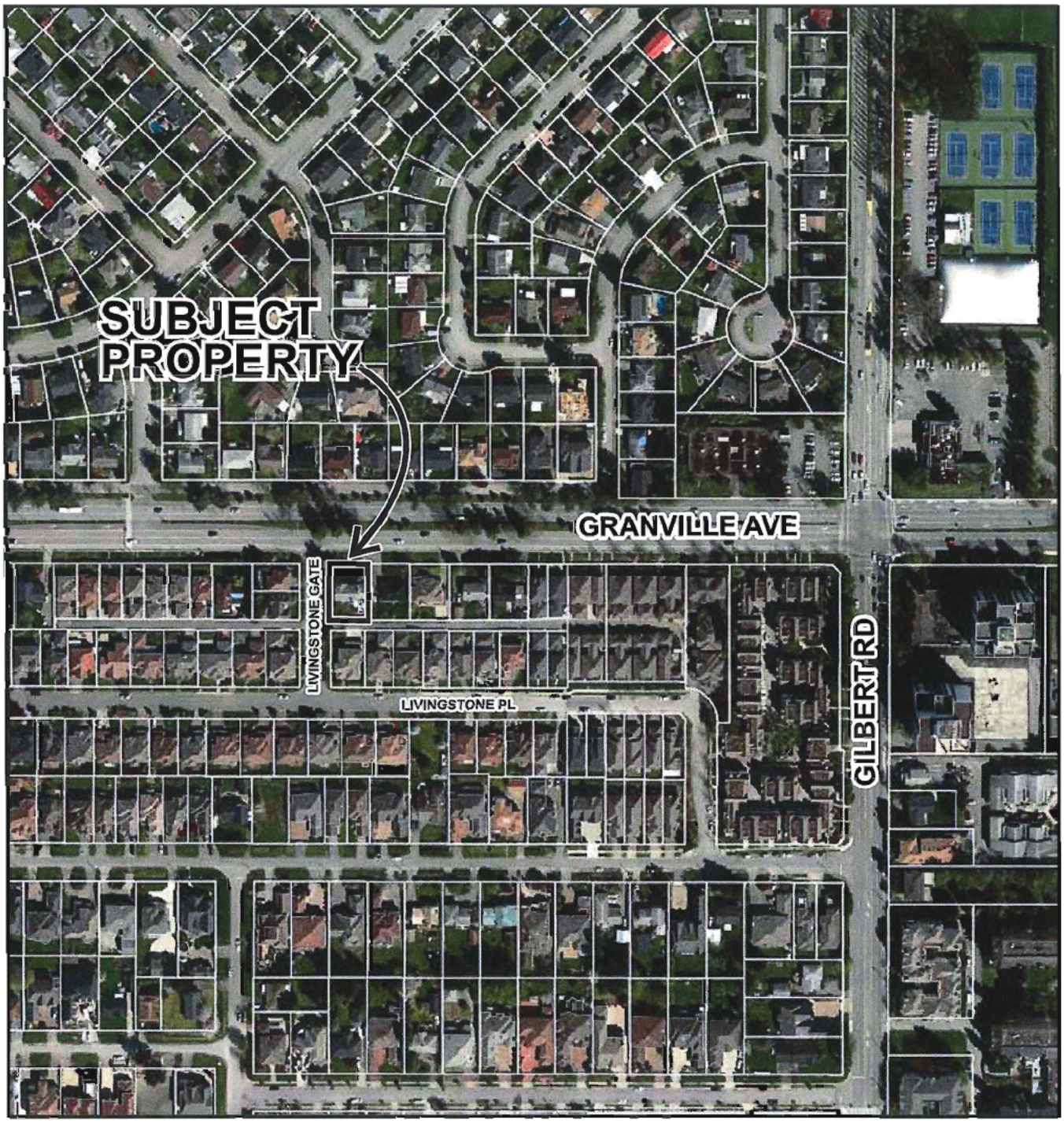
City of Richmond





N	RZ 14-668415	Original Date: 08/27/14 Revision Date: Note: Dimensions are in METRES

City of
Richmond



RZ 14-668415

Original Date: 08/27/14

Revision Date:

Note: Dimensions are in METRES

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

LEGEND

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

SCALE 1 : 250

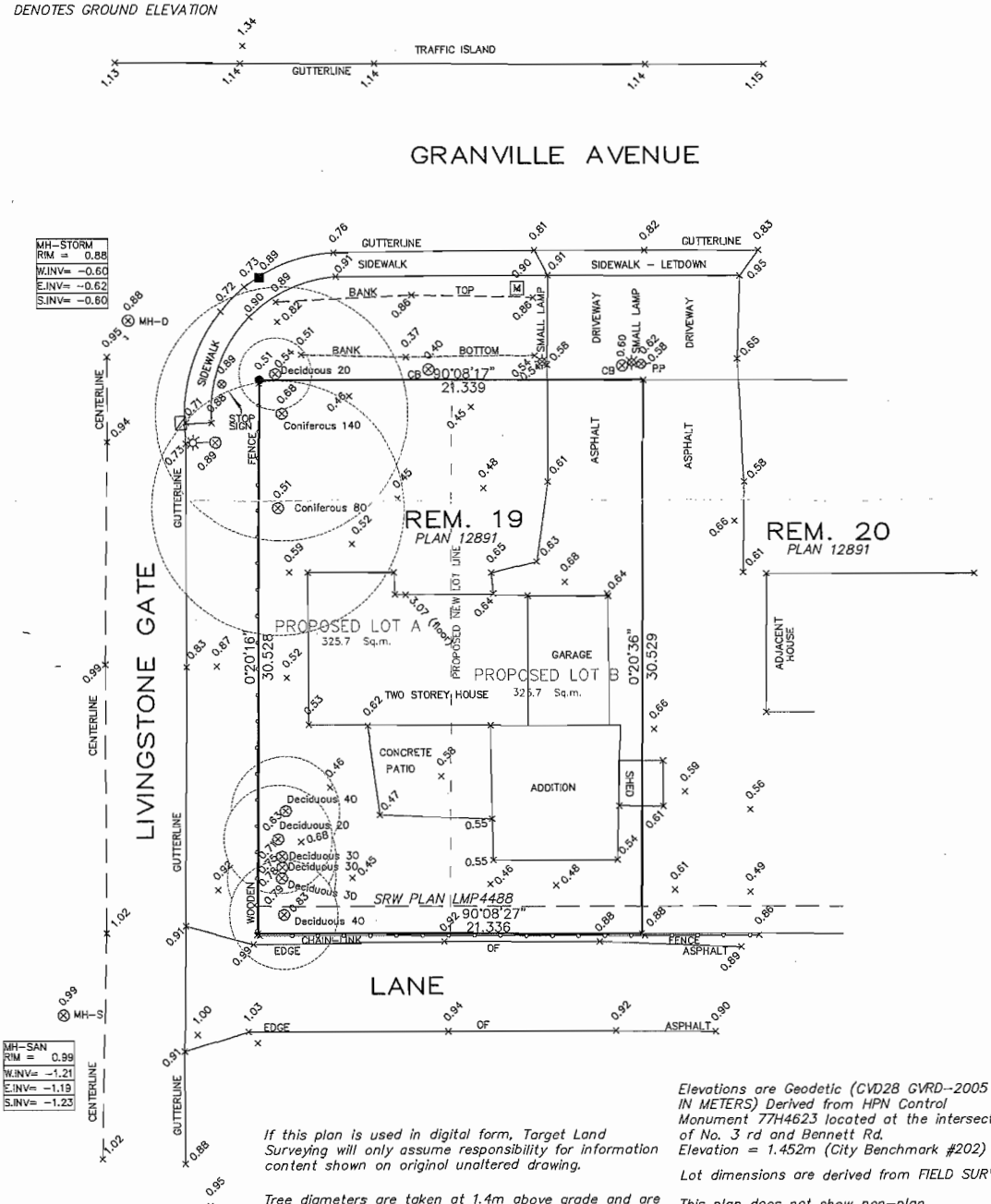
2.5 0 5 10

ALL DISTANCES ARE IN METRES

CIVIC ADDRESS:

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

SURVEY DATE: July 11, 2014



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

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

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

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

Lot dimensions are derived from FIELD SURVEY.

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

Spot elevations along curb are taken in gutter

CERTIFIED CORRECT
DATED THIS 18th DAY OF JULY, 2014.

M. Adam Fulkerson B.C.L.S.

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

FILE: 7325_sitetopo

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 14-668415 **Attachment 3**

Address: 6500 Granville Avenue

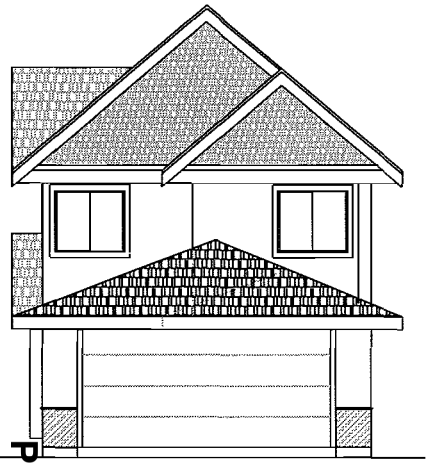
Applicant: Sandhill Homes Ltd.

Planning Area(s): Blundell

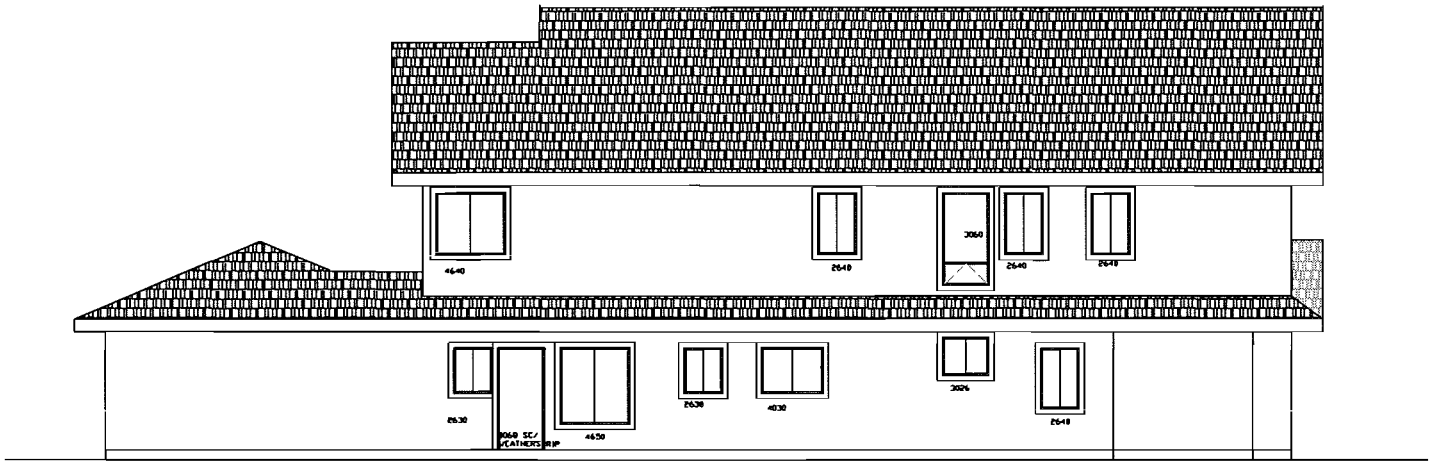
	Existing	Proposed
Owner:	Garry White/Linda White	To be determined
Site Size (m^2):	651.4 m^2	325.7 m^2 (proposed west lot) 325.7 m^2 (proposed east lot)
Land Uses:	Single family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Detached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

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

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



SOUTH ELEVATION



EAST ELEVATION

PH - 288



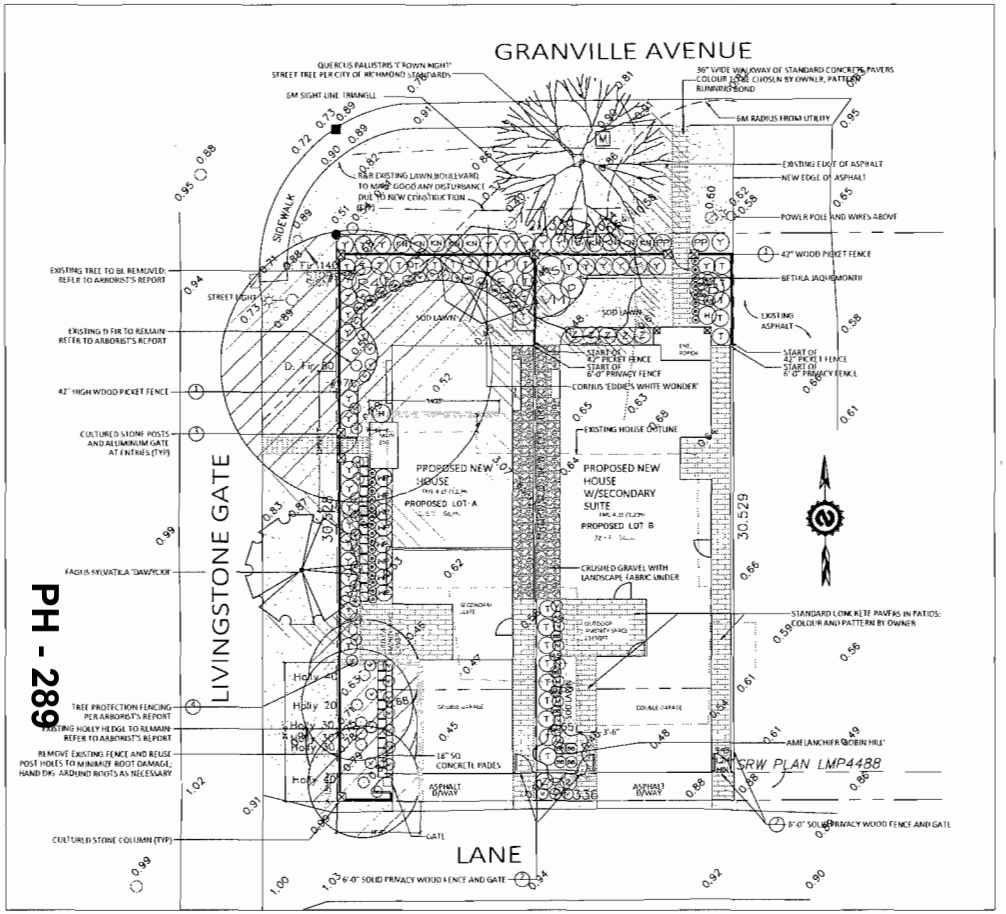
NORTH ELEVATION

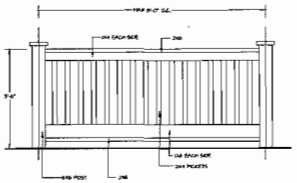


WEST ELEVATION

Note : Preliminary

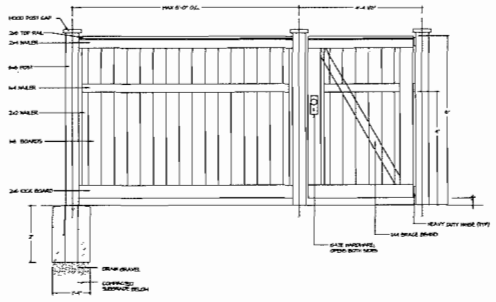
ATTACHMENT 4





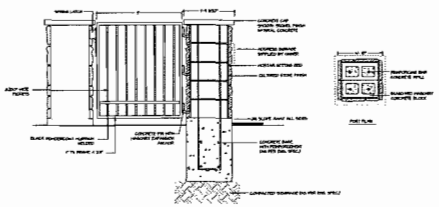
STANDARD FENCE NOTES:
1. ALL WOOD #1, HEM/FIR.
2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN, TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PREAPPROVED BY OWNER)
3. ALL HARDWARE NOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED USING COUNTERSUNK SCREWS.
4. GATE HARDWARE TO BE PREAPPROVED BY OWNER.
5. HARDWARE TO BE HEAVY DUTIE.
6. HINGES, LATCHES TO BE SCREENED WHO PLACE.

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

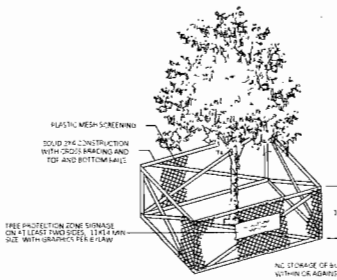


TYPICAL POST FOOTING

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



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



TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER (MEASURED AT DBH.*)	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
4	2.4
45	2.7
50	3
55	3.2
60	3.6
75	4.5
90	5
100	6.0

* EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH.
*DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE)

NOTES
1. REFER TO CITY OF RICHMOND TREE PROTECTION BYLAW 8057 AND BULLETIN TREE-03 AND TREE-07 FOR FURTHER INFORMATION ON PROTECTION OF EXISTING TREES.

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

PLANT SCHEDULE

PMG JOB NUMBER: 14-155

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	1	MAGNOLIA GRANDIFLORA 'HASSE'	ROBIN HILL SERIES	3.5CM CAL; 2.75M STD; B&B
	1	BETULA JACQUEMONTII	HIMALAYAN BIRCH	10CM CAL; 2M STD; B&B
	1	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	10CM CAL; #10 POTTED; B&B
	1	FAGUS SYLVATICA 'DAWYCKII'	DAWYCK BEECH	10CM CAL; 2.75M STD; B&B
	1	QUERCUS PALUSTRIS 'CROWN NIGHT'	CROWN NIGHT OAK	10CM CAL; 3.5M STD; B&B
SHRUBS				
B	24	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#2 POT; 25CM
CAS	1	CAMELLIA x 'MYSTERY SNOWMAN'	MYSTERY SNOWMAN CAMELLIA	1.25M HT; B&B
E	1	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
H	2	HYDRANGEA PA 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#2 POT; 30CM
MP	9	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA PEARL DWARF ENGLISH LAUREL	#3 POT
PP	7	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE ANDROMEDA	#2 POT; 25CM
R	7	RHODODENDRON 'CUNNINGHAM'S WHITE'	CUNNINGHAM'S WHITE RHODODENDRON	#2 POT; 30CM
RR	1	RHODODENDRON 'LETTY LANDT'	RHODODENDRON PINK TRUSSES	1.0M B&B
SN	6	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	#2 POT
VB	37	VIBURNUM DAVIDII	DAVIDII VIBURNUM	#1 POT; 25CM
Y	20	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#3 POT
T	31	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.25M HT; B&B
D	1	VIBURNUM DAVIDII	DAVIDII VIBURNUM	#1 POT; 25CM
VM	1	VIBURNUM X 'MARESII'	MARESII DWARF RED VIBURNUM	#3 POT; 50CM
VB	1	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	#3 POT; 60CM
PERENNIAL				
HS	5	HOSTA 'SHADY'	VARIEGATED SHADY	#1 POT; 2.5 DIVS
SB	4	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
GC				
C	3	COTONEASTER DAMMERI 'EMERALD CARPET'	EMERALD CARPET COTONEASTER	#1 POT; 20CM
W	47	VINCA MINOR 'ALBA'	WHITE FLOWER PERIWINKLE	#1 POT; 15CM

NOTES: * PLANT SIZES & THICKNESS ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO TREE ENHANCEMENT DRAWING FOR TREE REPLACEMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEALON AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL VIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREAS OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE EXTENT THAT MATERIAL DISAPPROVED & REJECTED SHALL BE REJECTED, PLACED A MINIMUM OF FIVE EXCHANGE TO FURNISH FOR REJECTED TO SUBSTITUTE, TO REPLACE WORK & OBJECT TO BC LANDSCAPE STANDARD - EXPANSION OF CONDITIONS OF AVAILABILITY.

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

NOTE: PRELIMINARY

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pmg LANDSCAPE ARCHITECTS
Suite C100 – 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 , f: 604 294-0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

RESIDENTIAL REZONING

GRANVILLE AVENUE AT LIVINGSTONE GATE RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	14.NOV.29	DRAWING NUMBER:	L1
SCALE:	1"=10'-0"		
DRAWN:			
DESIGN:	BJ		OF 2
CHK'D:	PCM		

14155-1.ZIP

PMG PROJECT NUMBER: 14-155

ATTACHMENT 5

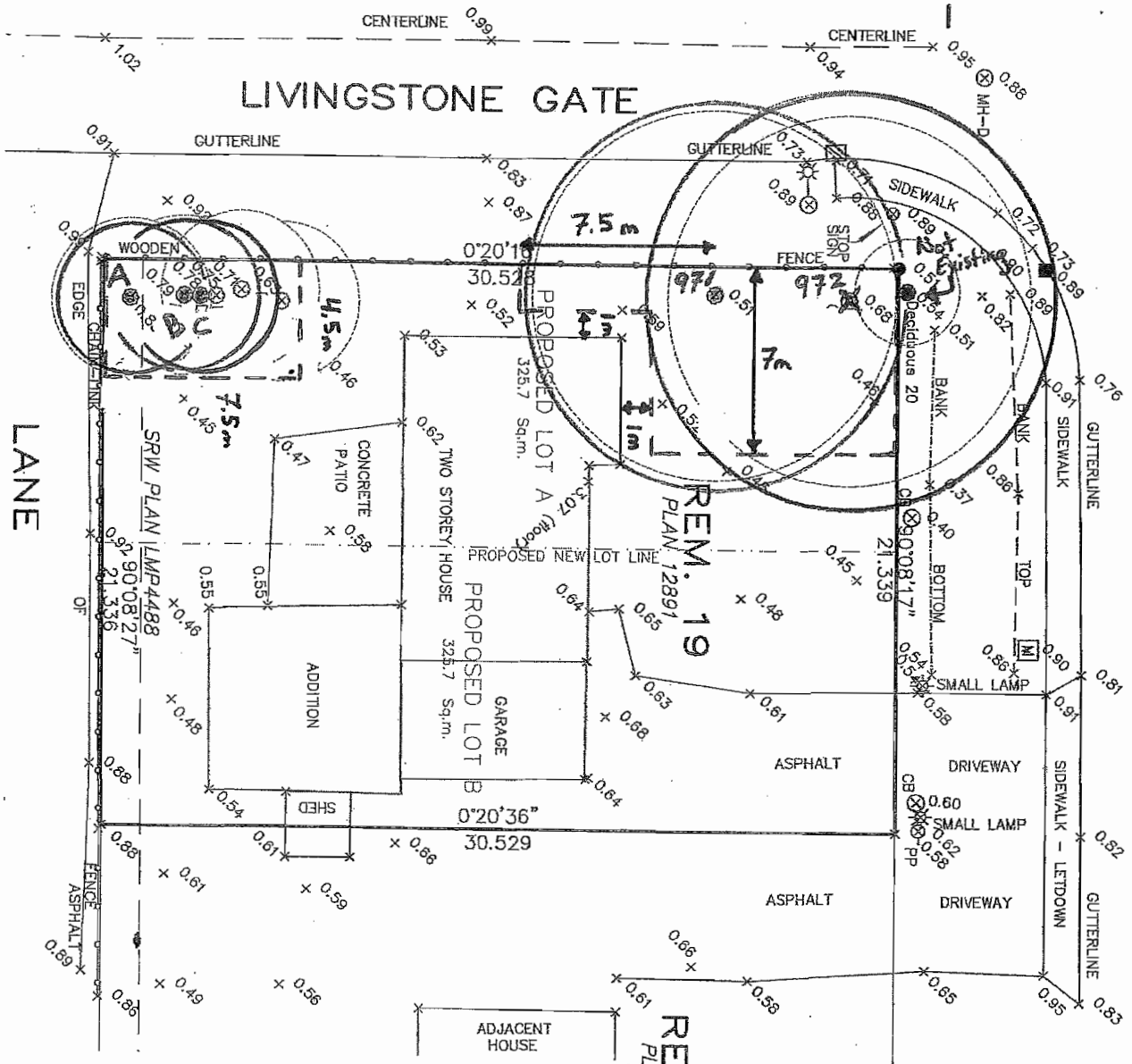
Tree Management Plan - 6500 Granville Ave

July 23, 2014

0 1 2 5 10
Scale (m)

Retain Tree ● 100
Remove Tree X 101
Tree Protection Barries - - -

Crown Dripline



Tree Management Plan:
6500 Granville Ave. Richmond, B.C.

Tree Information Table

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

Tree Replacement Table

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

City of Richmond

Rezoning Considerations

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

Address: 6500 Granville Avenue **File No.:** RZ 14-668415

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

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

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

   If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of $500/tree to the City's Tree Compensation Fund for off-site planting is required.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of $4,000 for the four (4) trees to be retained. Upon completion of all construction and landscaping works, a landscaping inspection is to be conducted at the request of the applicant to verify tree survival and 50% of the security will be released pending tree survival. The remaining 50% of the security will be released one (1) year after the initial inspection pending tree survival.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access to the corner lot is from the existing rear lane and that there be no access from Livingstone Gate.
7. Registration of a legal agreement on Title ensuring that the final building design for the proposed corner lot is generally consistent with the submitted preliminary architectural elevation plans.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

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

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

Initial: _____

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

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

Water Works:

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

Storm Sewer Works:

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

Sanitary Sewer Works:

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

Frontage Improvements:

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

Initial: _____

Private Utilities:

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

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

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

Note:

* This requires a separate application.

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed Date

City of Richmond

Bylaw 9186

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

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

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

   P.I.D. 009-748-598
   Lot 19 Except: Part Subdivided by Plan 81420, Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

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

FIRST READING	DEC 17 2014
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	November 3, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 13-649998
Re:	**Application by Yamamoto Architecture Inc. for Rezoning at 10591, 10611 and 10631 Gilbert Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**		

Staff Recommendation

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

Wayne Craig
Director of Development

WC:el
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	☑	

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 10591, 10611 and 10631 Gilbert Road (Attachment 1) from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone in order to permit the development of fourteen (14) townhouse units (Attachment 2).

Project Description

The three (3) properties, with a total combined frontage of 66.4 m, are proposed to be consolidated into one (1) development parcel containing a total of fourteen (14) townhouse units. The proposed density is 0.6 FAR. The layout of the townhouse units is oriented around a single driveway providing access to the site from Gilbert Road and a north-south internal manoeuvring aisle providing access to the unit garages. The amenity area is situated in a central open courtyard at the rear of the site. A total of six (6) clusters are proposed: two (2) 4-plexes, two (2) duplexes, and two (2) detached units. Two (2) storeys units are proposed along the side yard and rear yard interface with adjacent single-family housing and along the entry driveway. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Single-family homes on large lots zoned "Single Detached (RS1/E)".

To the South: Single-family homes on legal non-conforming "Single Detached (RS1/E)" lots fronting Gilbert Road; and then a 40 unit two-storey townhouse development on a lot zoned "Low Density Townhouses (RTL1)".

To the East: Across Gilbert Road, single-family homes on large lots zoned "Single Detached (RS1/E)", backing on to Gilbert Road.

To the West: Single-family homes on large lots zoned "Single Detached (RS1/E)", fronting on to Whistler Place.

Related Policies & Studies

Arterial Road Policy

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Town House Development" on the Arterial Road Development Map and meets most of the Townhouse Development Requirements under the Arterial Road Policy. The subject

site has a lot frontage of 66.4 m which meets the minimum frontage requirement of 50 m for townhouse development on major arterial road (such as Gilbert Road). However, the proposal will leave a residual site between the subject site and the existing townhouse development to the south (at 10771 Gilbert Road) with a frontage of 27.26 m, which would not meet the Townhouse Development Requirements under the Arterial Road Policy.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire adjacent properties along Gilbert Road. The applicant advised staff in writing that they have made attempts to acquire adjacent properties but cannot reach an agreement with the adjacent property owners.

To verify the viable future redevelopment of the residual site to the south, the applicant has provided a development concept plan for the site (on file). Also, a Statutory Right of Way over the internal driveway on the development site will be required to be registered on title prior to final adoption of the rezoning bylaw in order to facilitate access to future developments to the north and south.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be predicted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of $2.00 per buildable square foot as per the Strategy; for a contribution of $43,814.85.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of $0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be $16,868.72.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator have reviewed the Arborist Report and has provided the following comments:

- A total of 57 on-site trees are identified on the survey; however, the vast majority of the trees comprise hedgerows (a "hedgerow" is a row of closely planted trees used to delineate a property line or provide a visual screen).
- For the purpose of determining the number of required replacement trees, staff have determined that small groups of trees that comprise hedgerows can be considered as single trees. Based on this, there are 39 trees on the site.
- Four (4) trees, Sycamore Maple (tag# 22), Hemlock (tag# 50), two Douglas Fir trees (tag# 65 and 66), are in good condition and are to be retained and protected (Attachment 4).
- Seven (7) neighbouring trees, specifically tag# 60, 61, 62, 63, 64, 67 and 68, are to be retained and protected.
- Four (4) remnant Cedar hedges, identified as tag#1, 7, 52 and 53, have marginal landscape value and should be removed.
- Three (3) trees, a Pine (tag# 55) and two Cedar trees (tag# 56 and 57), are in fair condition but located in the middle of the site (i.e. on the proposed drive aisle or within the building envelope). In order to successfully retain these trees, four (4) units would need to be eliminated from the proposal. Removal and replacement with conifer (minimum 4.5 m high) is recommended. The applicant has agreed to provide conifers (minimum 4.5 m high) as replacement trees and is required to show them on the Development Permit drawings.
- 32 trees located on site have been previously topped or have significant dieback and/or sparse canopies. As a result, these trees are not good candidates for retention and should be replaced.

A Tree Management Plan can be found in Attachment 4.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 70 replacement trees are required for the removal of 35 trees on site. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 26 new trees

on-site; size and species of replacement trees and overall landscape design will be reviewed in detail at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of $22,000 to the City's Tree Compensation Fund in lieu of planting the remaining 44 replacement trees should they not be accommodated on the site.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of $64,000 to ensure the replacement planting will be provided.

Site Servicing and Frontage Improvements

Prior to final adoption of Amendment Bylaw 9190, the developer is required to consolidate the three (3) existing properties into one (1) development parcel.

Prior to Building Permit issuance, the developer is required to:

- enter into a standard Servicing Agreement for the design and construction of a new 1.5 m concrete sidewalk and a 1.5 m grass and treed boulevard along the entire frontage on Gilbert Road; as well as the design and construction of Water, Storm and Sanitary service connections (see Attachment 5 for details);
- provide an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire Gilbert Road frontage to accommodate a portion of the proposed new concrete sidewalk (the exact width of the ROW will be determined at the Servicing Agreement stage); and
- pay DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.

Vehicle Access/Parking

One (1) driveway from Gilbert Road is proposed. The long-term objective is for the driveway access established on Gilbert Road to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW)

over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

All units will feature a side-by-side double car garage, and the total number of residential and visitor parking stalls provided onsite meet the zoning bylaw requirements.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of $14,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site. 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 meets the Development Permit Guidelines in the OCP.

Analysis

Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Neighbourhood Residential land use designation in the 2041 Official Community Plan (OCP) and satisfies the OCP location criteria and development requirements for arterial road townhouse developments. The subject development proposal would leave a residual site with a frontage less than 50 m on a major arterial road, which does not comply with the development Townhouse Development Requirements under the Arterial Road Policy. In support to the application, the applicant has developed a concept plan showing how the two lots to the south (at 10771 Gilbert Road) could be redeveloped (on file).

Staff support the proposed development based on the following:

- The subject site is specifically identified for townhouse development in the Official Community Plan (OCP).
- The subject proposal is not the first townhouse development on the block.
- The subject proposal will not restrict future development of lands to the north or south of the subject site.
- A Public Rights of Passage (PROP) Statutory Right of Way (SRW) over the driveway and internal manoeuvring aisle of the subject site will be secured to provide vehicle access to future developments to the north and south along Gilbert Road.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied

until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000.
- Building form and architectural character to be reviewed to ensure the proposed design complements the existing surrounding developments. Massing and articulation should be examined further to explore measures to reduce the apparent building height.
- Opportunities to increase the proposed rear yard setback to the second floor of the rear (west) units to enhance privacy of the adjacent single-family homes on Whistler Place.
- Site grading requirements to ensure the survival of protected trees.
- Landscaping design and enhancement of the outdoor amenity area.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 14 unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9190 be introduced and given first reading.

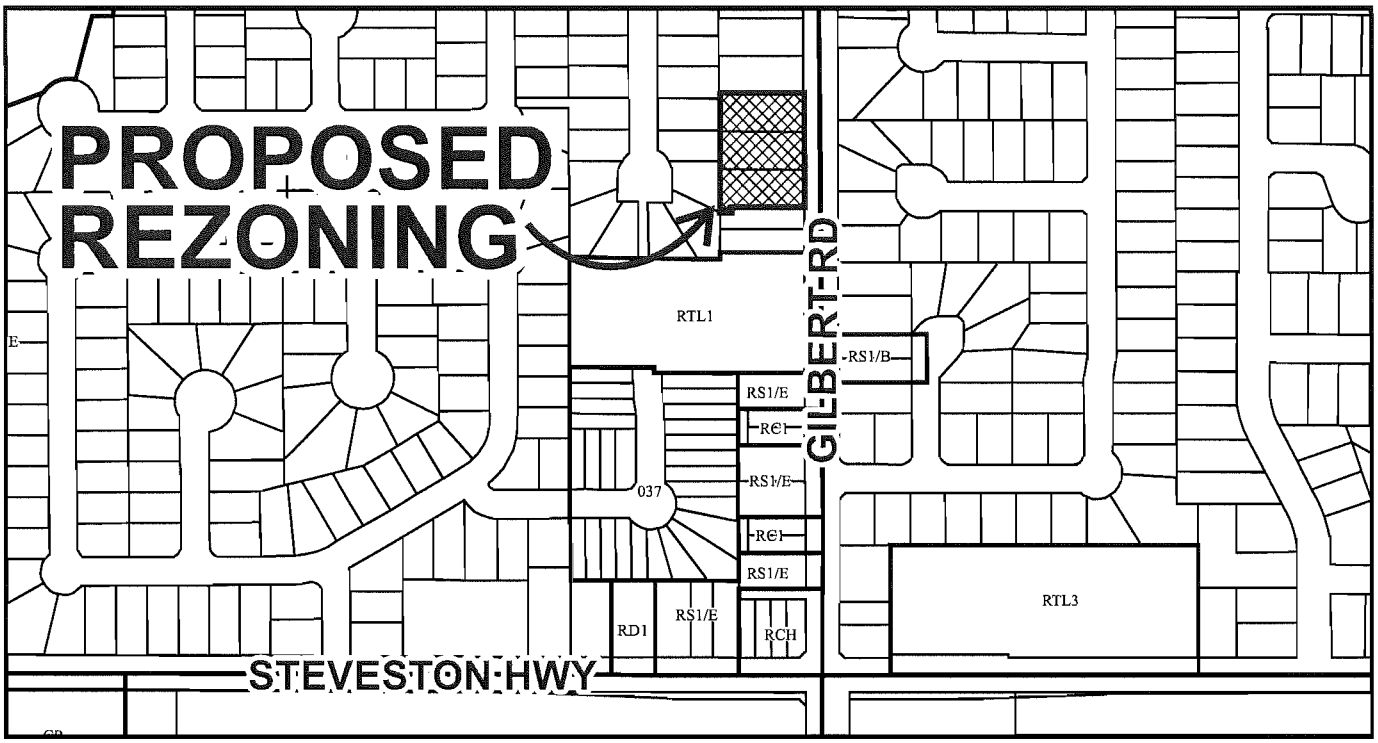
for Edwin Lee
Planner 1

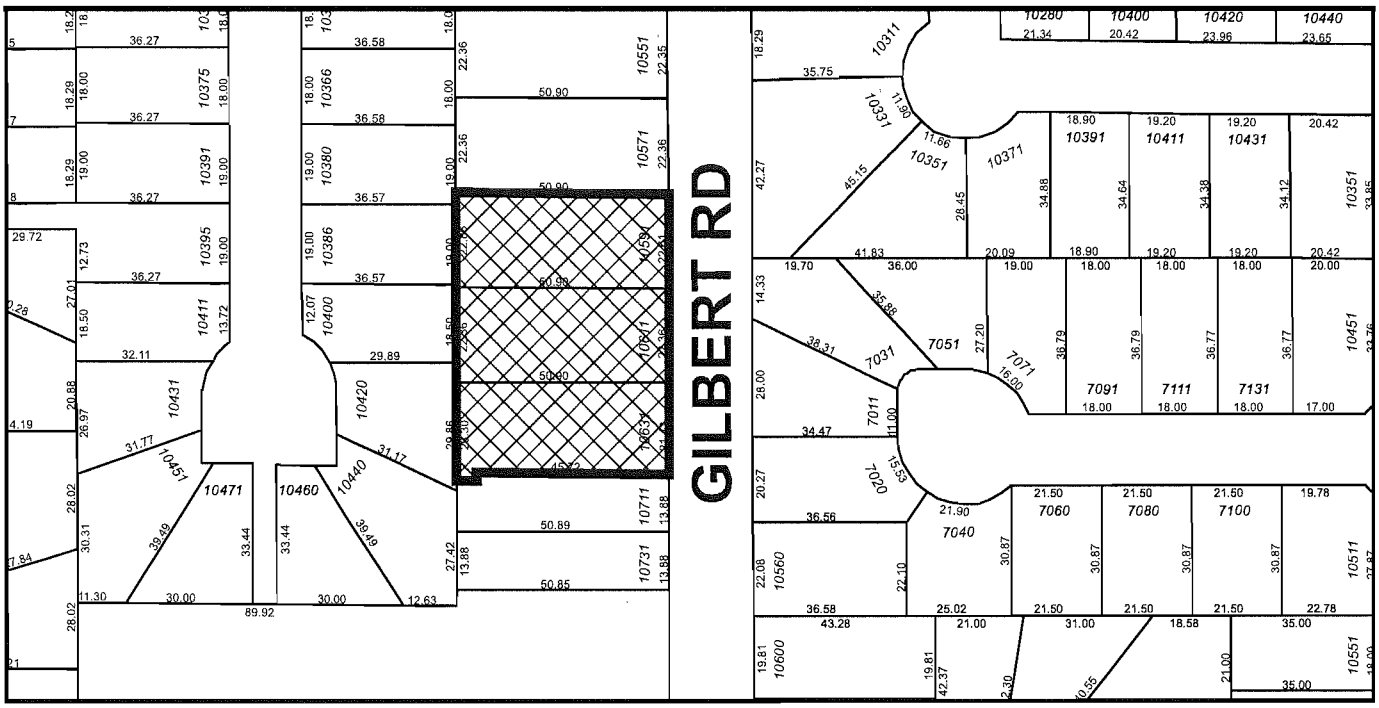
EL:cas

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet

Attachment 4: Tree Management Plan
Attachment 5: Rezoning Considerations

City of Richmond





RZ 13-649998

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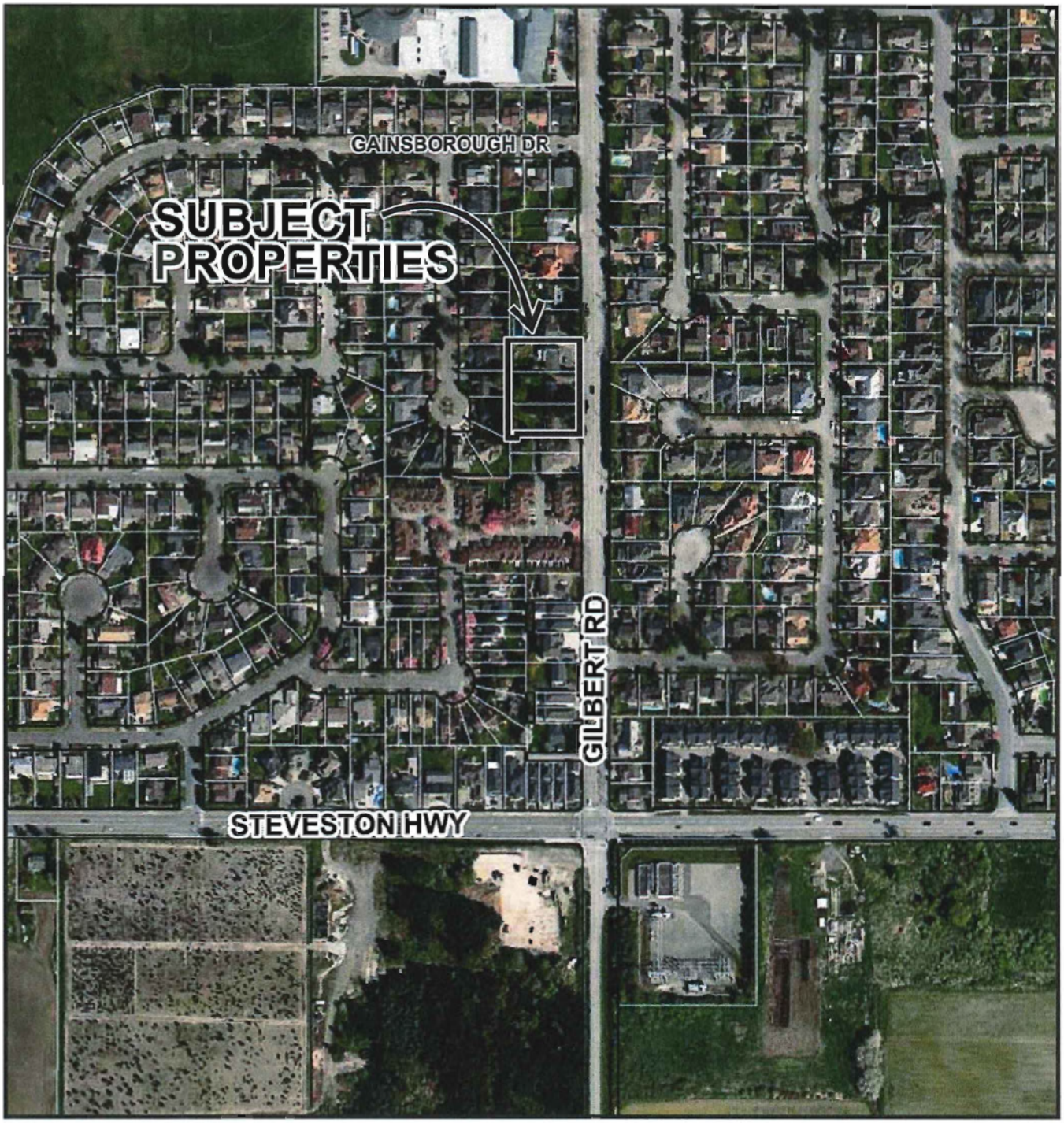
Revision Date: 10/16/14:

Note: Dimensions are in METRES

City of Richmond



RZ 13-649998

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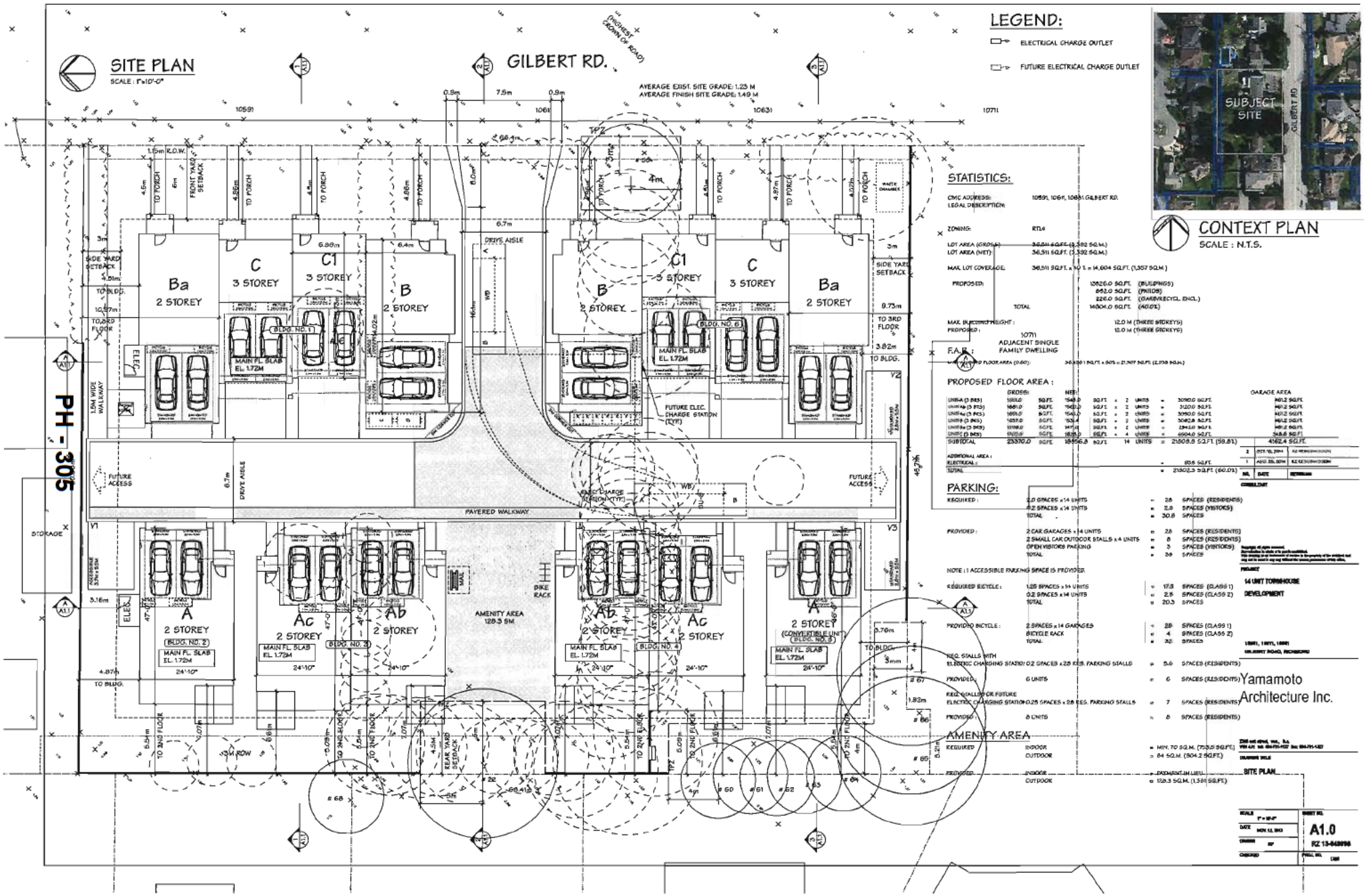
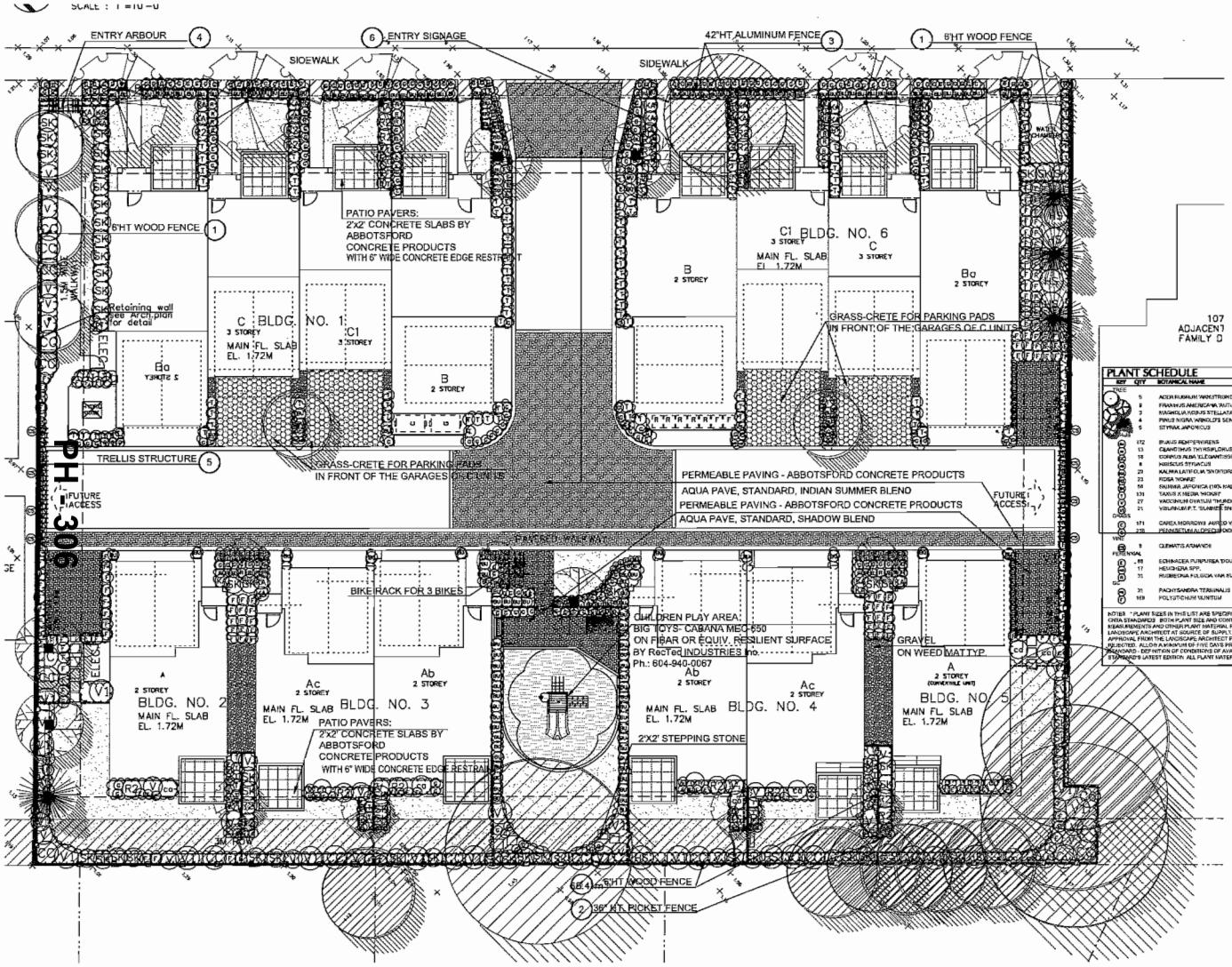


ATTACHMENT 2



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	9	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 2M STD; B&B
	3	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA; 5.0-6' PYM	2M HT; B&B
	4	PINUS NIGRA 'ARNOLD'S SENTINEL'	ARNOLD'S SENTINEL PINE	4.5M HT; B&B
	5	STYRAX JAPONICUS	JAPANESE SNOWBELL	3M; B&B
SHRUB	172	BUXUS 'SEMPERVIRENS'	COMMON BOXWOOD	#2 POT; 40CM
	13	CEANOTHUS 'THYRSIFLORUS VICTORIA'	CALIFORNIA LILAC	#2 POT; 50CM
	18	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT; 50CM
	8	HIBISCUS SYRIACUS	ROSE OF SHARON	#3 POT; 50CM
	29	KALMIA LATIFOLIA 'SNOWDRIFT'	MOUNTAIN LAUREL	#3 POT; 50CM
	23	ROSA 'MORRIE'	CARPET ROSE; RED	#2 POT; 40CM
	56	SKIMMIA JAPONICA (MIX-MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	131	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.25M B&B
	27	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
	21	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 50CM
GRASS	171	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	1L Cal POT
	275	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
VINE	8	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT, 150CM STAKED
PERENNIAL	65	ECHINACEA PURPUREA 'DOUBLE DECKER'	PURPLE CONEFLOWER	#1 POT
	17	HEUCHERA SPP.	CORAL BELLS; PINK	15CM POT
	31	RUDBECKIA FULGIDA VAR.SULLIVANTII 'GOLDSTURM'	RUDBECKIA	#1 POT
GROUND COVER	31	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT;
	169	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 40CM

NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS MAY BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REVIEW OF SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	14.OCT.22	NEW SITE PLAN	DD
2	14.SEP.22	AS PER CITY REQUEST	DD
1	14.AUG.22	NEW SITE PLAN	DD

CLIENT:
JACKEN INVESTMENTS INC

PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT

10591-10631 Gilbert Road
RICHMOND, BC

WITH:
YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:
LANDSCAPE PLAN

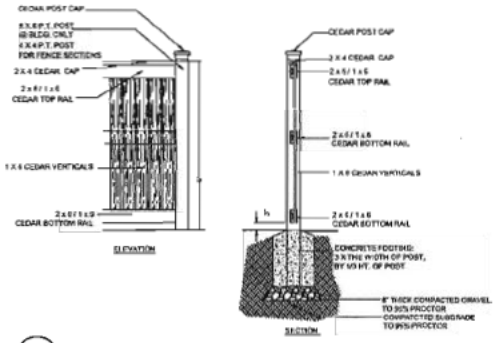
DATE:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PGM

DRAWING NUMBER:
L1
OF 4

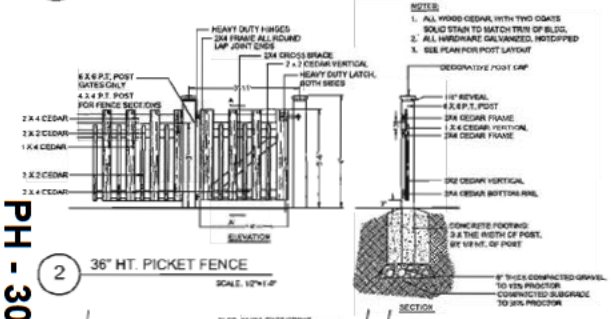
14044-4.ZIP

PMG PROJECT NUMBER: 14-044

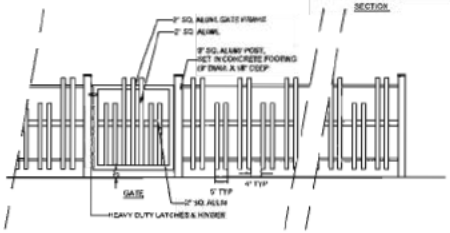
PH - 307



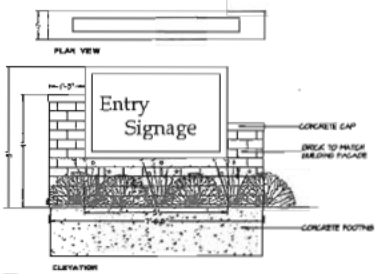
1 6'HT WOOD FENCE



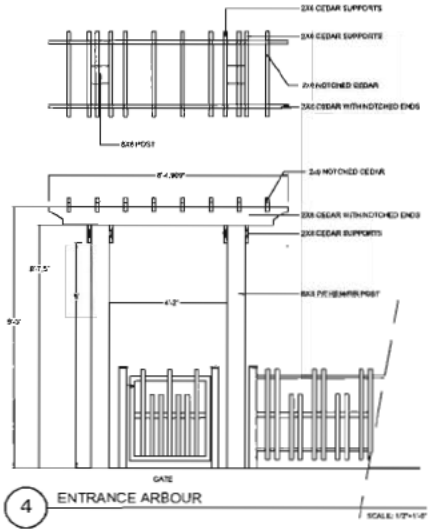
2 36" HT. PICKET FENCE



3 42"HT ALUMINUM FENCE



6 ENTRY SIGNAGE



4 ENTRANCE ARBOUR



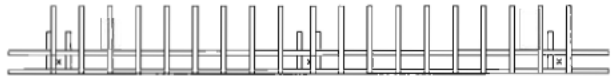
Whishbone Mountain Classic Park Bench;
Model:MCB-5
BLACK COLOUR;
Ultraplast ™ Recycled Plastic Slats
Walnut colour
Ph.: 604 626 0476



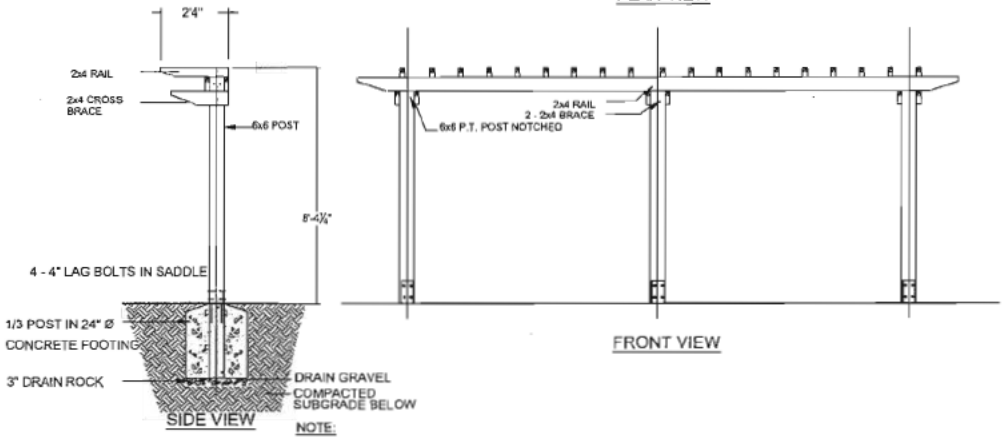
SFBR-3

Whishbone BIKE RACK
SFBR-3 MODEL for 3 bikes;
BLACK COLOUR;14"L x 38.5" H
Ph.: 604 626 0476





PLAN VIEW



NOTE:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. MATCH TRIM COLOUR PER ARCH SPEC, CONFIRM WITH ARCHITECT
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

5 TRELLIS STRUCTURE

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pmg LANDSCAPE ARCHITECTS
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	[illegible]	NEW SITE PLAN	PM
2	[illegible]	ADDITIONAL NOTES	PM
3	[illegible]	NEW SITE PLAN	PM

CLIENT:
JACKEN INVESTMENTS INC

PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT

10591-10631 Gilbert Road
RICHMOND, BC

WITH:
TATAMOTO ARCHITECTURE INC.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:
SCALE:
DRAWN: CC
DESIGN: SD
CHKD: PEW

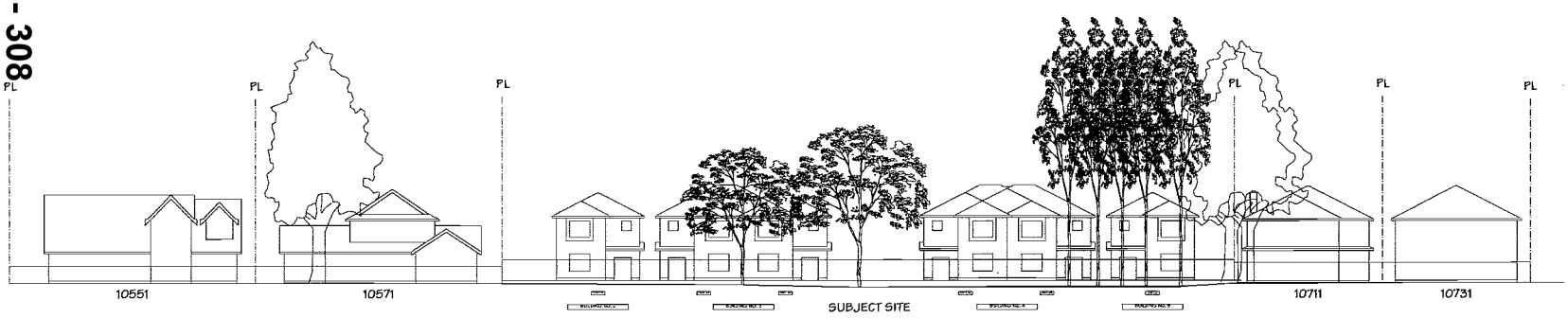
DRAWING NUMBER:
L2
OF 4

PMG PROJECT NUMBER: 14-044

14044-L2.ZIP



STREETSCAPE 1 - GILBERT RD.



STREETSCAPE 2 - WEST PROPERTY LINE (REAR UNITS)

PH - 308

NO.	DATE	REVISIONS
3	NOV. 18, 2014	GENERAL REVISIONS
2	OCT. 10, 2014	RZ RESUBMISSION
1	AUG. 22, 2014	RZ RESUBMISSION

CONSULTANT

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PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

10571 10711, 10531
GILBERT RD.

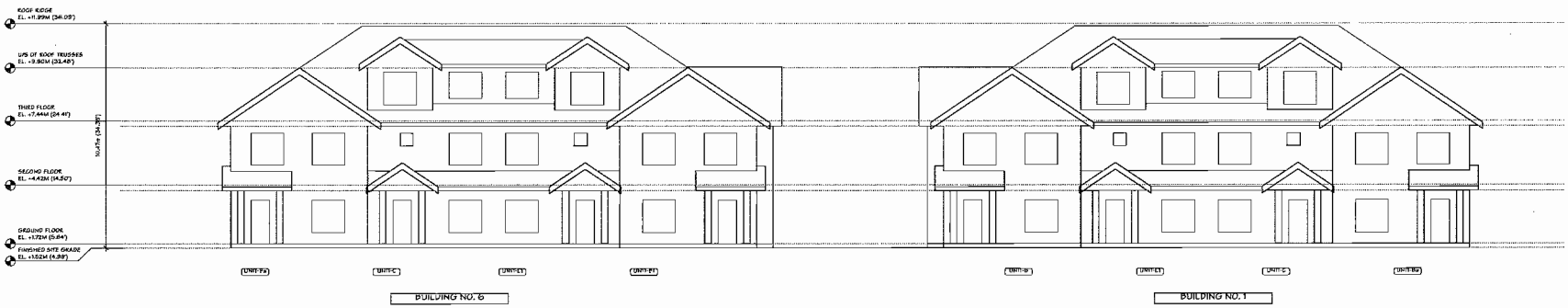
Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

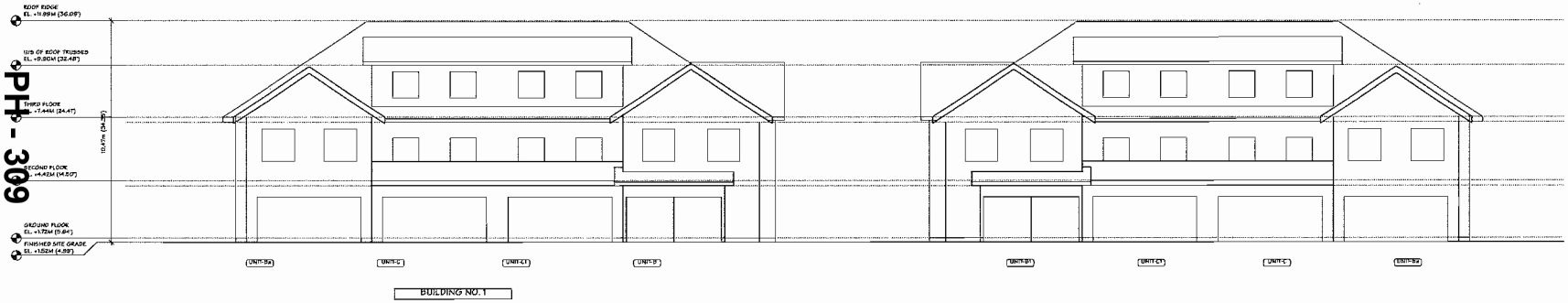
DRAWING TITLE

STREETSCAPE

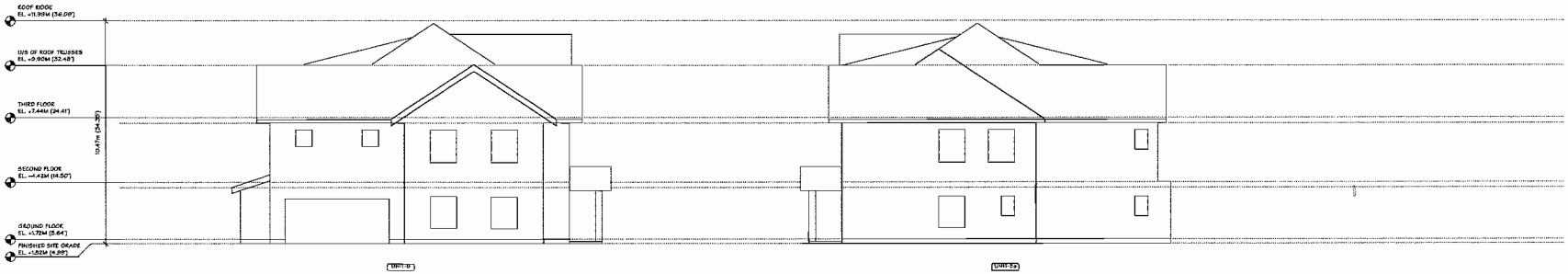
SCALE 1/4" = 1'-0"	SHEET NO.
DATE JUNE 6, 2014	A4.0
DRAWN KP	RZ 13-649998
CHECKED	PROJ. NO. 1525



EAST ELEVATION - GILBERT RD.



WEST ELEVATION - INTERNAL DRIVEWAY



TYP. SIDE ELEVATION

TYP. SIDE ELEVATION

PH - 309

NO.	DATE	REVISIONS
3	NOV. 10, 2014	GENERAL REVISIONS
2	OCT. 10, 2014	RZ RESUBMISSION
1	AUG. 22, 2014	RZ RESUBMISSION

DOMINIK KURT

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PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

10891 10871, 10891 GILBERT RD.

Yamamoto Architecture Inc.

2389 ash street, van., b.c.
V5Y 4J4 tel: 604-731-1122 fax: 604-731-1321

DRAWING TITLE

STREETSCAPE

SCALE 1/4" = 1'-0"	SHEET NO. A4.1
DATE JUNE 6, 2014	RZ 13-649995
DRAWN KF	
CHECKED	PROJ. NO. 1325

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 13-649998 **Attachment 3**

Address: 10591, 10611 and 10631 Gilbert Road

Applicant: Yamamoto Architecture Inc.

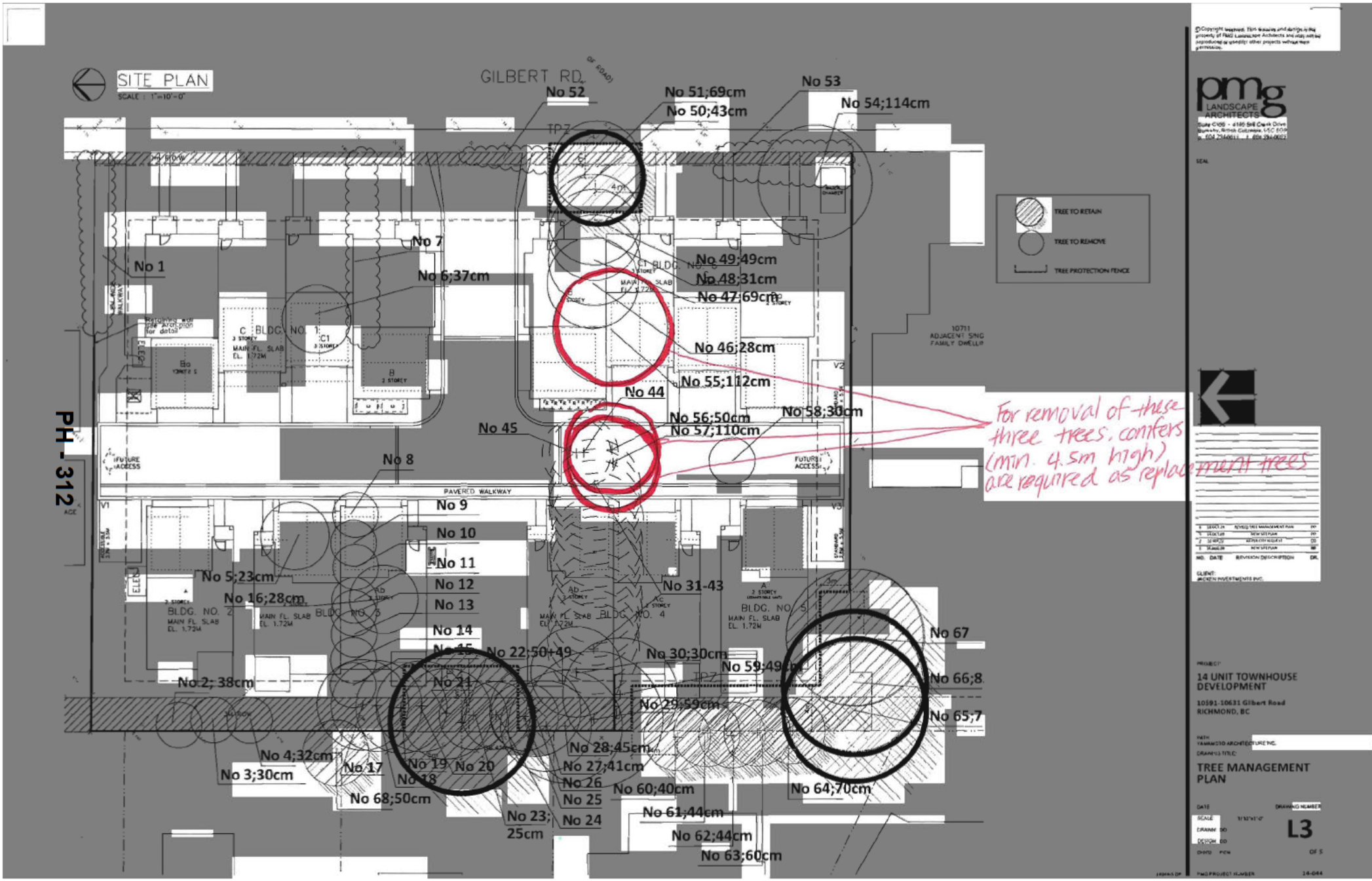
Planning Area(s): Blundell

	Existing	Proposed
Owner:	Gilbert CWL Investments Inc.	To be determined
Site Size (m^2):	3,392 m^2	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14
Other Designations:	Arterial Road Policy – Townhouse Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	5.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	66.4 m	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
Off-street Parking Spaces – Total:	31	31	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (28 x Max. 50% = 14)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m^2 or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m^2 x 14 units = 84 m^2	128 m^2	none

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



ATTACHMENT 4

City of Richmond

Rezoning Considerations

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

Address: 10591, 10611 and 10631 Gilbert Road **File No.:** RZ 13-649998

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, 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. Registration of a Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within/near 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.
6. City acceptance of the developer's offer to voluntarily contribute $22,000.00 to the City's Tree Compensation Fund for the planting of 44 replacement trees within the City.
7. City acceptance of the developer's offer to voluntarily contribute $0.77 per buildable square foot (e.g. $16,868.72) to the City's public art fund.
8. Contribution of $1,000 per dwelling unit (e.g. $14,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute $2.00 per buildable square foot (e.g. $43,814.85) to the City's affordable housing fund.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development. The Development Permit drawings must show a minimum of three conifers (minimum 4.5 m high) as replacement trees.

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

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

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the trees identified for retention onsite will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

Initial: _____

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

1. Enter into a Servicing Agreement* for the design and construction of the design and construction of frontage improvements along entire frontage on Gilbert Road as well as the design and construction of Water, Storm, and Sanitary service connections. Works include, but may not be limited to:

   a) Gilbert Road Frontage Improvements:

      i. Construct a new 1.5 m wide concrete sidewalk next to the property line and a 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.

      ii. The existing driveways to provide access to 11591/11611/11631 Gilbert Road are to be closed. Remove the existing driveway letdowns and replace with barrier curb/gutter, grass/treed boulevard and concrete sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.

      iii. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.

      iv. Consult Engineering on lighting and underground utility requirements as part of the frontage works.

      v. Prepare a functional design plan including cross-section to show the configuration of the frontage improvements and in particular the transition of the new sidewalk to connect to the existing sidewalks north and south of the site.

   b) Storm sewer works:

      i. Provide a new storm service connection complete with an inspection chamber in a 1.5m X 1.5m utility Right of Way. Storm service sizing calculations required in the servicing agreement stage.

   c) Water works:

      i. Provide a new water service connection from the existing 300mm diameter AC watermain at Gilbert Road frontage.

      ii. Assessment on the impact of the proposed onsite works (i.e., pre-load, excavation, etc.) and offsite works (i.e., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) to the existing 300mm diameter AC watermain on Gilbert Road is required.

      iii. Portions of the existing 300mm AC watermain may need to be replaced due to crossing with the required storm service connection and private utility servicing from the east side of Gilbert Road. If required, replacement works shall be done by City crews at developer's cost through a receivable.

      iv. Based on the proposed rezoning, the proposed site will require a fire hydrant, spaced as per City standard, along Gilbert Road frontage.

   d) Sanitary sewer works:

      i. Provide new sanitary service connection complete with an appropriately sized inspection chamber to be located within the existing 3m SRW along the west property line. Tie-in shall be to the existing sanitary manhole (SMH639) located at the northwest corner of the proposed site.

   e) General Items:

      i. Approval/coordination with Metro Vancouver is required due to potential impact of the required onsite and offsite works to the existing 1200mm diameter trunk sewer at Gilbert Road. Metro Vancouver may require an assessment on the impact of the required on-site and off-site works to the existing 1200mm diameter trunk sewer. Staff recommends that the developer coordinate early with Metro Vancouver regarding their requirements so that Metro Vancouver's concerns are addressed in line with the development's timeline. City approval of the servicing agreement design shall be subject to Metro Vancouver's approval."

      ii. 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.

Initial: _____

2. The granting of an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage (east property line) to accommodate a portion of the proposed new concrete sidewalk (exact width of the SRW to be determined at the Servicing Agreement stage).
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of $64,000.00 to ensure the replacement planting will be provided.
4. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
6. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

City of Richmond

Bylaw 9190

Richmond Zoning Bylaw 8500 Amendment Bylaw 9190 (RZ 13-649998) 10591, 10611 and 10631 Gilbert Road

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

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

   P.I.D. 002-813-637
   Lot 26 Except Part Subdivided by Plan 58278, Section 31 Block 4 North Range 6 West New Westminster District Plan 29351

   P.I.D. 004-065-450
   Lot 27 Except: Part Subdivided by Plan 59317, Section 31 Block 4 North Range 6 West New Westminster District Plan 29571

   P.I.D. 000-503-363
   Lot 28 Except: Part Subdivided by Plan 67835, Section 31 Block 4 North Range 6 West New Westminster District Plan 29571

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9190".**

FIRST READING	DEC 0 8 2014
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

MayorandCouncillors

From: Webgraphics
Sent: Monday, 12 January 2015 3:25 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #811)

Categories: 12-8060-20-9190 - 10591 10611 & 10631 Gilbert Road

To Public Hearing
Date: JANUARY 19 2015
Item # 5
Re: RZ 13-649998
10591-10631 GILBERT RD

Send a Submission Online (response #811)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/12/2015 3:24:35 PM

Survey Response

Your Name	David Price
Your Address	10440 Whiastler Place
Subject Property Address OR Bylaw Number	10591,10611 & 10631 Gilbert Road
Comments	Safety concerns re this proposed development. On the property immediately to the South there are seven (7) mature douglas fir trees. Height approx. 60 feet with a girth in excess of 6 feet. With the site preparation that will have to be undertaken the stability of these trees will be negatively effected resulting in a high likelyhood that these trees will topple in any subsequent windstorm. My family live with twenty feet of these trees at the South West corner of the site in question and are directly at risk. Can the City please ensure that this safety concern has been addressed and that necessary steps are taken to prevent any future accident which could result in loss of life. Thank you. David Price 604 276 2290 dbprice@shaw.ca

City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	December 8, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 13-647246
Re:	**Application by Yamamoto Architecture Inc. for Rezoning at 9611, 9631 and 9651 Blundell Road from Single Detached (RS1/F) to Town Housing (ZT60) – North McLennan (City Centre)**		

Staff Recommendation

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

Wayne Craig
Director of Development

WC:el
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9611, 9631 and 9651 Blundell Road (Attachment 1) from "Single Detached (RS1/F)" zone to "Town Housing (ZT60) – North McLennan (City Centre)" zone in order to permit the development of 14 two- and three-storey townhouse units.

Project Description

The three (3) properties, with a total combined frontage of 72.39 m along Blundell Road, are proposed to be consolidated into one (1) development parcel. The proposed density is 0.65 FAR. Vehicle access is proposed on Bridge Street; with a pedestrian access proposed from Blundell Road. The amenity area will be situated in a central open courtyard. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: A 32-unit townhouse development on a site zoned "Town Housing (ZT50) – South McLennan (City Centre)"

To the East: A 25-unit townhouse development on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)"

To the South: Across Blundell Road, a 6-unit townhouse development on a site zoned "Low Density Townhouses (RTL1)" and single-family homes on lots zoned "Single Detached (RS1/C) fronting on Aspin Drive.

To the West: Across Bridge Street, a 22-unit townhouse development on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

Related Policies & Studies

Official Community Plan

The subject property is designated "Neighbourhood Residential (NRES)" in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as "Neighbourhood C2" (clusters of predominantly single-family, duplex, and triplex units) with a base density of 0.55 FAR and 3 storeys maximum building height. The applicant is proposing a density of 0.65 FAR, above the base density of 0.55 FAR as indicated in the OCP. The proposed development would comply with the land use designation.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of $2.00 per buildable square foot as per the Strategy; for a contribution of $38,342.30.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of $0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be $14,761.79.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has agreed with the recommendations that all onsite trees should be removed based on the health and general condition of the trees. A Tree Management Plan can be found in Attachment 5.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 18 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 29 new trees on-site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of $14,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site, consistent with the Official Community Plan (OCP) requirements of 6 m^2 per unit. Staff will work with the applicant through Development Permit to fine-tune the configuration and design of the outdoor amenity space.

Access and Parking

Vehicle access is proposed on Bridge Street. All units will have two (2) vehicle parking spaces. Tandem parking arrangement is permitted under "Town Housing (ZT60) – North McLennan (City Centre)" zone and 14 tandem parking spaces (in 7 of the 14 units) are proposed. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works along both Blundell Road and Bridge Street; discharge the existing 3.0 m sanitary SRW LMP39900 across the Blundell frontage, and register a new 4.5m sanitary SRW from the new property line; and consolidate the three (3) lots into one (1) development parcel and dedicate a 0.39 m wide road across the entire Blundell Road frontage, including a 4m x 4m corner cut at Bridge Street. All works are at the Owners sole cost; no DCC Credits apply. Prior to issuance of a Building Permit, the developer is also required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs. The list of rezoning considerations is included as Attachment 6, which has been agreed to by the applicants (signed concurrence on file).

Analysis

Official Community Plan (OCP) Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the Neighbourhood Residential land use designation, in terms of land use and character.

Town Housing (ZT60) – North McLennan (City Centre) – Project Density

The proposed rezoning to "Town Housing (ZT60) – North McLennan (City Centre)" would allow a maximum density of 0.65, consistent with the General Urban (T4) designation under the CCAP. This density would be in keeping with the range of density of other projects in the area. The increased density is supported by staff, because of the following contributions:

- road dedication along Blundell Road;
- frontage improvements along Blundell Road including a new 1.5 m wide concrete sidewalk and a 1.5 m wide grass and treed boulevard, as well as storm sewer upgrades;
- frontage improvements along Bridge Street including widening the pavement along the entire development frontage to 11.2 m wide; construction of a new 1.75 m wide concrete sidewalk and a minimum 1.5 m wide grass and treed boulevard;
- voluntary contribution of $38,342.30 to the City's Affordable Housing Reserve Fund and $14,761.79 to the City's Public Art fund.
- voluntary contribution of $25,000 to the City's Parks Development fund for park related improvements in the immediate area; and
- reduction of lot coverage of Buildings from 40% to 35.6% to provide additional open space, as per guidelines.

Built Form and Architectural Character

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000 as well as the Development Permit Guidelines under the McLennan South Sub-Area Plan.
- Refinement of the proposed building form and architectural character to differentiate the proposed development from adjacent existing developments.
- Review of the 3rd storey roof form to reduce visual massing along the streetscape.
- Configuration and massing of the cluster along the rear property line to improve sunlight penetration to the neighbouring private backyards.
- Review of a sustainability strategy for the development proposal.

- Review of opportunity to provide aging-in-place features in all units and at least one (1) convertible unit.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 14 unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

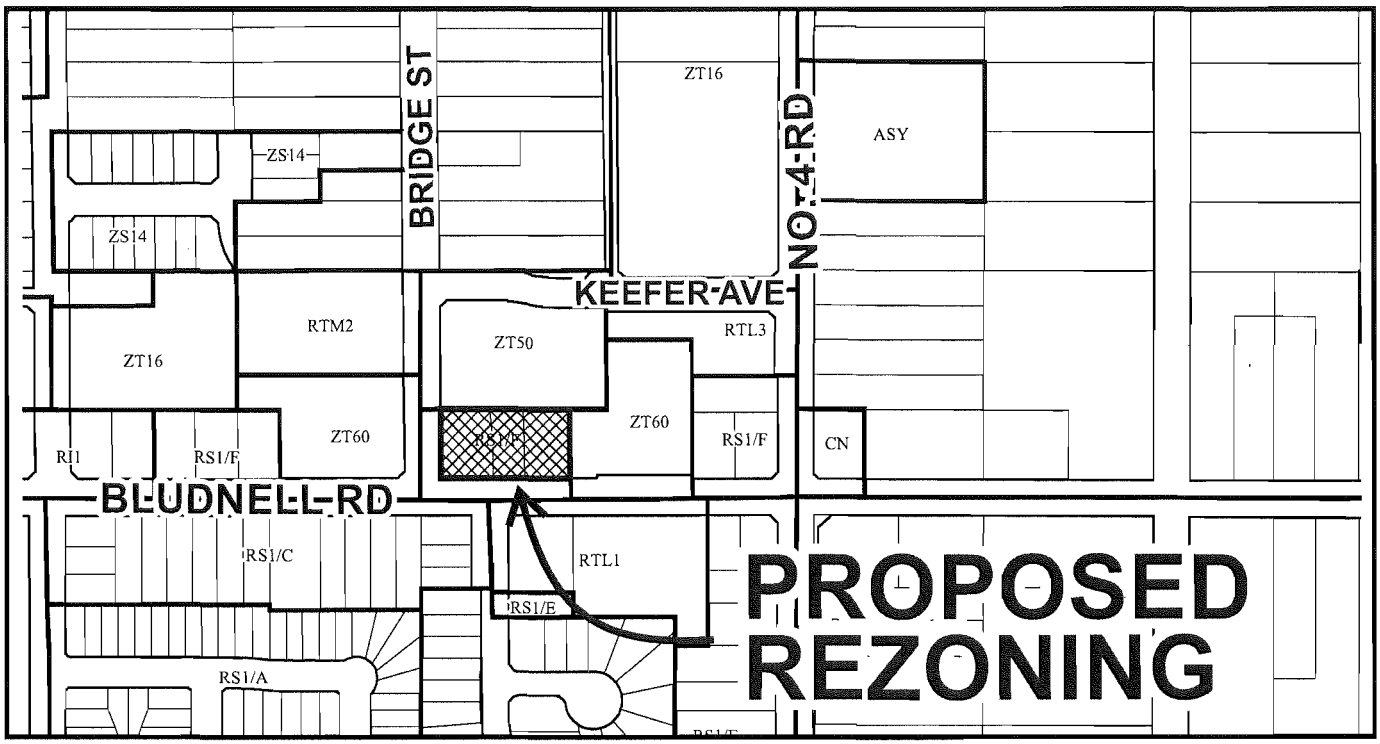
On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9200 be introduced and given first reading.

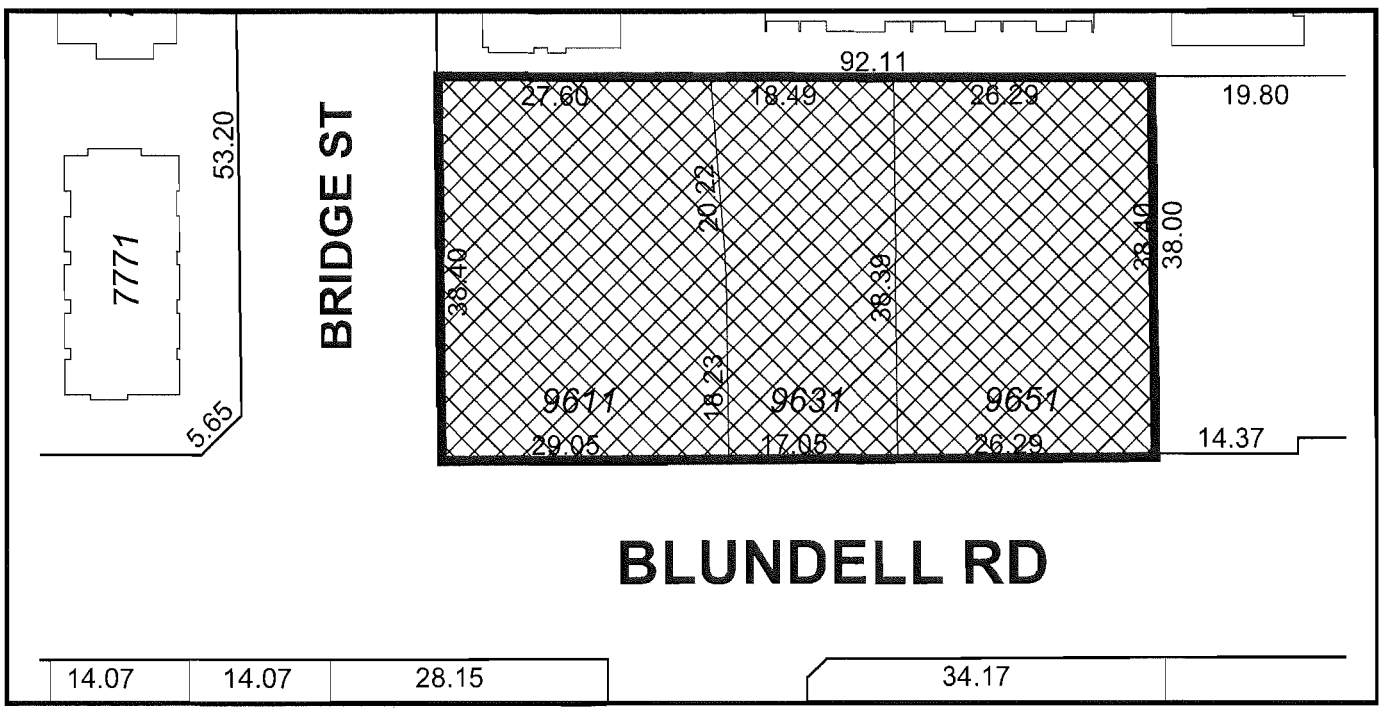
Edwin Lee
Planner 1

EL:cas

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: McLennan South Sub-Area Plan
Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations Concurrence

City of Richmond





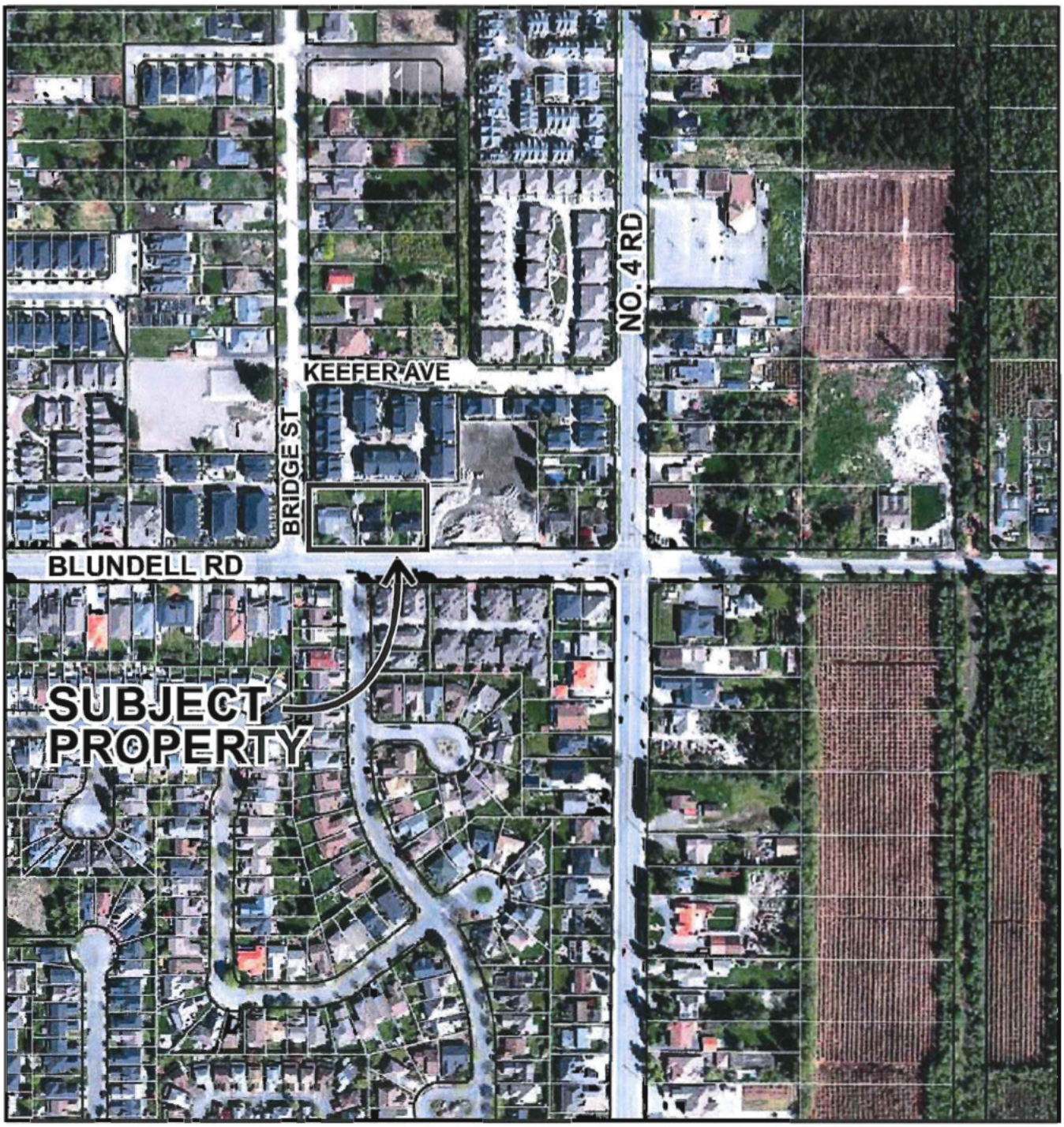
RZ 14-647246

Original Date: 12/04/14

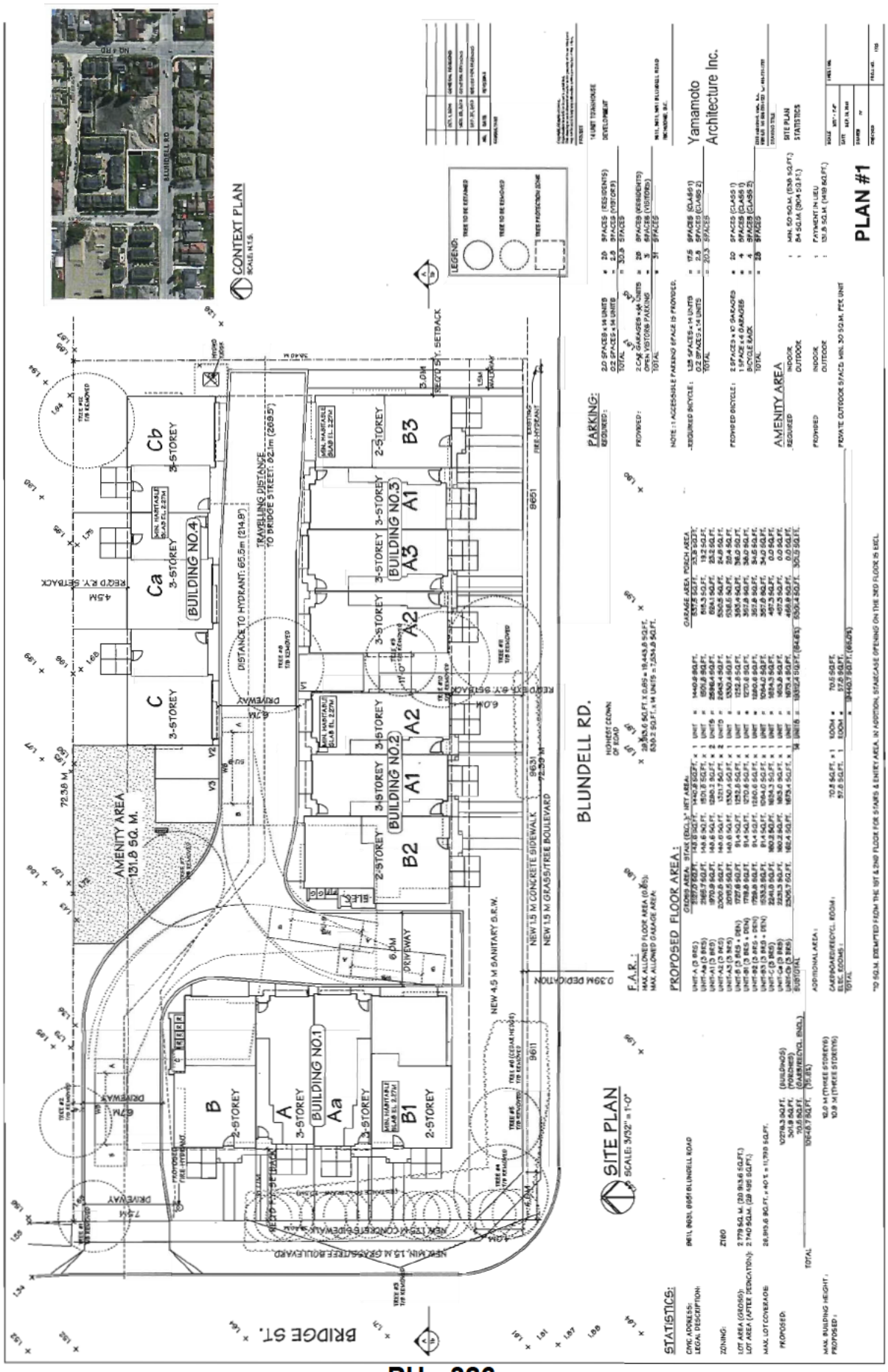
Revision Date:

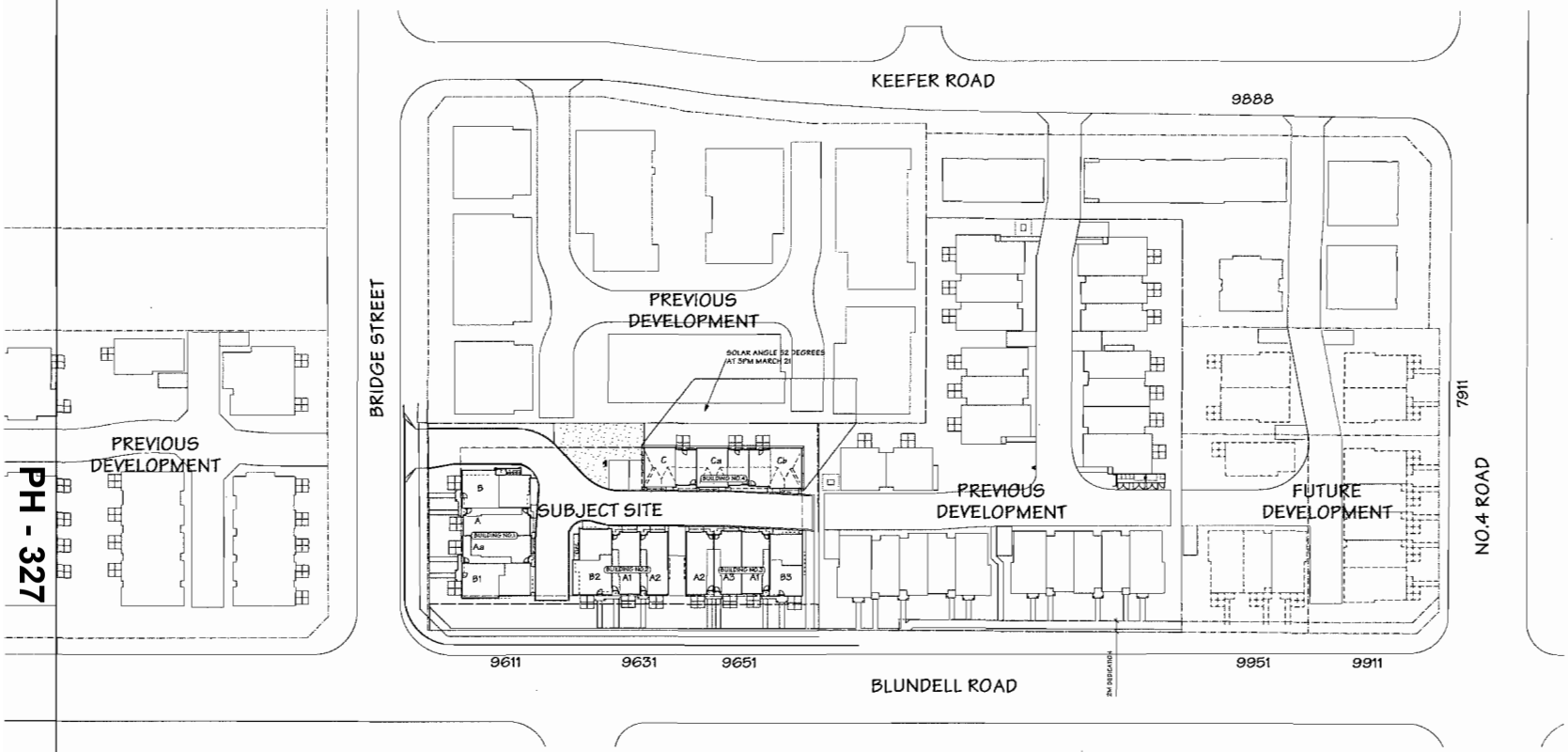
Note: Dimensions are in METRES

City of Richmond



N	RZ 13-647246	Original Date:10/07/13 Revision Date: Note: Dimensions are in METRES


CONTEXT PLAN
SITE PLAN
SCALE: 3/32" = 1'-0"
BLUNDELL RD.
BRIDGE ST.
BUILDING NO.1
BUILDING NO.2
BUILDING NO.3
BUILDING NO.4
AMENITY AREA 131.8 SQ. M.
NEW 1.5 M CONCRETE SIDEWALK
NEW 1.5 M GRASS/TREE BOULEVARD
NEW 4.5 M SANITARY S.R.W.
0.39M DEDICATION
PARKING:
PROPOSED FLOOR AREA:
F.A.R.:
STATISTICS:
LEGEND:
TREE TO BE REMOVED
TREE TO BE REMOVED
TREE PROTECTION ZONE
Yamamoto Architecture Inc.
PLAN #1



CONTEXT PLAN/SHADOW ANALYSIS
1"=30'

PH - 327

NO.	DATE	REVISIONS
	OCT. 1, 2014	GENERAL REVISIONS
	NOV. 25, 2013	GENERAL REVISIONS
	SEP. 27, 2013	ISSUED FOR REZONING

CONSULTANT

PROJECT
14 UNIT TOWNHOUSE
DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

DRAWING TITLE
CONTEXT PLAN/
SHADOW ANALYSIS

SCALE 1"=30'	SHEET NO.
DATE SEP. 24, 2013	
DRAWN TY	
CHECKED	PROJ. NO. 1125

PLAN #1a

PH - 328

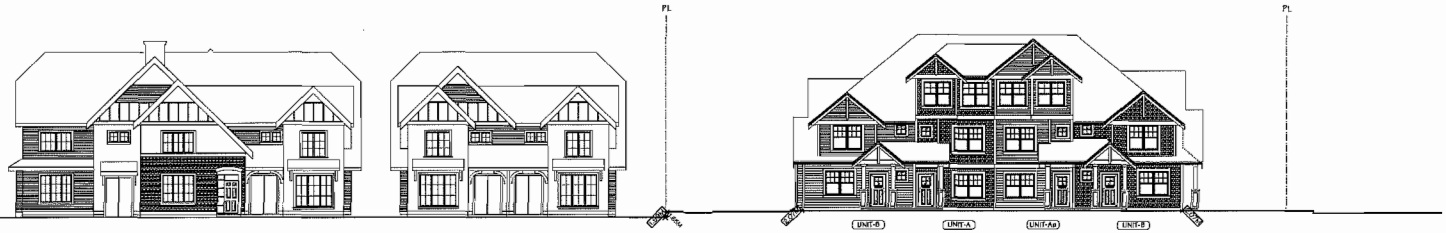
BRIDGE STREET



STREETSCAPE - BLUNDELL ROAD (SOUTH ELEVATION)

SCALE: 3/32" = 1'-0"

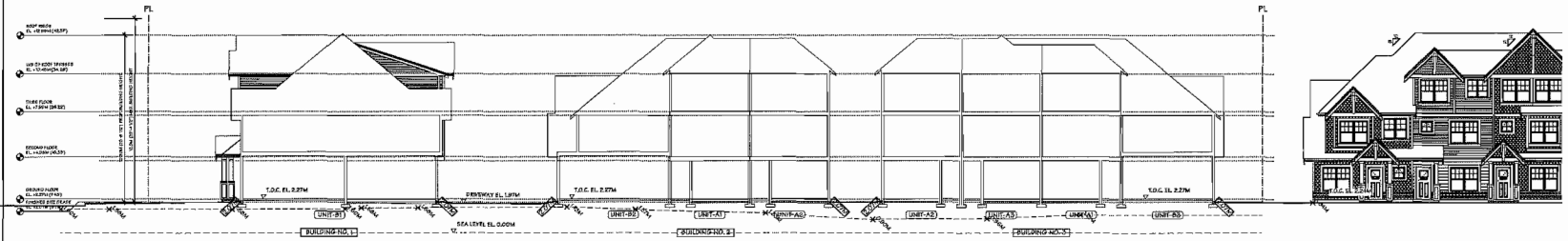
9733 BLUNDELL ROAD



EXISTING TOWNHOUSE DEVELOPMENT

STREETSCAPE - BRIDGE STREET (WEST ELEVATION)

SCALE: 3/32" = 1'-0"



SITE SECTION - A

SCALE: 3/32" = 1'-0"

NO.	DATE	REVISIONS
	OCT. 1, 2014	GENERAL REVISIONS
	NOV. 25, 2013	GENERAL REVISIONS
	SEP. 27, 2013	ISSUED FOR REZONING

CONSULTANT

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PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT

9511, 9531, 9551 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 wall street, van., b.c.
V5K 4J1 tel: 604-733-1727 fax: 604-733-1537

DRAWING TITLE:
STREETSCAPE

SCALE: AS NOTED	SHEET NO.
DATE: SEP. 24, 2013	
DRAWN: TY	
CHECKED:	PROJ. NO. 1325

PLAN #1b



NO.	DATE	REVISIONS
	OCT. 1, 2014	GENERAL REVISIONS

CONSULTANT

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PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

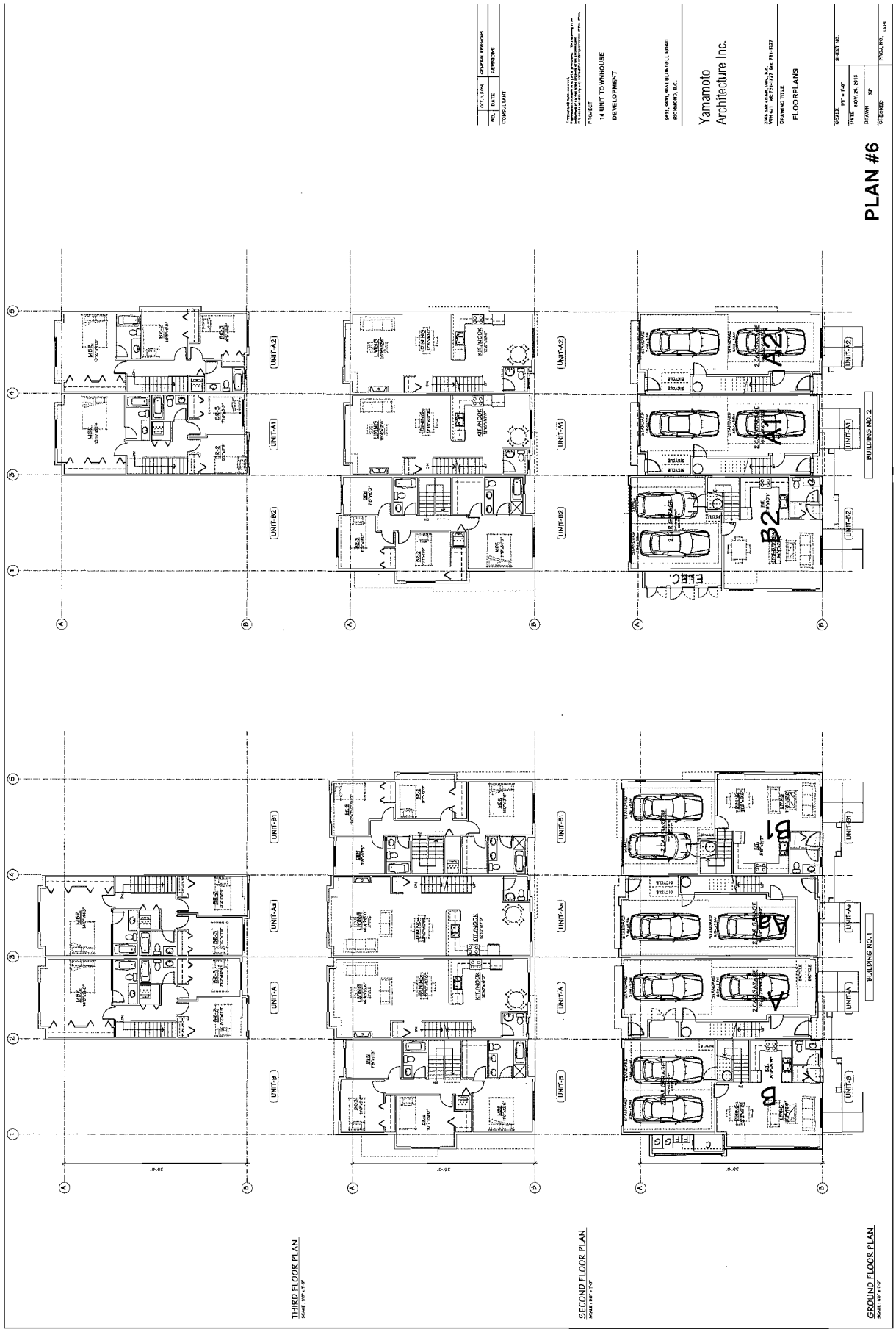
2385 oak street, van., b.c.
V6H 4J1 tel: 731-1327 fax: 731-1327

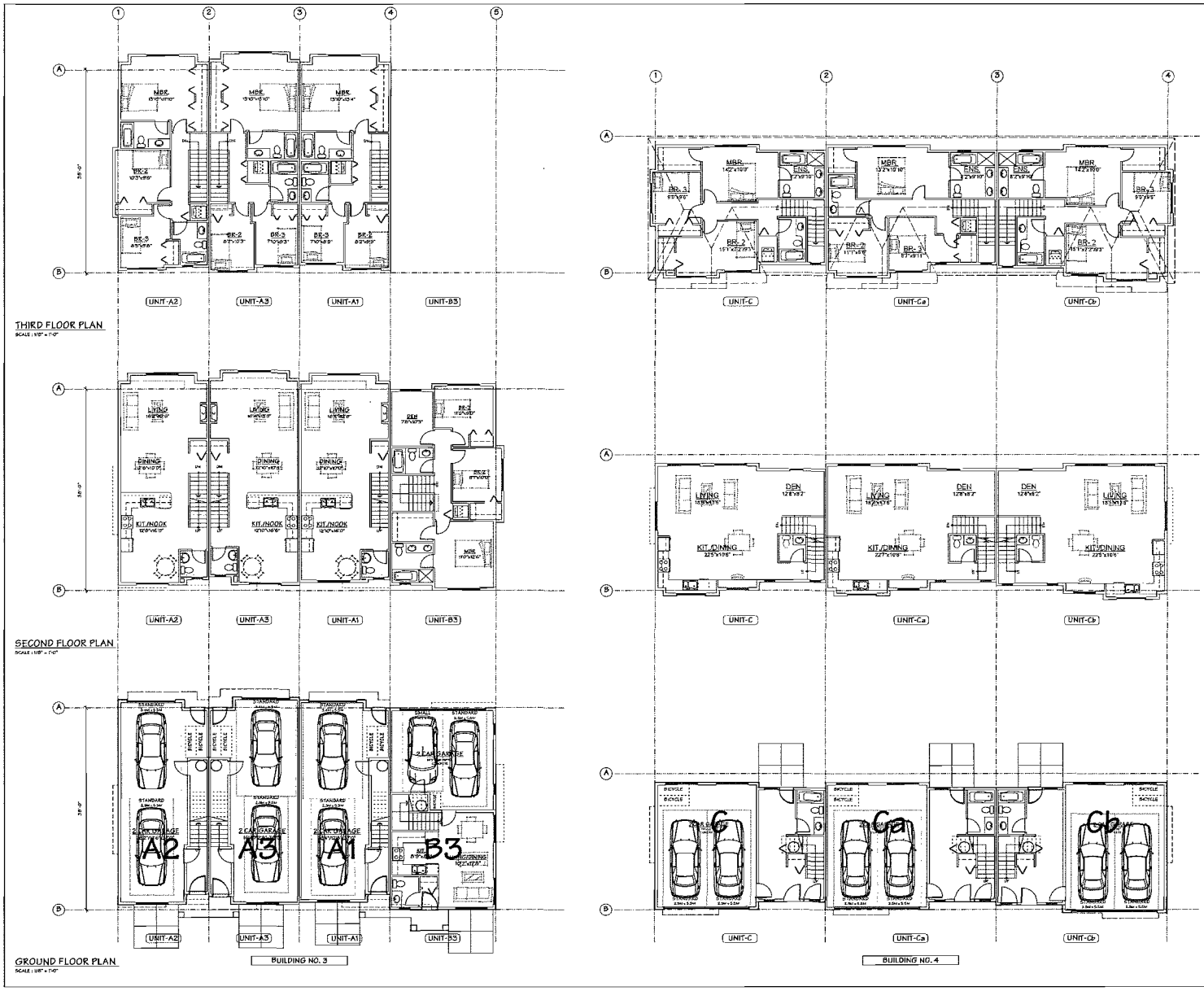
DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JAN. 9, 2014	
DRAWN KM	
CHECKED	PROJ. NO. 1325

PLAN #5


PLAN #6
Yamamoto Architecture Inc.
FLOORPLANS
14 UNIT TOWNHOUSE DEVELOPMENT
THIRD FLOOR PLAN
SECOND FLOOR PLAN
GROUND FLOOR PLAN
BUILDING NO. 1
BUILDING NO. 2
UNIT-A
UNIT-A1
UNIT-A2
UNIT-B
UNIT-B1
UNIT-B2
A
A1
A2
B
B1
B2
ELEC.



PLAN #7

NO.	DATE	REVISIONS
	OCT. 1, 2014	GENERAL REVISIONS

CONSULTANT

PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD
RICHMOND, B.C.

Yamamoto Architecture Inc.

2386 oak street, van., b.c.
V6H 4J1 tel: 731-1327 fax: 731-1327

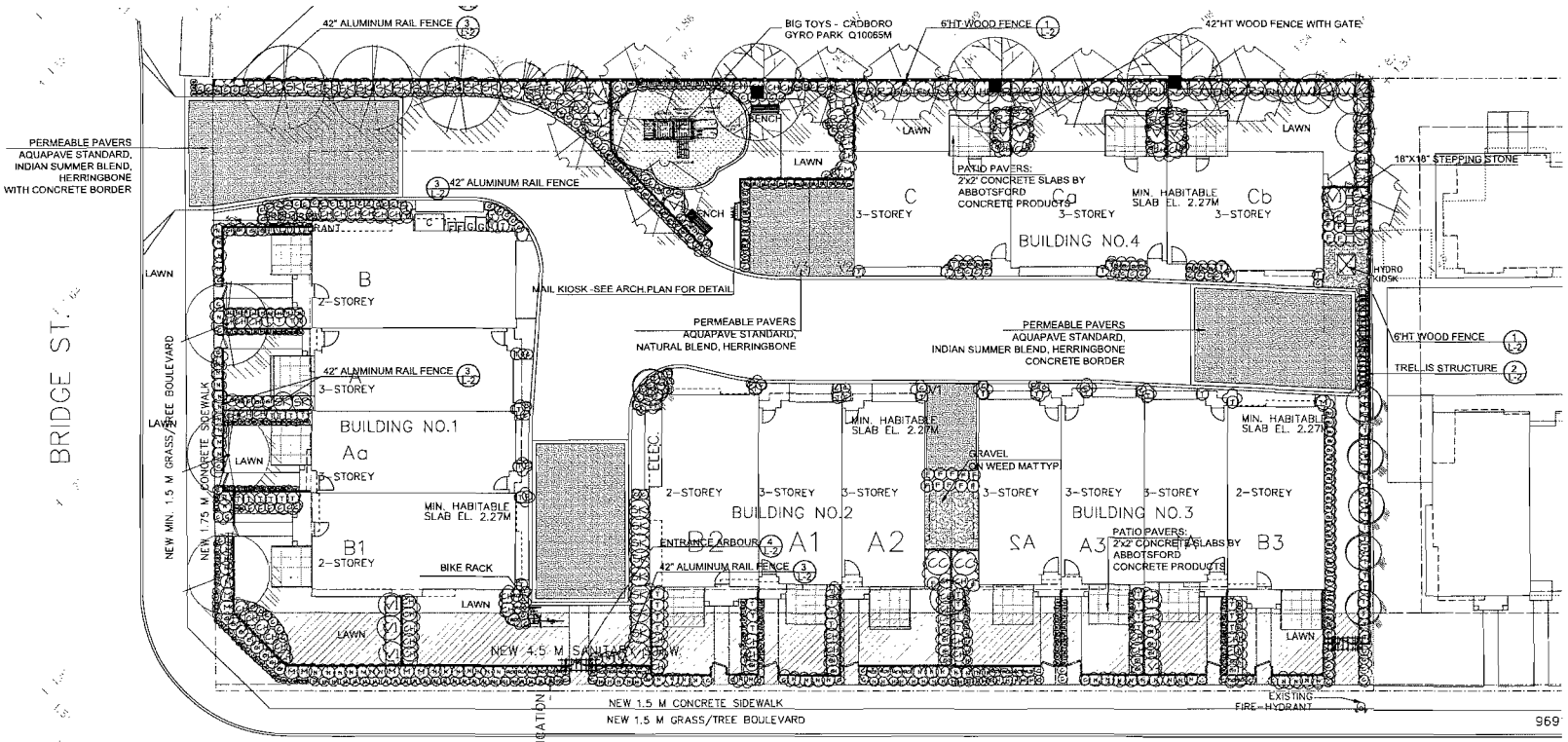
DRAWING TITLE

FLOORPLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE NOV. 29, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1325

PH - 331

PH - 332



PLANT SCHEDULE

PMG PROJECT NUMBER: 14014

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	3M HT; B&B;
	5	FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE ASH	6CM CAL
	5	PICEA OMORIKA	SERBIAN SPRUCE	3.5M HT; B&B
	7	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	8CM CAL; B&B
	8	STYRAX JAPONICUS 'ROSEA'	JAPANESE SNOWBELL	6CM CAL;B&B
SHRUB				
	80	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	97	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
	2	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#3 POT; 50CM
	7	FOTHERGILLA MAJOR	FOTHERGIA	#3 POT; 60CM
	1	HIBISCUS SYRIACUS	ROSE OF SHARON	#3 POT; 50CM
	3	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL	#2 POT; 30CM
	58	NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO	#2 POT; 20CM
	2	RHODODENDRON 'RAMAPO'	RHODODENDRON: PINK/VIOLET	#3 POT; 50CM
	27	ROSA EXPLORER 'SIMON FRASER'	SIMON FRASER ROSE; MED. PINK	#2 POT; 40CM
	17	ROSA MEDILAND 'ALBA'	MEDILAND ROSE; WHITE	#2 POT; 40CM
	39	SKIMMIA JAPONICA (100% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	91	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#3 POT; 80CM B&B
	10	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 60CM
	13	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 50CM
GRASS				
	185	CAREX ICE DANCE'	SILVER VARIEGATED SEDGE	#1 POT
	68	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	#1 POT
	56	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	8	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#2 POT
PERENNIAL				
	173	SAXIFRAGA X ARENDSII PINK	PINK SAXIFRAGE	11 CM POT
	28	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 40CM

HIGHEST CROWN OF ROAD

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 , F 604 294-0022

SEAL:

NO	DATE	REVISION DESCRIPTION	DR.
2	14.SEP.23	NEW SITE PLAN/DTS COMMENTS	DD
1	24.MAR.21	NEW SITE PLAN	DD

CLIENT:
JACKEN INVESTMENTS INC.

PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT
9611, 9631, 9651 BLUNDELL ROAD
RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: March 25, 2014
SCALE: 3/32"= 1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
DRAWING NUMBER: **L1**
OF 4

PMG PROJECT NUMBER: 14-014

14014-3.ZIP

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 13-647246 **Attachment 3**

Address: 9611, 9631 and 9651 Blundell Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): South McLennan Sub-Area (City Centre)

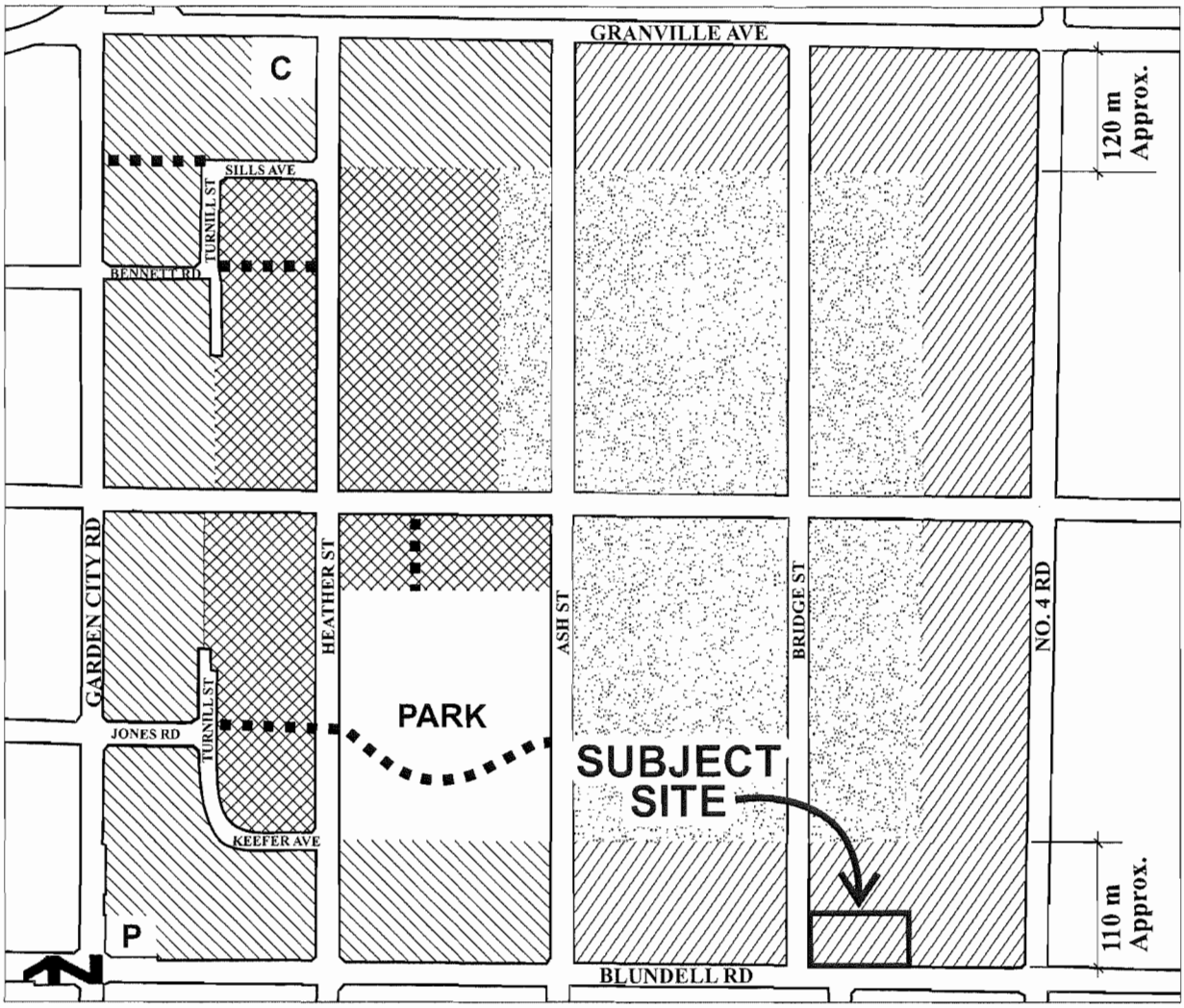
	Existing	Proposed
Owner:	0884100 B.C. Ltd.	To be determined
Site Size (m^2):	2,779 m^2	2,740 m^2
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3-storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	3	14
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	35.6%	none
Setback – Front Yard (Bridge Street) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Exterior Side Yard (Blundell Road) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	4.5 m Min.	none
Setback – Rear Yard (East) (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) & 0.2 (V) per unit	2 (R) & 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	23	31	none
Tandem Parking Spaces:	Allowed	14	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m² x 14 units = 84 m²	131.8 m²	none

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

Land Use Map
McLennan South Sub-Area



Residential, Townhouse up to **3 storeys** over 1 parking level, Triplex, Duplex, Single-Family **0.75 base F.A.R.**

Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family **0.55 base F.A.R.**

Residential, Historic Single-Family, **2 ½ storeys** maximum **0.55 base F.A.R.**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m^2/ 5,920 ft^2 min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m^2/ 3,444 ft^2 min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

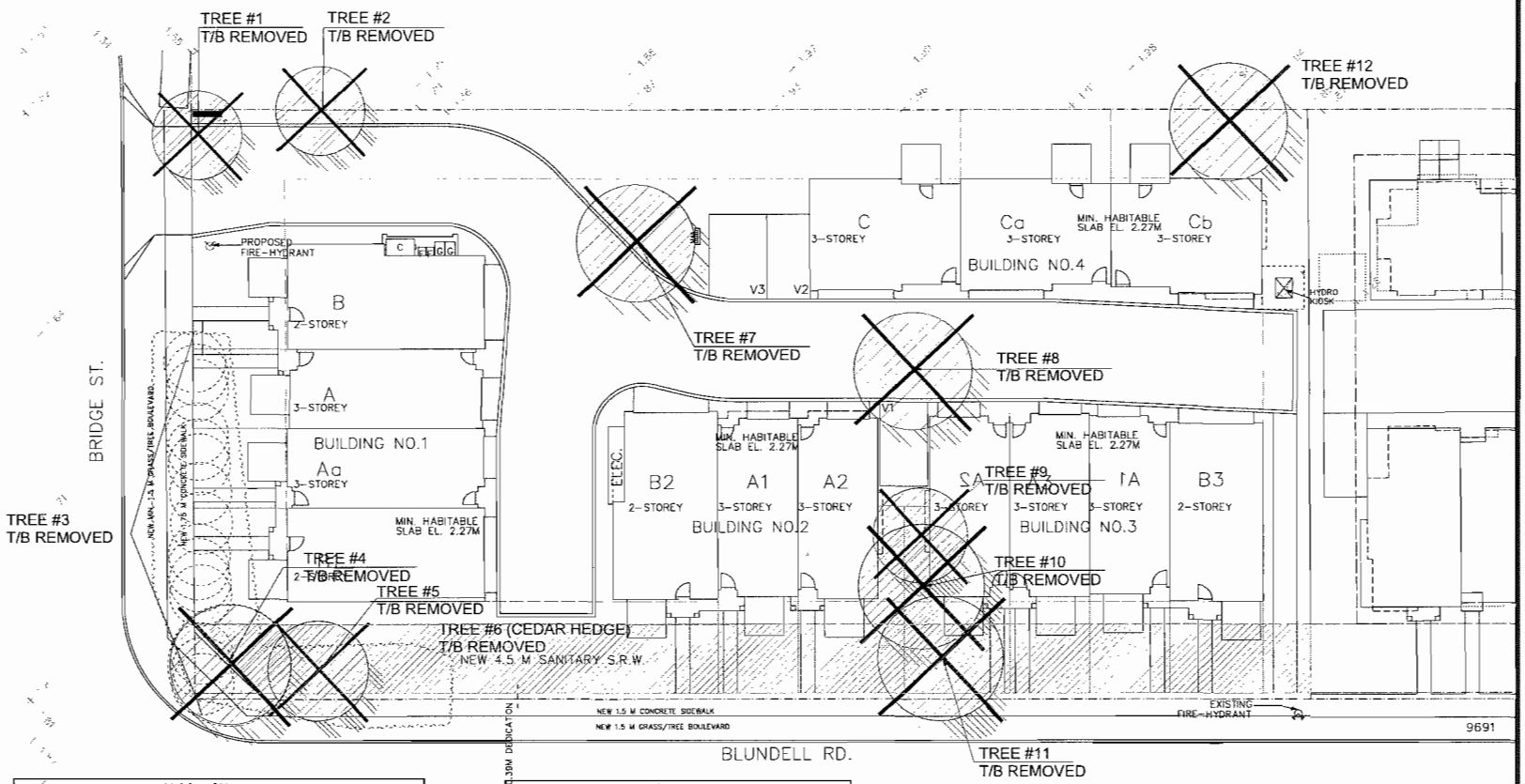


Table of Trees				
	Species			
Tree No.	Common Name	Botanical Name	DBH(cm)	CRZ radius (m)
No.1	Birch	Betula sp.	26	1.6
No.2	Birch	Betula sp.	23	1.4
No.3	Cedar hedge	Thuja sp.	20-35	2.2-3.8
No.4	Deodar cedarum	Cedrus deodara	40	2.5
No.5	Alder	Alnus rubra	25	1.5
No.6	Cedar hedge	Thuja sp.	n/a	1-1.5
No.7	Cherry	Prunus sp.	100 combined	7.8
No.8	Plum	Prunus sp.	25	1.5
No.9	Rhododendron		30 per survey	1.8
No.10	Cherry	Prunus sp.	43	2.6
No.11	Hazelnut	Corylus sp.	5	4
No.12	Cherry	Prunus sp.	16	3

Suitable Replacement Trees	
Species	
Common Name	Botanical Name
ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE ASH
PICEA OMORIKA	SERBIAN SPRUCE
POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN
STYRAX JAPONICUS 'ROSEA'	JAPANESE SNOWBELL

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 : f: 604 294-0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
2	14 SEP 22	NEW SITE PLAN/LOW COMMENTS	DD
1	14 MAR 21	NEW SITE PLAN	DD

CLIENT:
JACKEN INVESTMENTS INC.

PROJECT:
14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: March 25, 2014
SCALE: 3/32"= 1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER: **L3** OF 4

PMG PROJECT NUMBER: 14-014

14034-3.ZIP

ATTACHMENT 5

City of Richmond

Rezoning Considerations

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

Address: 9611, 9631 and 9651 Blundell Road **File No.:** RZ 13-647246

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Dedicate approximately 0.39m (exact dimension to be confirmed via Owners BCLS and as per the Servicing Agreement design) across the entire Blundell Road frontage, including a 4m x 4m corner cut at Bridge Street.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking areas into habitable space.
6. City acceptance of the developer's offer to voluntarily contribute $2.00 per buildable square foot (e.g. $38,342.30) to the City's affordable housing fund.
7. City acceptance of the developer's offer to voluntarily contribute $0.77 per buildable square foot (e.g. $14,761.79) to the City's public art fund.
8. Contribution of $1,000 per dwelling unit (e.g. $14,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute $25,000.00 to the City's Parks Development Fund.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

1. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of $9,000.00 to ensure the replacement planting will be provided.
2. Enter into a Servicing Agreement* for the design and construction of the design and construction of frontage improvements. Works include, but may not be limited to:
   a) Blundell Road Frontage Improvements:
      i. Construct a new 1.5 m wide concrete sidewalk next to the new property line and a 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.

Initial: _____

ii. The existing driveways to provide access to 9611/9631/9651 Blundell Road are to be closed. Remove the existing driveway letdowns and replace with barrier curb and gutter, grass/treed boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.

iii. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.

iv. Consult Engineering on lighting and underground utility requirements as part of the frontage works.

v. The design should match works done via SA11-596153 (9733 Blundell Road).

b) Bridge Street Frontage Improvements:

i. Widen Bridge Street along the entire development frontage to provide an 11.2 m wide pavement (measuring from the curb on the west side of the road).

ii. Construct a new 1.75 m wide concrete sidewalk next to the property line and a minimum 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the minimum 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.

iii. The existing driveway at the Bridge Street development frontage is to be closed. Remove the existing driveway letdown and replace with barrier curb and gutter, grass/treed boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.

iv. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.

v. Consult Engineering on lighting and underground utility requirements as part of the frontage works.

vi. The design should match works done via SA07- 358208 (9688 Keefer Street).

c) Sanitary

i. Site service is to connect to existing manhole SMH7562, located along east property line of the development site (9651 Blundell Road).

ii. If the site requires pre-loading, it cannot encroach onto the existing City rights-of-way along Blundell Road.

iii. Existing 3.0m SRW LMP39900 along the entire frontage of Blundell Road is to be discharged and replaced with a 4.5m SRW along the entire Blundell Road frontage; new SRW agreement to include wording to permit the encroachment of non-permanent structures (stairs, fences, etc.).

d) Storm

i. The Blundell Road frontage from the east property line of the development site (9651 Blundell Road) to existing manhole STMH1299 (Bridge Street) with a length of approximately 76 m must be upgraded to a minimum 600 mm by the developer, as per City requirements. Existing manhole STMH1299 (Bridge Street) and STMH1440 (Aspin Drive) will need to be replaced and existing storm sewers and services will need to be re-connected.

e) Water

i. In order to accommodate the required storm upgrade, the developer is required to replace the existing 300mm asbestos cement watermain along the Blundell Road frontage from the east property line of the development site (9651 Blundell Road) to Bridge Street; the replacement is to be installed at a new offset (refer to SA 11-596153).

ii. An additional hydrant is required on Blundell Rd to achieve 75m (min.) spacing for multi-family areas.

f) Other

i. The developer is responsible for the installation of pre-ducting for private utilities along Bridge Street and Blundell Road frontage. The developer must contact Private Utility Companies to determine what equipment will be required (vistas, kiosks, transformers, etc.) and where it can be located; the City will not permit such equipment to be located in the City road dedication or rights-of-way. The developer is encouraged to investigate whether it can be located within the building, so that it is not visible from the fronting streets.

3. Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
4. Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Incorporation of accessibility, CPTED, and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

City of Richmond

Bylaw 9200

Richmond Zoning Bylaw 8500
Amendment Bylaw 9200 (RZ 13-647246)
9611, 9631 and 9651 Blundell Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)".**

   P.I.D. 003-089-410
   Lot 76 Section 15 Block 4 North Range 6 West New Westminster District Plan 47089

   P.I.D. 003-612-805
   Lot 77 Section 15 Block 4 North Range 6 West New Westminster District Plan 47089

   P.I.D. 003-971-481
   East Half Lot 10 Except: Part Subdivided by Plan 36473, Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9200".**

FIRST READING	DEC 17 2014
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER